

**AGENDA**  
**REGULAR MEETING OF THE AMES CITY COUNCIL**  
**COUNCIL CHAMBERS - CITY HALL**  
**MAY 26, 2026**

**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.



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

**\*\* Regular City Council Meeting will immediately follow the  
Ames Area Metropolitan Planning Organization Transportation Policy Committee**

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

**PROCLAMATIONS:**

1. Proclamation for "Poppy Days," May 25, 2026
2. Proclamation for "Kiwanis Aktion Club Day," June 2, 2026

**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.**

3. Motion approving payment of claims
4. Motion approving Report of Change Orders for period of May 1-15, 2026
5. Motion approving Summary of Minutes of the Regular City Council Meeting on May 12, 2026, and Special City Council Meeting on May 19, 2026
6. Motion approving Temporary License Transfer for Class C Retail Alcohol License with Outdoor Service on June 2-3, June 16-17, July 14-15, July 28-29, and August 18-19,

2026 - Stephens Auditorium at ISU

7. Motion approving the renewal of the following Alcohol Licenses:
  - a. Board and Brush, 405 Northwestern Avenue, Special Class C Retail Alcohol License
  - b. Green Hills Residents' Association, 2200 Hamilton Drive Ste 100, Class F Retail Alcohol License with Outdoor Service
  - c. Levy @ Fisher Theater, 1805 Center Drive - Fisher Theater, Class C Retail Alcohol License with Catering Privilege
  - d. Levy @ Scheman Building, 1805 Center Street - Scheman Building, Class C Retail Alcohol License with Catering Privilege
  - e. MMDG Spirits, 126A Welch Avenue, Class E Retail Alcohol License
  - f. Morning Bell Coffee Roasters, 111 Main Street Stes 101-103, Class C Retail Alcohol License
  - g. Wheatsfield Cooperative, 413 Northwestern Avenue, Special Class C Retail Alcohol with Outdoor Service
  - h. Maverik #5118, 4510 Mortensen Road, Class E Retail Alcohol License
  - i. Maverik #5028, 203 Welch Avenue, Class E Retail Alcohol License
  - j. Della Viti, 323 Main Street Ste 102, Class C Retail Alcohol License with Catering Privilege and Outdoor Service
8. Requests from Ames History Museum for Big Bash on July 3, 2026:
  - a. Resolution approving closure of Douglas Avenue from Main Street to 5th Street and 5th Street from Kellogg Avenue to Duff Avenue between 2:00 p.m. and 10:00 p.m. on July 3, 2026
9. Resolution approving Request for Funding for the Downtown Outdoor Dining Pilot Program in the amount of \$10,000
10. Request for Designation of a Parklet for 2026 Sidewalk Cafe Season:
  - a. Resolution approving parklet for Della Viti, 323 Main Street, Suite 102
  - b. Resolution extending the approved exception to Section 22.32(c)(2)(vi) to allow alcohol service in Sidewalk Cafe at Della Viti, 323 Main Street, Suite 102, to include adjacent Parklet

- c. Resolution approving parklet for Sam's Place, 125 Main Street
  - d. Resolution approving exception to Section 22.32(c)(2)(vi) to allow alcohol service in Sidewalk Cafe including Parklet at Sam's Place, 125 Main Street
11. Workforce Housing Tax Credit (WHTC) Applications:
- a. Resolution of support for Six Single Family Market Rate Lots located within the Baker Subdivision for a housing project by Keystone Equity Group, LLC
  - b. Resolution of support for the property located at 608 Burnett Avenue for 39 Apartments by LJREC, LLC (CityLight Apartments)
12. Resolution approving the FY 2026/27 Contracts with Human Service Agencies (ASSET):
- a. ASSET agency contracts for the 22 agencies totaling \$1,797,586
  - b. Designation of unallocated FY 2026/27 ASSET funds in the amount of \$56,002 for meeting basic needs
  - c. Designation of unallocated FY 2026/27 ASSET funds in the amount of \$36,000 for mental health
  - d. Designation of unallocated FY 2026/27 ASSET funds in the amount of \$91,843 for emergency shelter services
  - e. Designation of unallocated FY 2026/27 ASSET funds in the amount of \$100,000 for case management
13. Resolution approving FY 2026/27 Commission on the Arts (COTA) Annual Grant Contracts
14. Resolution approving FY 2026/27 Outside Funding Contracts
15. Resolution approving request from Story County Auditor for parking waiver(s) for Election Day related parking on June 2, 2026
16. Request from City of Roland to withdraw from Resource Recovery System 28E Intergovernmental Agreement
- a. Resolution approving amendment terminating the 28E Intergovernmental Agreement as of June 30, 2026
17. Request from City of McCallsburg to withdraw from Resource Recovery System 28E Intergovernmental Agreement
- a. Resolution approving amendment terminating the 28E Intergovernmental

Agreement as of June 30, 2026

18. Resolution approving request to allocate funding for Supervisory Control and Data Acquisition (SCADA) System Update for the Electric Services Department
19. Resolution approving contract renewal to Ames Story Tree and Lawn of Ames, IA, for the Right of Way Tree Trimming and Removal Program for the one-year period of July 1, 2026, through June 30, 2027, in an amount not to exceed \$85,000
20. Resolution approving contract renewal to Petroleum Traders Corporation of Fort Wayne, IN, for the Electric Services Fuel Supply Contract for the one-year period of July 1, 2026, through June 30, 2027, in an amount not-to-exceed \$300,000
21. Resolution approving contract renewal to Tri-City Electric Company of Iowa, Davenport, IA, for the Electrical Maintenance Services Contract for Power Plant for the one-year period from July 1, 2026 through June 30, 2027 in an amount not-to-exceed \$110,000
22. Resolution approving contract renewal to Delta Dental of Iowa for dental insurance administration services for the one-year period of July 1, 2026, through June 30, 2027, in the amount of \$519,442
23. Resolution approving contract renewal to Gallagher Benefits Services, Inc., of West Des Moines, IA, for health benefits brokerage, consulting, and actuarial valuation services for the one-year period of July 1, 2026, through June 30, 2027, in the amount of \$59,000
24. Resolution approving contract renewal to Wellmark Blue Cross Blue Shield of Iowa for Health Insurance Administrative Services for the one-year period of July 1, 2026, to June 30, 2027, in the amount of \$1,970,584
25. Resolution waiving the City's Purchasing Policy requirement for competitive bidding and awarding a contract to Steril Koni, of Stevensville, MD, for the Procurement of Mobile Vehicle Lifts in the amount of \$57,551.28
26. Resolution awarding contract to AES Kinectrics, of Naperville, IL, for substation transformer maintenance and repair services for the Electric Department's Distribution Division in the amount of \$82,475
27. Resolution awarding contract to Independent Salt Company, of Kanopolis, KS, for the purchase of rock salt for the 2026/27 Snow and Ice Control Program in the amount of

\$243,725

28. Resolution awarding contract to Rowell Chemical Corporation, of Hinsdale, IL, for the purchase of liquid sodium hypochlorite in FY 2026/27 for the Water Plant and Power Plant in the amount of \$1.72 per gallon
29. Resolution awarding a contract to Vincent All Seasons Enterprises, of Nevada, Iowa for the Annual Street Sweeping Program for the one-year period of July 1, 2026, through June 30, 2027, in an amount not to exceed \$50,000
30. Resolution waiving the Purchasing Policies and Procedures requirement for formal bidding procedures and awarding a five-year contract to Enverus, of Dallas, TX, for Load Forecast Software for Electric Services in the amount of \$167,204.40 (inclusive of Iowa sales/use tax)
31. Resolution approving Change Order No. 1 with Braun Intertec Corporation, of Urbandale, IA, for additional construction material testing at the Resource Recovery and Recycling Campus project in the amount of \$3,668
32. Resolution approving Change Order No. 5 with Mechanical Comfort, Inc., of Ames, IA for the Ames Auditorium HVAC project, reducing project retainage to \$40,000
33. Resolution approving change in bid due date for 69kV Transmission Line Reconstruction from Top O Hollow Substation to Ames Plant Substation project from May 27, 2026, to June 10, 2026, and changing the date of Public Hearing from June 9, 2026, to June 23, 2026
34. Resolution accepting completion of the 2024/25 CDBG Infrastructure Program (S Riverside Drive - S 4th Street to Lincoln Way) project by Iowa Water & Waste Systems, LLC, of Boone, IA, in the amount of \$671,173.31
35. Resolution accepting completion of contract with Caliber Construction, Adair, Iowa for the Ada Hayden Heritage Park Path Replacement Project
36. Resolution approving Major Final Plat for Discovery Place, Second Addition

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

**Open Meetings Law, but may do so at a future meeting.**

**ADMINISTRATION:**

- 37. Presentation of Ames Regional Economic Alliance Annual Report
- 38. Important update to the proposed Solar Project at the Airport

**PUBLIC WORKS:**

- 39. 2025/26 Multi-Modal Roadway Improvements (Wilder Boulevard - Mini Roundabout Corridor Improvement)
  - a. Motion directing staff
- 40. Runway 01/19 Reconstruction Project at James Herman Banning Ames Municipal Airport Update (no action required)

**HEARINGS:**

- 41. Hearing on Property Rezoning for 3299, 3312, 3699 East 13th Street and 1699 570th Avenue from "PRC" (Planned Regional Commercial) with "O-GNE" (Northeast Gateway Overlay) with a Contract Zoning Agreement to only "PRC" (Planned Regional Commercial) with "O-GNE" (Northeast Gateway Overlay) thereby removing the Contract Zoning Agreement:
  - a. First Reading of Ordinance
  - b. Resolution Rescinding Master Plan
- 42. Hearing on final amendment to Fiscal Year 2025/26 Budget:
  - a. Resolution approving amendment to current budget for Fiscal Year ending June 30, 2026
- 43. Hearing on proposal to enter into a General Obligation Solid Waste Disposal Loan Agreement:
  - a. Resolution taking additional action on proposal to enter into a General Obligation Solid Waste Disposal Loan Agreement, authorizing the use of a Term Sheet, and setting date for the private placement of a General Obligation Solid Waste Disposal Bond Anticipation Note
- 44. Hearing on 2025/26 Water System Improvements Program (Barr Drive, Douglas Avenue - 16th Street to O'Neil Drive, and 17th Street - Douglas Avenue to dead end):

- a. Motion accepting report of bids
  - b. Resolution approving final plans and specifications and awarding a contract to Iowa Water & Waste Systems, of Boone, Iowa, in the amount of \$881,271.90.
45. Hearing on approval of a Purchase Agreement for the Sale of Six Single-Family Market Rate Lots in the Baker Subdivision located at 232, 312 S Wilmoth, and 3201, 3213, 3241, 3249 Latimer Lane:
- a. Resolution approving Purchase Agreement with Keystone Equity Group LLC
46. Hearing on rezoning of the parcel at 5120 Tabor Drive from “A” (Agricultural) and “FS-RL” (Floating Suburban - Residential Low Density) to “FS-RL” (Floating Suburban - Residential Low Density) with a Master Plan:
- a. First reading of ordinance
47. Hearing on proposition of entering into Prairieview Industrial Substation Line Tap Construction Agreement and a Transmission Facility Joint Ownership Agreement between ITC Midwest, LLC and entering into a Transmission Interconnection Agreement by and among ITC Midwest, LLC, the City of Ames and Midcontinent Independent System Operator (continued from May 12, 2026):
- a. Motion to continue Public Hearing to June 9, 2026

**ORDINANCES:**

48. Third reading and adoption of ORDINANCE NO. 4595 amending Chapter 28 of the *Municipal Code* Section 28.201 to increase water rates by 3.5% and Section 28.304 to increase sanitary sewer rates by 5.5% for charges to be billed on or after July 1, 2026

**DISPOSITION OF COMMUNICATIONS TO COUNCIL :**

**REPORT OF GOVERNING BODY:**

49. 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:**

**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*.**



# MEMO

**To:** Mayor & City Council

**From:** Renee Hall, City Clerk

**Date:** May 26, 2026

**Subject:** Report of Contract Change Orders

The Report of Change Orders for the period of May 1-15, 2026, is attached for the City Council's review and consideration.

**ATTACHMENT(S):**  
[Change Order Report - May 1-15, 2026.docx](#)



## REPORT OF CONTRACT CHANGE ORDERS

<b>Period:</b>	<input checked="" type="checkbox"/>	1 <sup>st</sup> – 15 <sup>th</sup>
	<input type="checkbox"/>	16 <sup>th</sup> – End of Month
<b>Month &amp; Year:</b>	May 2026	
<b>For City Council Date:</b>	May 26, 2026	

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)
Public Works	Signal Poles for South Duff & South 3rd	1	\$58,686.00	Millerbernd Manufacturing	\$0.00	\$98.50	M. Gansen	KS
Parks & Recreation	Bid Package 06-1 General Carpentry Work, Vinyl Base Joint Fill PCO-093, CE-093 & Misc Hardware Restrooms PCO-103, CE-103 for Fitch Family Indoor Aquatic Center	14	\$1,016,000.00	Lansink Construction, Inc.	\$109,199.00	\$4,680.00	K. Abraham	KS
Electric Services	Advanced Metering Infrastructure System for the City of Ames	1	\$7,668,293.89	Aclara Technologies LLC, C/O Hubbell Inc.	\$0.00	\$6,493.20	D. Kom	AM
Parks & Recreation	Parks & Recreation Maintenance Building	12	\$1,344,075.00	King Knutson Construction	\$23,244.61	\$-(2,000.00)	P. Goldbeck	AM
			\$		\$	\$		

			\$		\$	\$		
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# MEMO



**To:** Mayor & City Council

**From:** City Clerk's Office

**Date:** May 26, 2026

**Subject:** Approval of Minutes

Attached for the City Council's review are the minutes from the Regular City Council Meeting on May 12, 2026, and Special City Council Meeting on May 19, 2026.

**ATTACHMENT(S):**

[C26-0512 Summary.pdf](#)

[C26-0519.pdf](#)

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

**AMES, IOWA**

**MAY 12, 2026**

The Regular Meeting of the Ames City Council was called to order by Mayor John Haila at 6:00 p.m. on the 12<sup>th</sup> day of May, 2026, in the City Council Chambers in City Hall, 515 Clark Avenue, pursuant to law. Present were Council Members Bronwyn Beatty-Hansen, Gloria Betcher, Amber Corrieri, Rachel Junck, Anita Rollins, and Tim Gartin.

**PROCLAMATION FOR "PEACE OFFICERS' MEMORIAL DAY," MAY 15, 2026:** Mayor Haila proclaimed May 15, 2026, as "Peace Officers' Memorial Day" in honor of federal, state, and municipal officers killed or disabled in the line of duty. Chief of Police Geoff Huff accepted the proclamation alongside Major Jason Tuttle and Officer Isaiah Wieland.

**PROCLAMATION FOR "NATIONAL PUBLIC WORKS WEEK" MAY 17-23, 2026:** The week of May 17-23, 2026, was proclaimed "National Public Works Week" by Mayor Haila. The theme was recognized as "Rooted in Service, Powered by Community." Public Works Director Justin Clausen with Traffic Engineering Manager Damion Pregitzer and Civil Engineer II Mark Gansen accepted the proclamation.

**CONSENT AGENDA:** Mayor Haila requested to pull Item No. 10, Council Member Gartin requested to pull Item No. 9, and Council Member Beatty-Hansen requested to pull Item No. 12.

Moved by Betcher, seconded by Rollins, to approve the Consent Agenda less Item Nos. 9, 10, and 12.

3. Motion approving payment of claims
4. Motion approving Report of Change Orders for period of April 16-30, 2026
5. Motion approving Summary of Minutes of the Regular City Council Meeting on April 28, 2026
6. Motion approving Civil Service Candidates
7. Motion approving Ownership Update for Class C Retail Alcohol License - Morning Bell Coffee Roasters, 111 Main Street Suites 101-103
8. Motion approving the renewal of the following Alcohol Licenses:
  - a. BP, 2720 East 13<sup>th</sup> Street, Class E Retail Alcohol License
  - b. Casey's General Store #2298, 428 Lincoln Way, Class E Retail Alcohol License
  - c. Casey's General Store #2560, 3020 S Duff Avenue, Class E Retail Alcohol License
  - d. Gateway Hotel and Conference Center, LLC, 2100 Green Hills Drive, Class C Retail Alcohol License with Catering Privilege
  - e. Hilton Garden Inn Ames, 1325 Dickinson Avenue, Class C Retail Alcohol License with Outdoor Service, Pending Dramshop Review
  - f. North Grand Cinema, 2801 Grand Avenue Ste 1300, Special Class C

Retail Alcohol License

- g. Octagon Center for the Arts, 427 Douglas Avenue, Special Class C Retail Alcohol License with Outdoor Service, Pending Dramshop Review
  - h. Crown Liquor, 113 Welch Avenue, Class E Retail Alcohol License
- ~~9. Requests from Ames Patriotic Council for Memorial Day Parade on Monday, May 25, 2026:~~
- ~~a. Motion approving blanket Temporary Obstruction Permit for closed area~~
  - ~~b. RESOLUTION NO. 26-280 approving closure of Pearle Avenue and 5<sup>th</sup> Street from east of Pearle Avenue through Clark Avenue intersection from 9:00 a.m. to 11:00 a.m. for parade line-up~~
  - ~~c. RESOLUTION NO. 26-281 approving temporary closure of Clark Avenue from 5<sup>th</sup> Street to 9<sup>th</sup> Street between 9:45 a.m. and 11:00 a.m. for movement of the parade~~
  - ~~d. RESOLUTION NO. 26-282 approving temporary closure of 9<sup>th</sup> Street between Clark Avenue and Maxwell Avenue from 9:45 a.m. to 11:00 a.m. for movement of the parade~~
  - ~~e. RESOLUTION NO. 26-283 approving temporary closure of 6<sup>th</sup> Street at Clark Avenue and Duff Avenue at 9<sup>th</sup> Street, as parade moves through these intersections~~
- ~~10. RESOLUTION NO. 26-284 approving appointment of ex officio ISU Student Liaison to City Council~~
11. RESOLUTION NO. 26-285 approving a Lease Agreement between the City and Iowa State University (ISU) for ISU Land Adjacent Moore Memorial Park
- ~~12. RESOLUTION NO. 26-286 approving an Easement Agreement between the City and Iowa State University (ISU) to place a bridge and future shared use path on ISU Property~~
13. RESOLUTION NO. 26-287 authorizing and approving Loan and Disbursement Agreement and providing for the issuance and securing the payment of \$5,700,000 Sewer Revenue Bonds, Series 2026B
14. RESOLUTION NO. 26-288 authorizing and approving a Loan and Disbursement agreement and providing the issuance and securing the payment of \$2,100,000 Sewer Revenue Bonds, Series 2026A
15. RESOLUTION NO. 26-289 approving Professional Services Agreement with Bolton & Menk, Inc., of Ames, IA, for FY 2026/27 Airport Entryway Improvement (South Parking Lot Expansion)
16. RESOLUTION NO. 26-290 approving Generation Interconnection Agreement with MISO for Electric Services
17. Generator Step-Up (GSU) Transformer for the Ames Municipal Energy Center:
- a. Motion accepting report of bids and delaying award
18. RESOLUTION NO. 26-291 approving a contract renewal to HTH Companies, Inc., of Union, MO, for the Non-Asbestos Insulation and Related Services and Supply Contract at the Power Plant for the one-year period from July 1, 2026, through June 30, 2027, in an amount not-to- exceed \$150,000
19. RESOLUTION NO. 26-292 awarding contract to ChemTreat, Inc., of Glen Allen, VA, for Chemical Treatment Program for Power Plant for the one-year period from July 1, 2026, through June 30, 2027, in an amount not-to-exceed \$398,000

20. RESOLUTION NO. 26-293 awarding contract to Mississippi Lime Company of St Louis, MO, for pebble lime for the Water Plant in the amount of \$248.93/ton
21. RESOLUTION NO. 26-294 awarding a contract to Electrorep Energy Products of St. Louis, MO, for Unit 8 Battery Replacement at the Power Plant in the amount of \$145,111.07 (inclusive of Iowa sales tax)
22. Water Pollution Control Biosolids Hauling Contract:
  - a. RESOLUTION NO. 26-295 accepting completion of Year One contract in the final amount of \$89,787.65
  - b. RESOLUTION NO. 26-296 awarding Year Two of Three-Year Biosolids Hauling Contract with Wulfekuhle Injection & Pumping, of Peosta, IA
23. RESOLUTION NO. 26-297 waiving the City's Purchasing Policy requirement for competitive bidding and awarding a contract to Armor Equipment Co., Inc., of Johnston, IA, for the purchase of a sewer camera system in the amount of \$206,985
24. RESOLUTION NO. 26-298 waiving the City's Purchasing Policy requirement for competitive bidding and awarding a contract to Ascendance Trucks Midwest of Altoona, IA, for the purchase of six semi-trucks in the amount of \$1,230,384
25. RESOLUTION NO. 26-299 approving Change Order No. 2 with J Pettiecord Inc., of Bondurant, IA, for additional tree and brush removal for the Resource Recovery and Recycling Campus project in the amount of \$13,900
26. RESOLUTION NO. 26-300 setting May 26, 2026, as the date of public hearing to consider adoption of the final amendment to the Fiscal Year 2025/26 Budget
27. RESOLUTION NO. 26-301 approving preliminary plans and specifications for 2026/27 Airport Entryway Improvement (South Parking Lot expansion), and setting May 28, 2026, as bid due date and June 9, 2026, as date of Public Hearing
28. RESOLUTION NO. 26-302 approving preliminary plans and specifications for the 2025/26 Asphalt Street Pavement Improvements (Hillcrest Ave, Ellis St, Kentucky Ave, Illinois Ave, Indiana Ave, Oklahoma Dr, and Delaware Ave) project, setting June 3, 2026, as the bid due date and June 9, 2026, as the date of Public Hearing

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

**REQUESTS FROM AMES PATRIOTIC COUNCIL FOR MEMORIAL DAY PARADE ON MONDAY, MAY 25, 2026:** Council Member Gartin, chair of the Ames Patriotic Council, noted a conflict of interest and recused himself from the vote. He encouraged residents to attend the Memorial Day parade at 10:15 a.m. and the program at 11:00 a.m. at the Ames Municipal Cemetery.

Moved by Junck, seconded by Beatty-Hansen, to approve the requests from Ames Patriotic Council for Memorial Day Parade on Monday, May 25, 2026 as follows:

- a. Motion approving blanket Temporary Obstruction Permit for closed area
- b. RESOLUTION NO. 26-280 approving closure of Pearle Avenue and 5<sup>th</sup> Street from east of Pearle Avenue through Clark Avenue intersection from 9:00 a.m. to 11:00 a.m. for parade line-up

- c. RESOLUTION NO. 26-281 approving temporary closure of Clark Avenue from 5<sup>th</sup> Street to 9<sup>th</sup> Street between 9:45 a.m. and 11:00 a.m. for movement of the parade
- d. RESOLUTION NO. 26-282 approving temporary closure of 9<sup>th</sup> Street between Clark Avenue and Maxwell Avenue from 9:45 a.m. to 11:00 a.m. for movement of the parade
- e. RESOLUTION NO. 26-283 approving temporary closure of 6<sup>th</sup> Street at Clark Avenue and Duff Avenue at 9<sup>th</sup> Street, as parade moves through those intersections

Roll Call Vote: 5-0-1, Gartin abstaining due to conflict of interest. Motions/Resolutions declared carried/adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

**EASEMENT AGREEMENT BETWEEN THE CITY AND IOWA STATE UNIVERSITY (ISU) TO PLACE A BRIDGE AND FUTURE SHARED USE PATH ON ISU PROPERTY:** Council Member Beatty-Hansen requested clarification regarding a concrete ford over loway Creek near the proposed bridge location. Parks and Recreation Director Keith Abraham explained that the structure was originally installed by Iowa State University and that after consultation with the Department of Natural Resources (DNR), Iowa State's Facilities Planning and Management Department, and City staff, a decision was made not to remove it.

Moved by Beatty-Hansen, seconded by Gartin, to adopt RESOLUTION NO. 26-286 approving an Easement Agreement between the City and Iowa State University (ISU) to place a bridge and future shared use path on ISU Property.

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

**APPOINTMENT OF *EX OFFICIO* ISU STUDENT LIAISON TO CITY COUNCIL:** Mayor Haila introduced Trey Anderson, a freshman political science and international studies student from the Sioux City area, recommended by ISU Student Government to serve as the *ex officio* to the City Council.

Moved by Betcher, seconded by Junck, to adopt RESOLUTION NO. 26-284 approving appointment of *ex officio* ISU Student Liaison to City Council.

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

*Ex officio* Trey Anderson joined the meeting at 6:14 p.m.

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

Cameron Gray spoke regarding the lack of late-night transportation options for students and residents who have consumed alcohol. He noted that rideshare services in Ames cease operation around 2:00 a.m. and urged the City Council to consider a solution to prevent impaired driving and protect the wellbeing of young adults.

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

**2023/24 MULTI-MODAL ROADWAY IMPROVEMENTS (SOMERSET IMPROVEMENTS - STANGE ROAD):** Engineer Gansen presented the design alternatives and public outreach efforts for the Stange Road corridor alongside Director Clausen and Manager Pregitzer.

The Public Input was opened by Mayor Haila.

Kevin Bourke expressed concerns about the design alternatives for the Stange Road corridor. He suggested other solutions, such as crosswalks with flashing lights, similar to those by hospitals or middle schools, instead of four-way stops, to slow traffic and enhance pedestrian safety.

Hector Arbuckle shared support for calming traffic in the Stange Road area, noting that it had been unpleasant for pedestrians due to the cars speeding by. He welcomed the proposal as a positive change.

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

Moved by Betcher, seconded by Corrieri, to direct staff to proceed with Design Alternative A with the additional consideration that Public Works staff collaborate with Electric Services staff to add electrical infrastructure to the crescent and adopt RESOLUTION NO. 26-077 approving Amendment No. 1 to contract with Shive-Hattery, Inc., of West Des Moines, IA, for the 2023/24 Multi-Modal Roadway Improvements (Somerset Improvements - Stange Road).

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

**STAFF REPORT ON TREE REMOVAL AT 624 DUFF AVENUE:** City Manager Steve Schainker summarized that a large tree at 624 Duff Avenue was determined to be an imminent public safety hazard, and the City contracted for its removal at a cost of \$8,000 after being unable to reach the property owner. The property owner subsequently indicated she would have been able to negotiate a lower cost had she been contacted in time.

Moved by Gartin, seconded by Junck, to direct staff to reduce the assessed amount to \$4,000 and authorize staff to negotiate a schedule of either 5 or 10 years at the option of the property owner.

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

**DEVELOPMENT AGREEMENT FOR PAVING OF CEDAR LANE TO AURORA AVENUE:** Planning and Housing Director Kelly Diekmann explained that the City Council received a request from the Burgasons, developers of the Ansley subdivision located on Cedar Lane, asking to amend their previous funding request related to the

paving of Cedar Lane to rather pave approximately 650 feet of Aurora Avenue.

Mayor Haila opened the Public Input.

Steve Burgason expressed gratitude for the previous agreement to assist with the paving costs for Cedar Lane. He highlighted the shift towards developing Aurora Avenue, noting it would open nearly 50 lots, offering townhomes and cottage court homes. He emphasized affordability and market appeal, especially for workforce housing, due to proximity to the ISU Research Park.

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

Moved by Gartin, seconded by Corrieri, to approve Option 1: Direct Staff to Prepare an Agreement for Paving Approximately 650 Feet Ansley Lane in Lieu of Cedar Lane.  
Vote on Motion: 6-0. Motion declared carried unanimously.

**STAFF REPORT ON 608 BURNETT ZONING TEXT AMENDMENTS AND INCENTIVE REQUESTS:** Director Diekmann presented a staff report on a developer request to construct a four-story, approximately 38-unit, apartment building at 608 Burnett Avenue. To facilitate the project, several zoning amendments were necessary, and an evaluation of financial incentives was required. The City Council engaged in robust discussion regarding the feasibility of the proposed project.

The Public Input was opened by Mayor Haila.

CityLight Apartments Developer Luke Jensen, Ames Main Street representative Sam Stagg, Ames Regional Economic Alliance representative Dylan Kline, Old Town Neighborhood representatives Dave Carter and Kate Gregory, and resident Hector Arbuckle shared comments in support of the project.

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

Moved by Beatty-Hansen, seconded by Corrieri, to direct staff to amend parking standards for Neighborhood Commercial (NC) zoning to allow one space per unit for units that are two-bedrooms or fewer.

Moved by Beatty-Hansen, seconded by Corrieri, to amend the motion to be applicable to new construction developments only.  
Vote on Motion: 6-0. Motion declared carried unanimously.

Moved by Beatty-Hansen, seconded by Junck, to direct staff to allow four-story buildings in NC zoning.  
Vote on Motion: 6-0. Motion declared carried unanimously.

Moved by Rollins, second by Beatty-Hansen, to direct staff to evaluate existing design guidelines for NC zoning and provide proposed changes needed to accommodate a

four-story “urban design project.”

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

Moved by Corrieri, seconded by Betcher, to approve Option 2: Explore changes to zoning standards intended to address the site at 608 Burnett Avenue only at this time, consistent with the above actions.

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

Moved by Beatty-Hansen, seconded by Betcher, to direct staff to proceed with a letter of support for the proposed project for the Workforce Housing Tax Credit application.

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

Moved by Betcher, seconded by Corrieri, to direct staff to investigate the issues surrounding the creation of an Urban Revitalization Area (URA) with an alternative schedule of abatement as a means of gathering information.

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

Moved by Corrieri, seconded by Beatty-Hansen, to express the interest of the City Council in pursuing a URA with tax abatement for the property at 608 Burnett Avenue.

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

The meeting was recessed by Mayor Haila at 8:04 p.m. The meeting reconvened at 8:09 p.m.

**AMES ANIMAL SERVICES UPDATE:** Fleet Services Director Corey Mellies presented the update alongside Invision Architecture Principal Architect Brett Van Zee and Intern Architect Sean Davies with comments from Chief Huff and Animal Control Supervisor Ron Edwards. Staff engaged in answering questions from the City Council throughout the presentation.

Mayor Haila expressed gratitude toward the generous donor community, including an anonymous benefactor who contributed a lead gift of \$3,000,000. Specific thanks were extended to volunteers and project leaders, including Communications and Outreach staff Susan Gwisada, Bill Gebhart, Courtney Hinders, and Kati Frahm, for their outstanding marketing efforts and support. Special recognition was also given to Emily Sargent and Nancy Carroll for their leadership in driving the project fundraising. The Mayor highlighted the collective effort of the community, representing a significant milestone in animal welfare for the City.

Moved by Beatty-Hansen, seconded by Corrieri, to accept the Ames Animal Services design concepts, interior and exterior material palettes, schedule, and budget, and to authorize staff to proceed with plans and specifications for bidding.

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

Moved by Gartin, seconded by Corrieri, to direct staff to include the footing and foundation for the future dog run shade structures in the base bid package.

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

**HEARING ON 13<sup>TH</sup> AND GRAND POWER LINE RELOCATION PROJECT:** Director Clausen noted that land acquisition and easement negotiations for the 13<sup>th</sup> and Grand Power Line Relocation project were ongoing, with 22 total acquisitions or easements required. He indicated optimism that voluntary agreements would be reached but acknowledged that delays could jeopardize the 2027 construction timeline.

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

Moved by Gartin, seconded by Corrieri, to accept the report of bids.  
Vote on Motion: 6-0. Motion declared carried unanimously.

Moved by Gartin, seconded by Corrieri, to adopt RESOLUTION NO. 26-303 approving final plans and specifications and awarding a contract to IES Commercial, Inc., of Holdrege, NE, in the amount of \$527,595.56.  
Roll Call Vote: 6-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

**HEARING ON A REVOCABLE LEASE OPTION WITH AMES GREENFIELD DEVELOPMENT, LLC TO DEVELOP, INSTALL, AND OPERATE SOLAR FACILITIES ON APPROXIMATELY 165 ACRES LOCATED ON PORTIONS OF THE FOLLOWING PROPERTIES AT THE AMES MUNICIPAL AIRPORT:** Assistant City Manager Brian Phillips noted that a few outstanding items remained on the revocable lease option with Ames Greenfield Development, LLC, and staff was requesting to continue the hearing to May 19, 2026, to allow for staff to complete negotiations. The City Council discussed the importance of clearly communicating to the developer that areas earmarked for future development in the Airport Master Plan should not be included in the solar footprint before the lease was finalized.

Moved by Beatty-Hansen, seconded by Rollins, to inform the potential developer that the City Council has a strong preference that no solar be installed in the areas airmarked for future development in the Airport Master Plan.  
Vote on Motion: 6-0. Motion declared carried unanimously.

The Public Hearing was opened by Mayor Haila.

Caitlin Leon, on behalf of the Ames Climate Action Team, addressed the City Council in support of the project, citing its alignment with the Climate Action Plan.

Moved by Betcher, seconded by Corrieri, to continue the hearing to May 19, 2026.  
Vote on Motion: 6-0. Motion declared carried unanimously.

**HEARING ON PROPOSITION OF ENTERING INTO PRAIRIEVIEW INDUSTRIAL SUBSTATION LINE TAP CONSTRUCTION AGREEMENT AND A TRANSMISSION**

**FACILITY JOINT OWNERSHIP AGREEMENT BETWEEN ITC MIDWEST, LLC AND ENTERING INTO A TRANSMISSION INTERCONNECTION AGREEMENT BY AND AMONG ITC MIDWEST, LLC, THE CITY OF AMES AND MIDCONTINENT INDEPENDENT SYSTEM OPERATOR:** Director Kom explained that ITC Midwest, LLC was constructing a substation at the Prairie View Industrial Center, and that discussions with ITC had been ongoing to allow the City of Ames to participate in the project. He noted that staff was requesting to continue the hearing to May 26, 2026, to allow for further negotiations.

Mayor Haila opened the Public Hearing.

Moved by Betcher, seconded by Beatty-Hansen, to continue the hearing to May 26, 2026.

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

**SECOND READING OF AN ORDINANCE AMENDING CHAPTER 28 OF THE MUNICIPAL CODE SECTION 28.201 TO INCREASE WATER RATES BY 3.5% AND SECTION 28.304 TO INCREASE SANITARY SEWER RATES BY 5.5% FOR CHARGES TO BE BILLED ON OR AFTER JULY 1, 2026:** Moved by Beatty-Hansen, seconded by Betcher, to pass on second reading an ordinance amending Chapter 28 of the *Municipal Code* Section 28.201 to increase water rates by 3.5% and Section 28.304 to increase sanitary sewer rates by 5.5% for charges to be billed on or after July 1, 2026.

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

**DISPOSITION OF COMMUNICATIONS TO COUNCIL:** Mayor Haila noted that there were seventeen items for consideration. The first was an email from Kyle Poorman regarding parking and zoning concerns within the South Campus Redirection Area.

Moved by Betcher, seconded by Corrieri, to extend thanks to Kyle Poorman for the information provided.

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

An email from Lynn Ballard concerning 72-hour parking restrictions was next.

Moved by Betcher, seconded by Rollins, to inform Lynn Ballard that the City Council was not interested in reconsidering its position on the matter of 72-hour parking.

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

The third item was an email from Brian Lawson, United States Postal Service Postmaster, regarding the development proposal for 608 Burnett Avenue. Mayor Haila noted that the item was resolved through previous action.

A request from Yong Han for consideration of long-term hail damage mitigation and housing resilience incentives was the fifth item.

Moved by Beatty-Hansen, seconded by Corrieri, to extend thanks to Yong Han for the suggestion.

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

The following item was a letter from Kurtis Bower, Mayor of Roland, requesting release from the 28E Agreement for Solid Waste Services.

Moved by Beatty-Hansen, seconded by Junck, to direct staff to prepare the release and place it on a future agenda.

Moved by Beatty-Hansen, seconded by Junck, to amend the motion to handle future requests for release in the same manner.

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

An email from Stacy Woodward concerning short-term rental housing and vacation rentals was the sixth item.

Moved by Beatty-Hansen, seconded by Gartin, to encourage Stacy Woodward to report violations observed to the Ames Police Department and inform her that short-term housing and vacation rentals would be held to the same standards as long-term rental housing.

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

A request from Ron McMillen to amend Ames Plan 2040 to change the designation of the property at 300 Airport Road was the seventh item while the ninth item was a request from Rob Carter, Chief Executive Officer of Lightedge, for the development of a new colocation data center at the James Herman Banning Ames Municipal Airport.

Moved by Beatty-Hansen, seconded by Corrieri, to request a memo from staff on the aforementioned items.

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

The eighth item was an email from Kyle Poorman concerning long-term sidewalk closures.

Moved by Beatty-Hansen, seconded by Corrieri, to extend thanks to Kyle Poorman for the information provided.

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

The following five items were from City Attorney Mark Lambert concerning City liability in mass casualty events or terrorist incidents at City approved events, municipal infractions for negligent landlords in cases of tenant displacement, ordinance changes for pedestrian street crossing safety, establishment of an engine break ordinance, and guidelines for prohibiting smoking on Main Street. No action was taken by the City Council.

An update from Director Clausen on the Resource Recovery & Recycling Campus was the fifteenth item followed by announcement from Director Clausen for a Federal Railroad Administration (FRA) grant opportunity under the Railroad Crossing Elimination (RCE) Program. The City Council took no action.

The final item was a memo from Planner Justin Moore in response to a request from Kwik Star to initiate a Zoning Text Amendment to increase the allowed number of fuel pumps within the Convenience General Service Zone.

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

**REPORT OF GOVERNING BODY:** The Members of the City Council and Mayor provided highlights from their attendance at various board and commission meetings.

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

Moved by Beatty-Hansen, seconded by Rollins, to extend thanks and inform Cameron Gray that the concerns and suggestions provided during Public Forum would be passed on to the Ames Transit Agency Board of Trustees for consideration.  
Vote on Motion: 6-0. Motion declared carried unanimously.

**CLOSED SESSION:** Mayor Haila asked Attorney Lambert if there was a legal reason to go into Closed Session. Attorney Lambert replied in the affirmative, citing Section 21.5(1)(c), *Code of Iowa*, to discuss matters presently in litigation or where litigation is imminent.

Moved by Rollins, seconded by Junck, to go into Closed Session at 9:37 p.m.  
Vote on Motion: 6-0.

The City Council reconvened in Regular Session at 9:41 p.m.

Moved by Corrieri, seconded by Betcher, to approve the settlement agreement with Janet Dreesman in the amount of \$100,000.  
Vote on Motion: 5-0-1, Gartin abstaining due to conflict of interest. Motion declared carried unanimously.

**ADJOURNMENT:** Moved by Corrieri, seconded by Betcher, to adjourn the meeting at 9:42 p.m.  
Vote on Motion: 6-0. Motion declared carried unanimously.

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Carly M. Watson, Deputy City Clerk

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John A. Haila, Mayor

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Renee Hall, City Clerk

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

**AMES, IOWA**

**MAY 19, 2026**

The Special Meeting of the Ames City Council, which was being held electronically, was called to order by Mayor John Haila at 4:41 p.m. on the 19<sup>th</sup> of May, 2026, pursuant to law. As it was impractical for the Council Members to attend in person, Council Members Bronwyn Beatty-Hansen, Gloria Betcher, Amber Corrieri, Tim Gartin, Rachel Junck, and Anita Rollins joined the meeting electronically. Ex officio Trey Anderson was absent.

**CONSENT AGENDA:** Moved by Corrieri, seconded by Junck, to approve the Consent Agenda.

1. RESOLUTION NO. 26-304 setting May 26, 2026, as the date of Public Hearing and additional action on proposal to enter into a General Obligation Solid Waste Disposal Loan Agreement and to borrow money thereunder (Resource Recovery & Recycling Campus)

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

**HEARING ON REVOCABLE LEASE OPTION WITH AMES GREENFIELD DEVELOPMENT, LLC:** Mayor Haila asked the City Council if there were any questions for staff.

The Public Hearing was opened by Mayor Haila.

Jeri Neal, on behalf of the Ames Climate Action Team, addressed City Council in support of the project.

The Public Hearing was closed by Mayor Haila when no one else requested to speak.

Moved by Corrieri, seconded by Beatty-Hansen, to approve Alternative No. 1, Approve the revocable lease option agreement with Ames Greenfield Development Company, LLC, contingent upon Ames Greenfield Development Company, LLC, receiving proof of registration and authorization to do business in the State of Iowa.

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

**STEVEN L. SCHAIKER PLAZA UPDATE:** Director of Parks & Recreation Keith Abraham provided a status update on the Steven L. Schainker Plaza project, noting that several overlapping issues were affecting the timeline for opening. Staff engaged in answering questions from the City Council throughout the presentation.

Moved by Gartin, seconded by Betcher, to approve Alternative No. 4, Should the State issue the operating permit, but all of the punch list items have not been completed to the satisfaction of Confluence by May 22, direct staff to work with Henkel Construction to determine a mutually agreeable time extension beyond May 22.

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

**ADJOURNMENT:** Moved by Betcher, seconded by Junck, to adjourn the meeting at 5:08 p.m.

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

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Renee Hall, City Clerk

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John A. Haila, Mayor

# MEMO



**To:** Mayor and City Council

**From:** Taylor Swanson, Deputy City Clerk

**Date:** May 26, 2026

**Subject:** Temporary License Transfer for Class C Retail Alcohol License with Outdoor Service on June 2-3, June 16-17, July 14-15, July 28-29, and August 18-19, 2026 - Stephens Auditorium at ISU

Please see the attached documentation for a motion approving Temporary License Transfer for Class C Retail Alcohol License with Outdoor Service on June 2-3, June 16-17, July 14-15, July 28-29, and August 18-19, 2026 - Stephens Auditorium at ISU. Stephens Auditorium will be catering events at Reiman Gardens.

**ATTACHMENT(S):**

[Stephens Auditorium Temporary Premise Transfer Application.pdf](#)

**City of Ames  
Local Authority Review  
Premises Update**

**License Information**

License Number: LC0058228

Location Name: STEPHENS AUDITORIUM AT ISU

Location Address: 1900 CENTER DR AMES IA 50011-1173

**Premises Update Information**

Premises Update: Temporary

Start Date: June 2, 2026

End Date: June 3, 2026

Start Date: June 16, 2026

End Date: June 17, 2026

Start Date: July 14, 2026

End Date: July 15, 2026

Start Date: July 28, 2026

End Date: July 29, 2026

Start Date: August 18, 2026

End Date: August 19, 2026

Describe how the premises are changing: Stephens Auditorium license is being moved to Reiman Gardens for evening event.

Does this update change your premises address: Yes

New Address: 1407 UNIVERSITY BLVD AMES IA 50011-1173



# MEMO

**To:** Mayor John Haila and Ames City Council Members

**From:** Major Jason Tuttle, Ames Police Department

**Date:** May 26, 2026

**Subject:** Alcohol License Renewals

The following licenses are eligible for renewal:

- a. Board and Brush, 405 Northwestern Avenue, Special Class C Retail Alcohol License
- b. Green Hills Residents' Association, 2200 Hamilton Drive Ste 100, Class F Retail Alcohol License with Outdoor Service
- c. Levy @ Fisher Theater, 1805 Center Drive - Fisher Theater, Class C Retail Alcohol License with Catering Privilege
- d. Levy @ Scheman Building, 1805 Center Street - Scheman Building, Class C Retail Alcohol License with Catering Privilege
- e. MMDG Spirits, 126A Welch Avenue, Class E Retail Alcohol License
- f. Morning Bell Coffee Roasters, 111 Main Street Stes 101-103, Class C Retail Alcohol License
- g. Wheatsfield Cooperative, 413 Northwestern Avenue, Special Class C Retail Alcohol with Outdoor Service
- h. Maverik #5118, 4510 Mortensen Road, Class E Retail Alcohol License
- i. Maverik #5028, 203 Welch Avenue, Class E Retail Alcohol License
- j. Della Viti, 323 Main Street Ste 102, Class C Retail Alcohol License with Catering Privilege and Outdoor Service

**A review of police records for the past 12 months found no liquor law violations for Board and Brush, Green Hills Residents' Association, Fisher Theater, Scheman Building, MMDG Spirits, Morning Bell Coffee Roasters, Wheatsfield Cooperative, Maverik #5118, Maverik #5028, or Della Viti. The Police Department recommends the license renewal for these businesses.**

ITEM #:	<u>8</u>
DATE:	<u>05-26-26</u>
DEPT:	<u>ADMIN</u>

## COUNCIL ACTION FORM

**SUBJECT: REQUESTS FROM AMES HISTORY MUSEUM FOR BIG BASH**

### **BACKGROUND:**

Ames History Museum is requesting to hold a new event in the Downtown area titled Big Bash on Friday, July 3, 2026. The event will be held in celebration of America's 250th Anniversary.

The event will consist of a vintage car show, special exhibits in Ames History Museum, sponsor booths with giveaways, food trucks, and kids' activities including inflatables and a trackless train. The Museum will be open to the public with free admission. Local bands will also perform on the Museum's patio. Setup will begin at 2:00 p.m., with the event taking place from 4:00 to 8:00 p.m., and teardown concluding by 10:00 p.m.

To facilitate these activities, event organizers are requesting the closure of Douglas Avenue from Main Street to 5th Street and 5th Street from Kellogg Avenue to Duff Avenue, between 2:00 p.m. and 10:00 p.m. on July 3, 2026. The vintage car show and food trucks will be positioned within the closure on 5th Street. Sponsor booths and kids' activities will be set up within the closure on Douglas Avenue.

The event requires the closure of 44 parking meters which results in an estimated loss to the Parking Fund of \$88. Applicants are also requesting a blanket Vending License (\$50). **The applicant will be required to pay for these costs.**

### **PUBLIC OUTREACH:**

The event has received a letter of support from Ames Main Street. Event organizers indicated that they will send emails to affected neighbors, as well as present event information to community groups in the affected area.

### **ALTERNATIVES:**

1. Approve the requests from Ames History Museum for the Big Bash as described above.
2. Do not approve the requests.

### **CITY MANAGER'S RECOMMENDED ACTION:**

The Big Bash provides an opportunity to attract visitors to the Downtown. The events includes free Museum admission, a car show, kids' activities, live music, and local vendors. The applicant has provided all necessary documentation supporting their requests, including a letter of support from Ames Main Street. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1 as described above.

**ATTACHMENT(S):**

Letter of Support Big Bash 2026

Application Big Bash 2026

Map Big Bash 2026



**Ronnie Olson**  
Executive Director

ronnie@amesalliance.com

April 9, 2026

**Ames City Council**

515 Clark Ave  
Ames, IA 50010

Mayor Haila and Members of Council,

Ames Main Street is pleased to offer our support for this proposed downtown event and the positive role it will play in enhancing the energy and character of our downtown district. Events like this are instrumental in advancing our vision of a vibrant, welcoming Downtown Ames that offers a diverse mix of experiences for residents and visitors alike.

This event presents a great opportunity to bring something fresh and engaging into the downtown area. By combining entertainment, food, and interactive elements, along with free admission, it creates an accessible and inviting atmosphere that encourages people of all ages and backgrounds to gather, explore, and experience all that downtown has to offer.

We are especially supportive of this event because it introduces variety into Downtown Ames and has strong potential to draw individuals who may not typically visit the district. By incorporating elements of history and culture, the event helps tell a broader story about our community while creating an experience that feels both unique and inclusive.

Events of this nature not only create memorable experiences but also drive increased foot traffic that benefits local businesses and strengthens the overall downtown ecosystem. Continued support from the City Council makes it possible to cultivate these types of opportunities that enrich our community and position Downtown Ames as a dynamic destination.

Thank you for your consideration and for your ongoing commitment to supporting a thriving and culturally rich Downtown Ames.

A handwritten signature in black ink, appearing to read 'Ronnie Olson', is written in a cursive style.

# Special Event Application



Submitted on 21 April 2026, 8:55AM  
Receipt number 23  
Related form version 3

## Event Organizer Information

Name Casie Vance

Organization Ames History Museum

Email Address [REDACTED]

Phone Number [REDACTED]

Street Address [REDACTED]

City/State/Zip [REDACTED]

### Additional Responsible Parties

Item 1

Name  
Alex Fejfar

Email Address  
[REDACTED]

Phone Number  
[REDACTED]

Item 2

Name  
Madeline Mongar-Brodie

Email Address  
[REDACTED]

Phone Number

[REDACTED]

## Event Details

Event Name	Big Bash
Date	07/03/2026
If your event is more than one day, please specify date range.	
Location/Address	416 Douglas Ave.
Rain Date (if applicable)	
Rain Location (if applicable)	
Upload the event site plan here:	<a href="#">Map - AHM Big Bash 2026.pdf</a>
Is this an annual event?	No
How many years?	
Region	Ames Main Street (Downtown)
Upload your letter of support from AREA here.	
Upload your letter of support from ISU here.	
Upload your letter of support from Ames Main Street here.	<a href="#">Ames History Museum Letter of Support 2026.pdf</a>
Please explain:	
Timeline	2:00 PM - setup begins 4:00-8:00 PM - event 10:00 PM - teardown concludes
Description of Event Activities	On the street, the event includes a vintage car show, food trucks, sponsor booths, and family fun zone (activities, trackless train, inflatable obstacle course). The museum will be open with free admission and a special poster display. Local bands will play on the museum's patio.
Event Category	Festival/Celebration
Is the event open to the public?	Yes

---

Anticipated Daily Attendance

500-700

---

Audience Profile

Different aspects of the event will appeal to different audiences - the poster show and car show may draw an older crowd, while the family fun zone will draw families with young children. The bands and food trucks are likely to draw mid-aged visitors. In general, the event is for all ages.

---

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

No

---

Please list.

---

Organization Status

Nonprofit

---

Are patron admission, entry, or participant fees required?

No

---

Percentage of net proceeds going towards fundraising:

---

Percentage of net proceeds going towards for-profit entity:

---

Are vendor or other fees required?

Yes

---

## Security & Communication

---

Who will be responsible for security during the event?  
Check all that apply.

Volunteers

Staff

---

Security Organization

---

Security Organization Contact Name

---

Security Organization Phone Number

---

Security Organization Email

---

Number of Volunteers

20

---

Number of Staff

3

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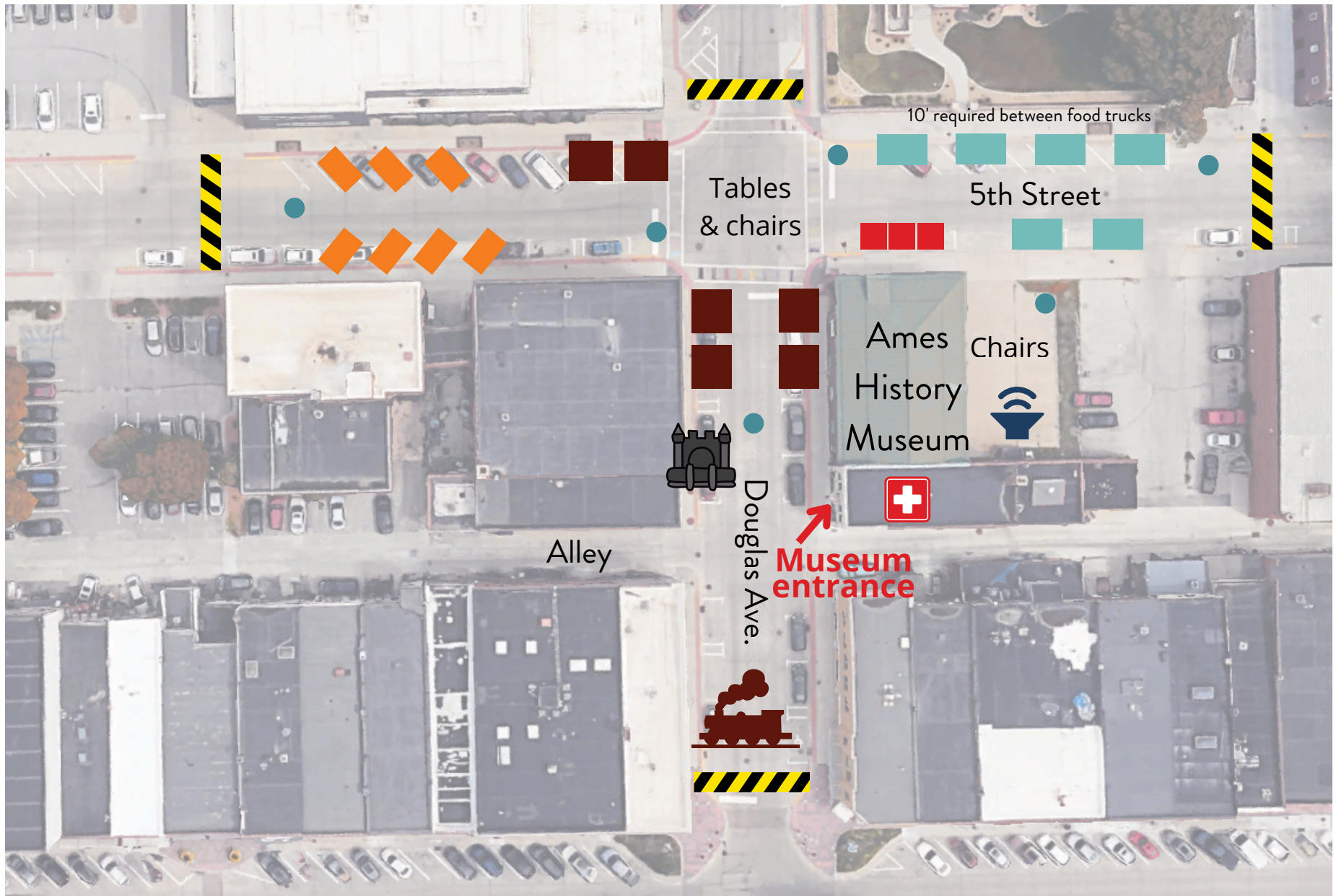
Describe identification method of staffing levels (e.g. yellow shirts for volunteers, red shirts for managers).

Staff and volunteers will wear branded t-shirts and/or lanyards identifying them as event staff.

---

Provide details of the training for crowd management personnel/staff/volunteers, including dates and times of pre-event briefing and training sessions.

Staff and volunteers will attend a training session before the event to go over positions and security duties. Volunteers will be provided with written and verbal training during setup and at shift changes.



Car show



Food trucks



Bands



Trackless train, inflatable, kids' activities



Sponsor booths



Barricade



Trash can



Portable toilet



First aid & event headquarters (front desk in museum)

ITEM #:	<u>9</u>
DATE:	<u>05-26-26</u>
DEPT:	<u>Admin</u>

**COUNCIL ACTION FORM**

**SUBJECT: OUTDOOR DINING PILOT PROGRAM FUNDING (PARKLETS)**

**BACKGROUND:**

Downtown Ames approved the Downtown Guiding Vision document in spring 2025. The Guiding Vision includes a wide range of initiatives for both short and long term implementation. The City Council requested that Downtown Ames formulate an implementation committee to help prioritize both Downtown Ames efforts, as well as requests for City assistance. In December 2025, an update was provided to City Council about short term priorities. At that time, the concept of enhancing outdoor dining opportunities with "parklets" in parking spaces was discussed as a priority for 2026.

**Parklets are intended to expand usable outdoor space for an individual business beyond the small sidewalk cafe options that already exist. A seasonal reusable platform would be constructed in the street to create additional space for outdoor use. Attached is a concept drawing of the platform. Furnishings would be provided by the individual business.**

**Construction of the parklets requires City approval of a sidewalk cafe permit for outdoor dining by individual businesses. Two requests for such permits are on this same agenda for Della Viti and Sam's Place.**

**The Downtown Ames committee is requesting the City Council provide up to \$10,000 of assistance towards a pilot program for outdoor dining with parklets. Downtown Ames has secured some sponsorships and donations for the construction of two platforms for use in 2026. The requested funding would help supplement the costs of construction, marketing, and promotional materials for the program, including support for spring 2027 requests. Expenses would be reimbursed by the City with invoices for hard costs related to the program through June 1, 2027.**

**ALTERNATIVES:**

1. Approve up to \$10,000 of funding from the City Council Contingency Account for an outdoor dining pilot parklet program to be reimbursed to Downtown Ames for invoiced hard costs of the program through June 1, 2027.
2. Modify the recommended budget or requirements of the request.
3. Provide no funding for the pilot program.

**CITY MANAGER'S RECOMMENDED ACTION:**

**City staff believes that the proposed design for the proposed parklets can conform to City standards. However, when an individual site application is received, the City staff will review it to make sure the parklet addresses safety, drainage, and access issues.**

**The overall program is likely to displace four (4) total parking spaces from June 1 through October 1. The individual businesses who obtain an outdoor dining permit for the use of a parklet will have to reimburse the City for the loss parking space revenue.**

**The platform design is intended to be reusable. Downtown Ames has secured storage of the platforms in the offseason.** Therefore, it is the recommendation of the City Manager that the City Council approve Alternative 1.

**ATTACHMENT(S):**  
[Parklet Concept Details](#)

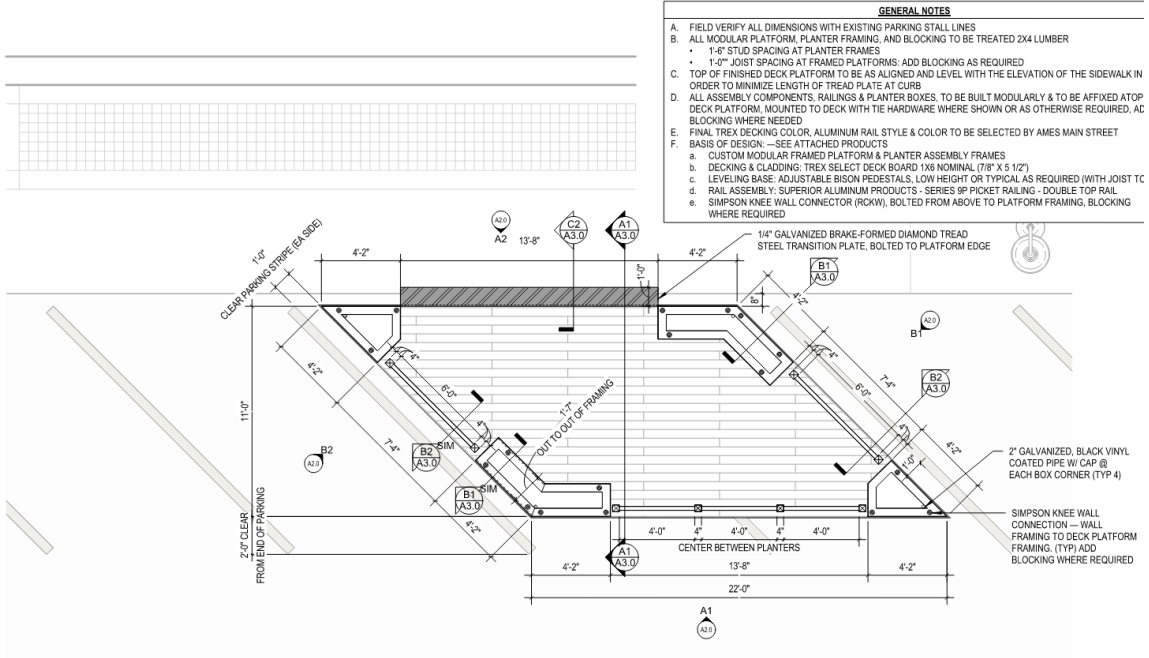


CONCEPTUAL RENDER - DIAGONAL PARKLET



**DOWNTOWN PARKLET PROPOSAL**  
CITY OF AMES  
MAIN STREET, AMES IA, 50010

Project Status



2 BAY DIAGONAL  
**ENLARGED PLAN - 257 SF**  
SCALE: 1/4" = 1'-0"



**DOWNTOWN PARKLET PROPOSAL**  
CITY OF AMES  
MAIN STREET, AMES IA, 50010

Project Status

ITEM #:	10
DATE:	05-26-26
DEPT:	ADMIN

## COUNCIL ACTION FORM

**SUBJECT: REQUEST FOR DESIGNATION OF A PARKLET FOR 2026 SIDEWALK CAFE SEASON**

### BACKGROUND:

Through an application process, the City Clerk's Office administratively permits businesses to operate a sidewalk café from April 1 through October 31 annually. Under Section 22.32(b)(2) (ii) of the *Municipal Code* an offset sidewalk café may be created upon the public sidewalk, or by the installation of one or more semi-permanent seating structures or parklets in an adjacent on-street parking area, or by a combination of the two. The installation of a parklet in an on-street parking area is subject to City Council approval.

**Della Viti (323 Main Street) and Sam's Place (125 Main Street) have each requested to implement parklets for the 2026 Sidewalk Café season.** Both establishments have Class C Liquor Licenses and, because a majority of the sales of both businesses comes from selling alcoholic beverages, neither may have minors on the premises according to Section 17.16 of the *Municipal Code*. Therefore, approval from the City Council is required to allow alcohol service at the proposed parklets.

The Sidewalk Café regulations call for the City Council to consider requests from establishments in Della Viti's situation on a case-by-case basis. The Code specifies that the City Council shall consider the following factors when presented with a request:

1. **Site Conditions** - The proposed sites (Attachment A) are open and unobstructed by existing street furniture, utility access, or other equipment. Both establishments have a large window in the front that will allow staff to monitor the entire parklet from inside the building and have indicated a staff person will be dedicated to monitoring the parklet.
2. **Compliance History/Staff Training** - A review of Police records indicates no liquor license or nuisance violations for either establishment. Both applicants have stated that in-house training is conducted with staff upon hire, which includes ID checking.
3. **Other Factors the Council Deems Relevant** - Should the City Council have specific concerns; staff could request additional information from the applicant before the City Council moved forward with approving or denying the request.

The City Council must take into consideration with this request that the Municipal Code requires that any Sidewalk Café at which alcohol is served must operate with additional restrictions compared to those where alcohol is not served. The additional, required restrictions that would apply to Della Viti and Sam's Place are:

- Patron ingress and egress shall be controlled and continually monitored by staff
- No alcoholic beverages may be sold or served later than 10 p.m.
- Patrons may not consume outside beverages on the premises

Because holding the appropriate liquor control license is a pre-requisite to allow alcohol service at a Sidewalk Café, City Council approval of the requests from Della Viti and Sam's Place to serve alcohol must be made subject to maintaining an Outdoor Service Privilege should both establishments desire to continue providing alcohol service at its Sidewalk Café for the duration of the 2026 Sidewalk Café season.

The City Council may require reimbursement for any lost parking meter revenue. From May 27 through the end of the Sidewalk Cafe season (October 31), there are 134 non-holiday calendar days during which meter payment is required. Assuming the parking spaces are typically utilized 50% of the time, at \$0.50/hour and 9 metered hours per day, staff estimates the lost parking meter revenue to be \$301.50 for each of the parking spaces closed to accommodate the parklets. Each parklet is expected to utilize two spaces, for a total loss of \$1,206 to the Parking Fund.

**Staff has reviewed the proposed parklet designs for issues relating to construction and life safety, stormwater management, and traffic safety. Staff provided comments regarding the proposals to ensure safe and effective installations.**

#### **ALTERNATIVES:**

1. Approve the following requests to allow a parklet and allow alcohol service during the 2026 Sidewalk Cafe Season, subject to each establishment maintaining Outdoor Service Privilege and providing reimbursement for lost parking meter revenue of \$301.25 per space occupied:
  - a. Della Viti, 323 Main Street, Suite 102
  - b. Sam's Place, 125 Main Street
2. Do not approve the parklets.

#### **CITY MANAGER'S RECOMMENDED ACTION:**

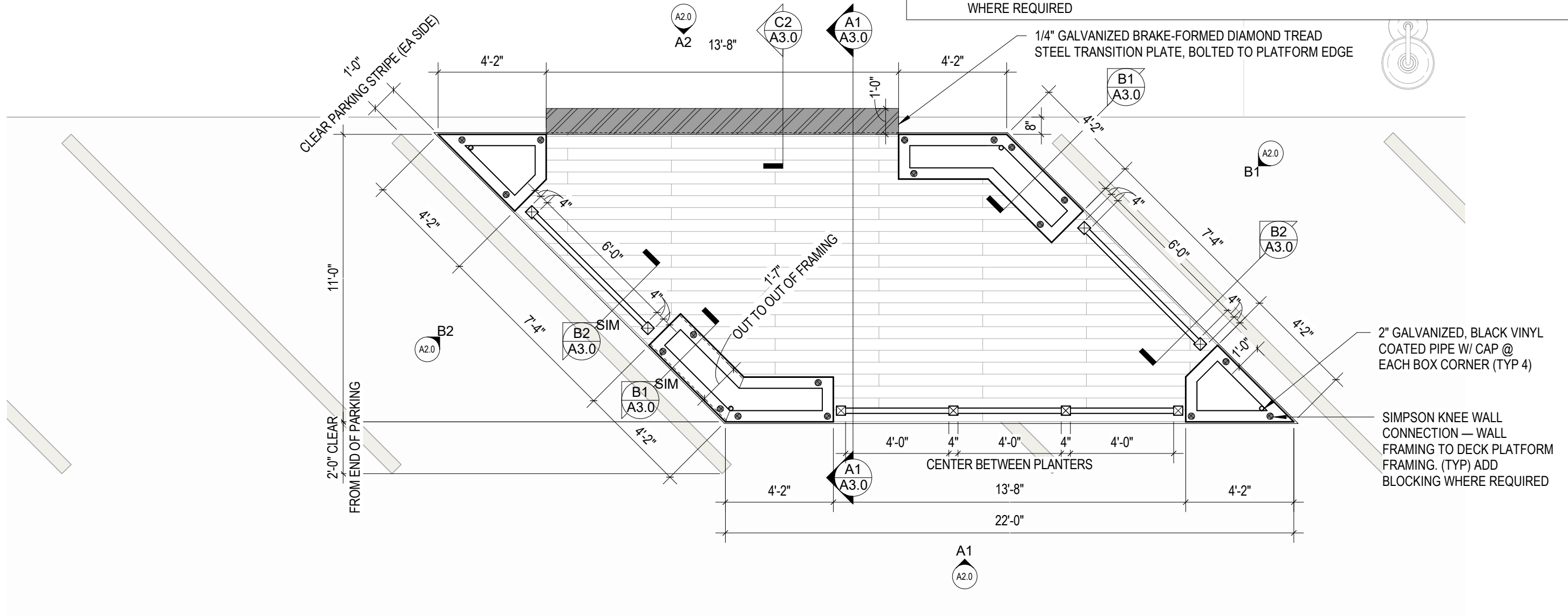
**Parklets provide an opportunity to extend the pedestrian-usable space of the sidewalk Downtown. The spaces allow for larger, more vibrant sidewalk cafes that will encourage patrons to spend more time in the Downtown area. The proposed parklets have been reviewed for incompatibility issues related to traffic, life safety, and stormwater management, and staff believes they are acceptable.** Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, as described above, and require reimbursement for lost parking meter revenue.

**It should be noted that the alternatives presented indicate approval is for only the 2026 Sidewalk Café Season. Sidewalk café applications must be completed anew each season; they do not carry over from year-to-year.** This follows the practice established with approval of previous requests for alcohol service at sidewalk cafes. Requiring new requests each year ensures an opportunity to review performance and impose special conditions or withhold approval if the establishment fails to meet the Council's expectations.

**ATTACHMENT(S):**  
[Downtown Parklet Proposal.pdf](#)

**GENERAL NOTES**

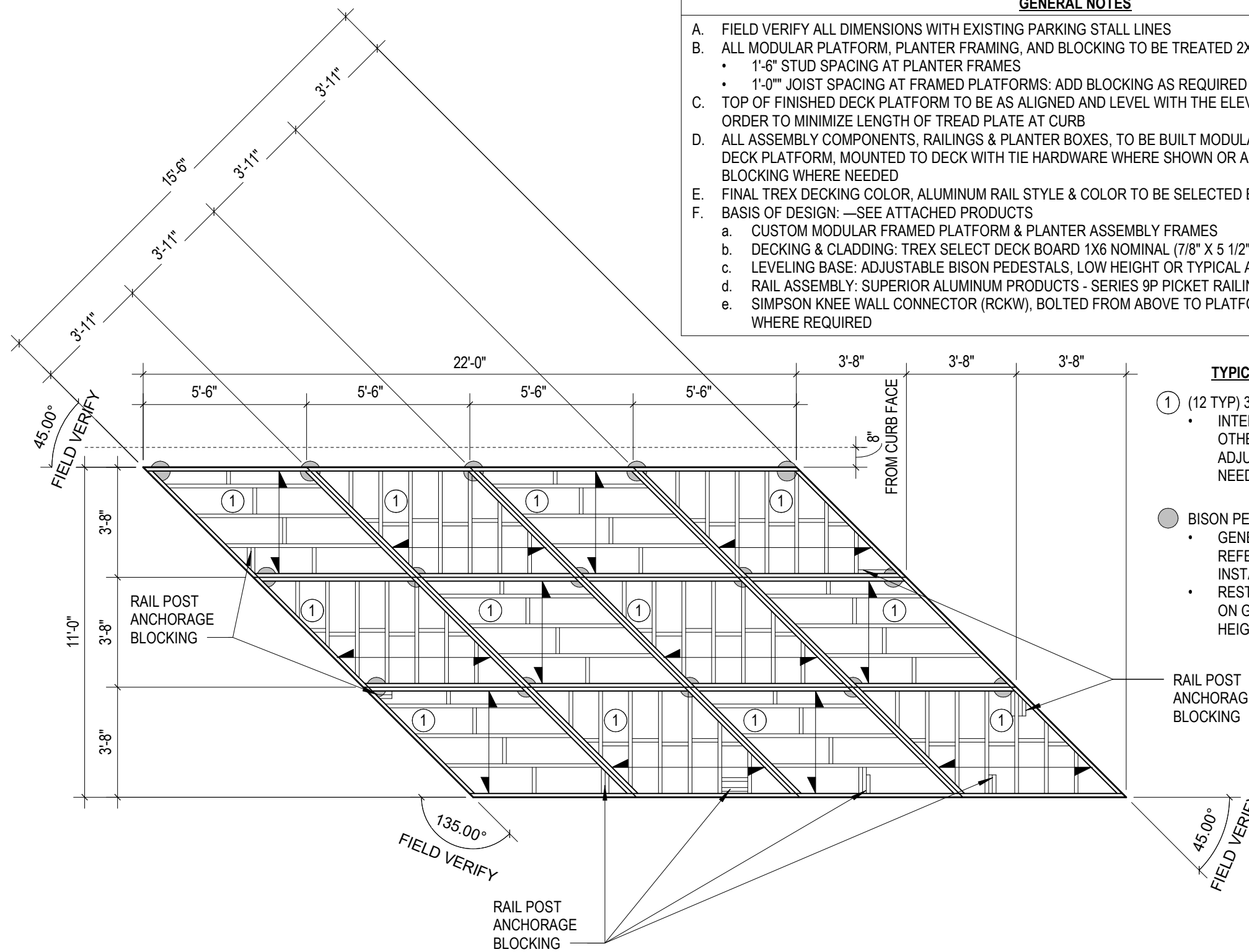
- A. FIELD VERIFY ALL DIMENSIONS WITH EXISTING PARKING STALL LINES
- B. ALL MODULAR PLATFORM, PLANTER FRAMING, AND BLOCKING TO BE TREATED 2X4 LUMBER
  - 1'-6" STUD SPACING AT PLANTER FRAMES
  - 1'-0" JOIST SPACING AT FRAMED PLATFORMS: ADD BLOCKING AS REQUIRED
- C. TOP OF FINISHED DECK PLATFORM TO BE AS ALIGNED AND LEVEL WITH THE ELEVATION OF THE SIDEWALK IN ORDER TO MINIMIZE LENGTH OF TREAD PLATE AT CURB
- D. ALL ASSEMBLY COMPONENTS, RAILINGS & PLANTER BOXES, TO BE BUILT MODULARLY & TO BE AFFIXED ATOP THE DECK PLATFORM, MOUNTED TO DECK WITH TIE HARDWARE WHERE SHOWN OR AS OTHERWISE REQUIRED, ADD BLOCKING WHERE NEEDED
- E. FINAL TREX DECKING COLOR, ALUMINUM RAIL STYLE & COLOR TO BE SELECTED BY AMES MAIN STREET
- F. BASIS OF DESIGN: —SEE ATTACHED PRODUCTS
  - a. CUSTOM MODULAR FRAMED PLATFORM & PLANTER ASSEMBLY FRAMES
  - b. DECKING & CLADDING: TREX SELECT DECK BOARD 1X6 NOMINAL (7/8" X 5 1/2")
  - c. LEVELING BASE: ADJUSTABLE BISON PEDESTALS, LOW HEIGHT OR TYPICAL AS REQUIRED (WITH JOIST TOP)
  - d. RAIL ASSEMBLY: SUPERIOR ALUMINUM PRODUCTS - SERIES 9P PICKET RAILING - DOUBLE TOP RAIL
  - e. SIMPSON KNEE WALL CONNECTOR (RCKW), BOLTED FROM ABOVE TO PLATFORM FRAMING, BLOCKING WHERE REQUIRED



2 BAY DIAGONAL  
**A** ENLARGED PLAN - 257 SF  
 SCALE: 1/4" = 1'-0"

**DOWNTOWN PARKLET PROPOSAL**  
 CITY OF AMES  
 MAIN STREET, AMES IA, 50010

Project Status



- GENERAL NOTES**
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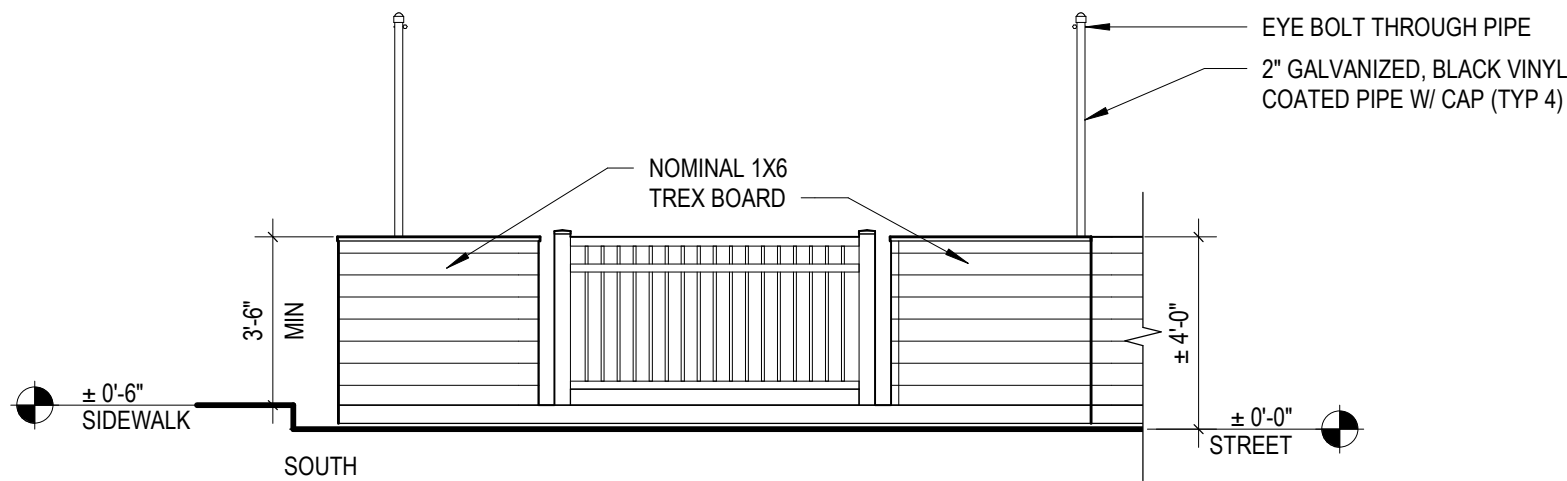
- TYPICAL FRAME NOTES**
- ① (12 TYP) 3'-8" X 3'-11" DIAMOND FRAMES:
    - INTERNAL JOISTS ALTERNATE EVERY OTHER FRAME PER CONTRACTOR, ADJUST JOIST ORIENTATION AS NEEDED
  - BISON PEDESTAL:
    - GENERAL LOCATIONS SHOWN, REFER TO MANUFACTURERS INSTALLATION INSTRUCTIONS
    - REST FAR SOUTH SIDE OF FRAME ON GRADE TO MINIMIZE ADDITIONAL HEIGHT AT CURB

PLATFORM BASE  
**A** MODULAR FRAMING PLAN  
 SCALE: 1/4" = 1'-0"

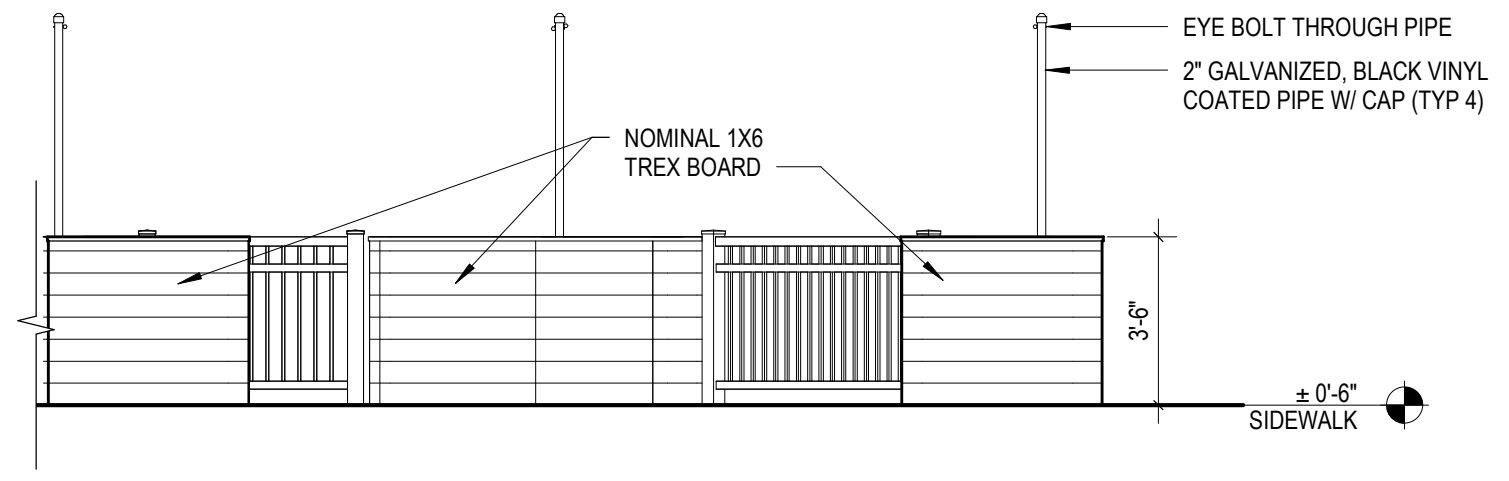
**DOWNTOWN PARKLET PROPOSAL**  
 CITY OF AMES  
 MAIN STREET, AMES IA, 50010

**GENERAL NOTES**

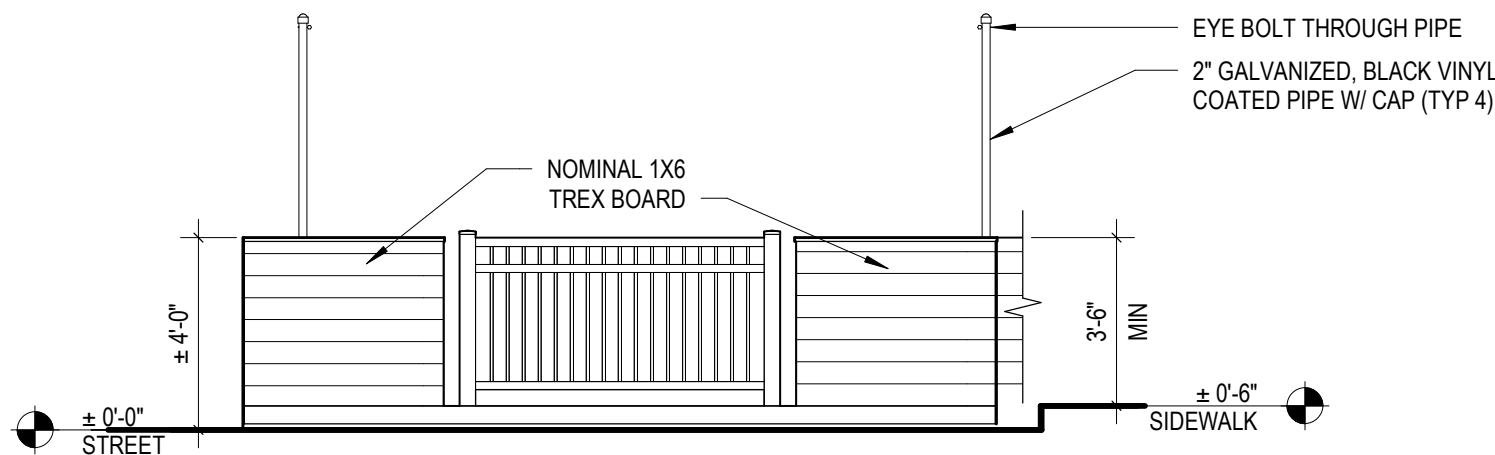
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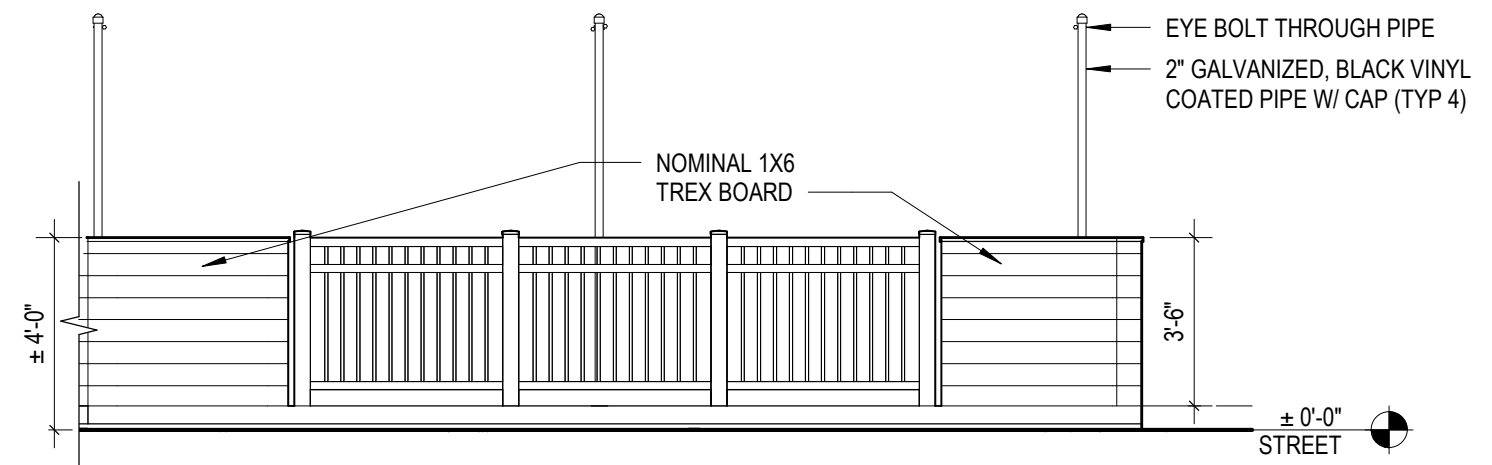
**B2** SOUTH WEST  
SCALE: 1/4" = 1'-0"



**A2** NORTH  
SCALE: 1/4" = 1'-0"



**B1** NORTH EAST  
SCALE: 1/4" = 1'-0"



**A1** SOUTH  
SCALE: 1/4" = 1'-0"

**DOWNTOWN PARKLET PROPOSAL**

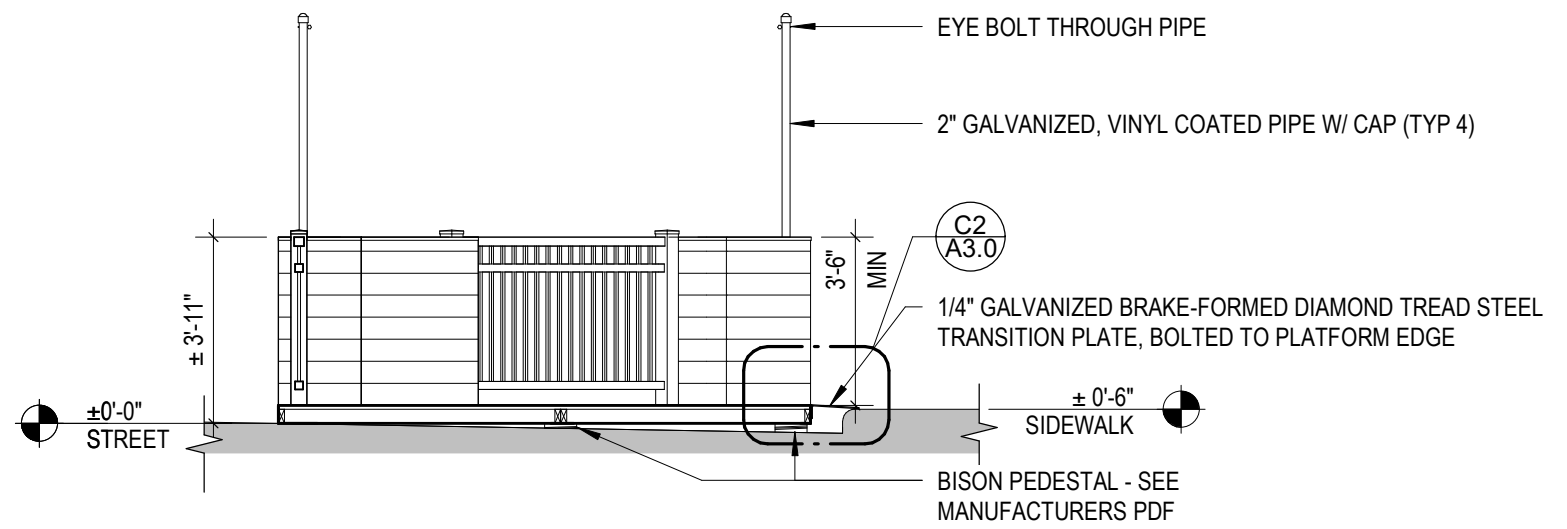
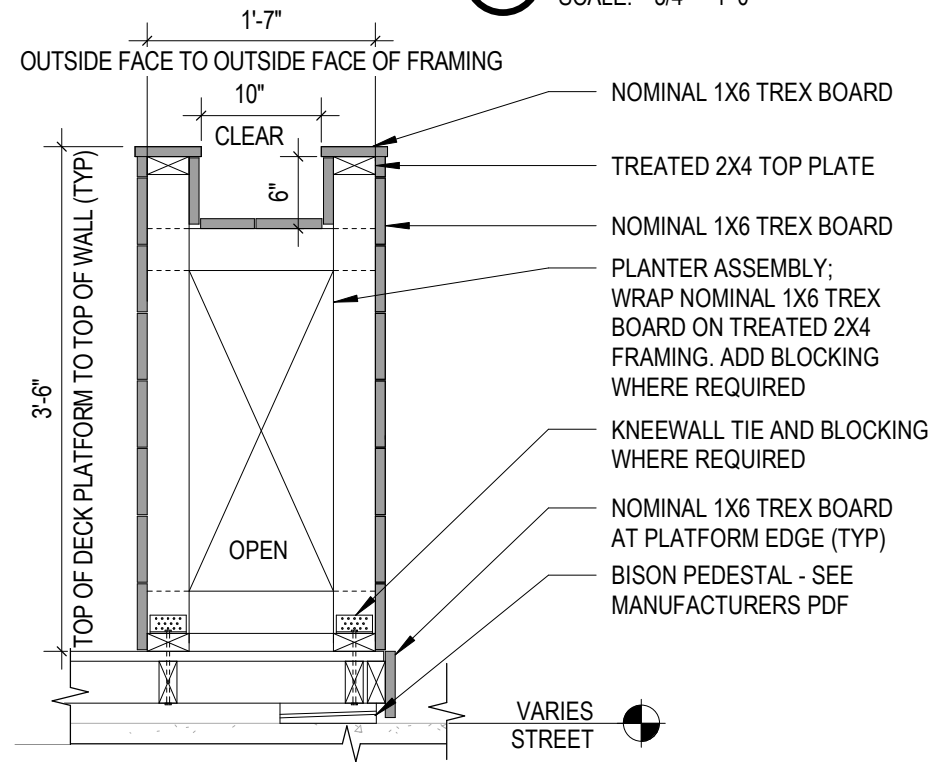
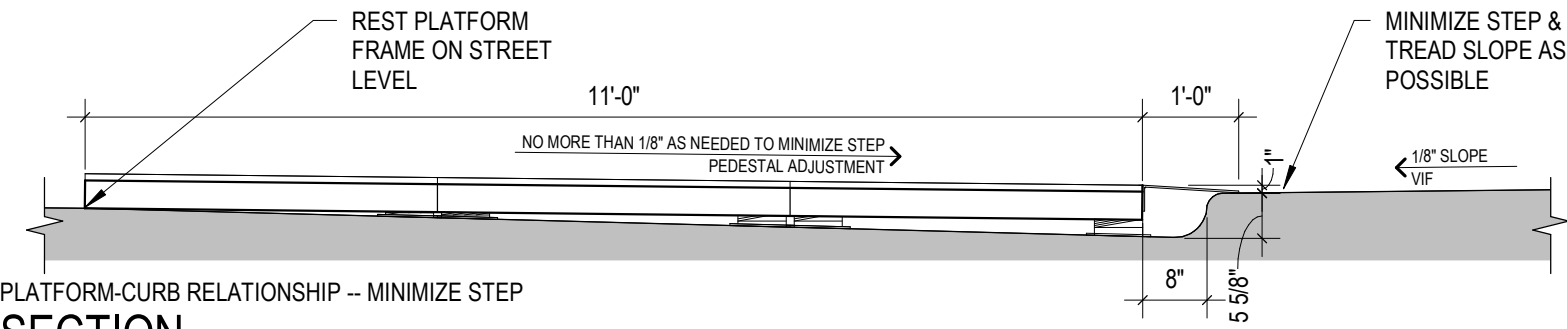
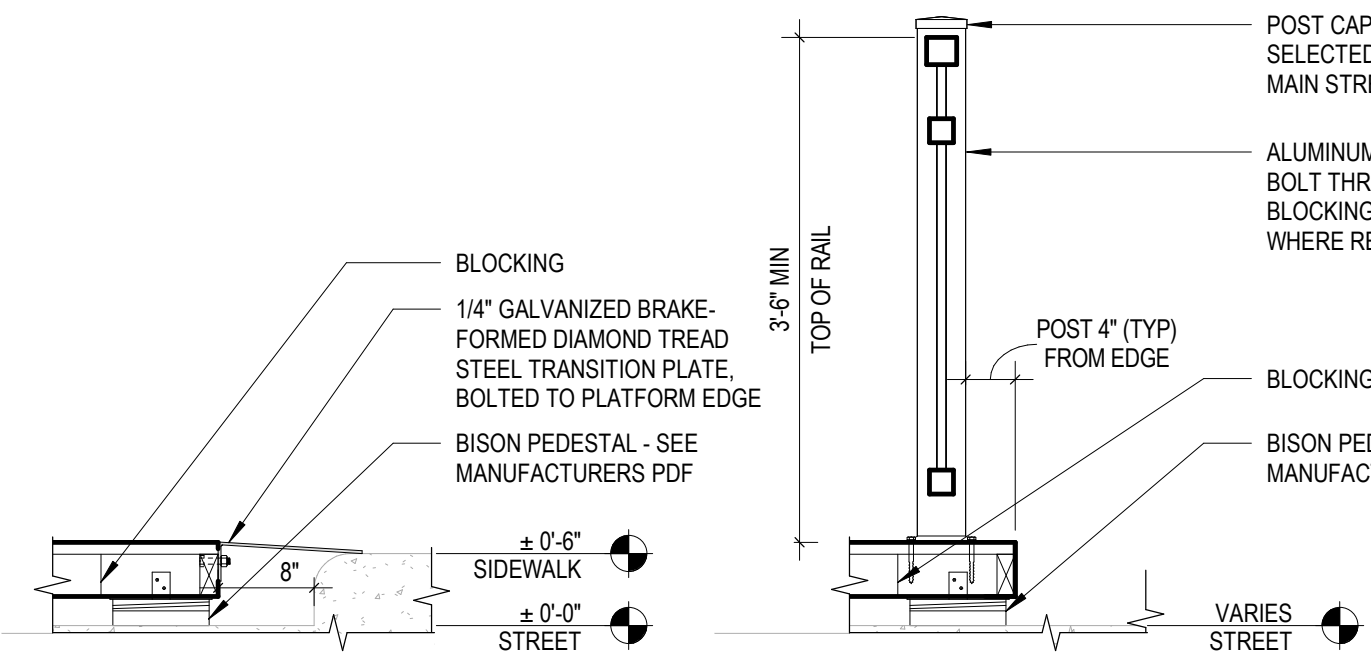
CITY OF AMES

MAIN STREET, AMES IA, 50010

Project Status

**GENERAL NOTES**

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ITEM #:	11
DATE:	05-26-26
DEPT:	P&H

**COUNCIL ACTION FORM**

**SUBJECT: SUPPORT FOR WORKFORCE HOUSING TAX CREDIT (WHTC) APPLICATIONS**

**BACKGROUND:**

The State of Iowa offers a competitive Workforce Housing Tax Credit (WHTC) program designed to encourage construction of moderately priced housing. The state establishes eligibility and target sales prices annually. A developer is required to submit an application to the IEDA by June 10 to be considered for the 2026 program, announcements of awards are scheduled for September 2026.

**A prerequisite of applying for the state program is local financial support. The developer benefits from the program with a rebate of sales tax and an income tax credit of up to \$15,000 per unit that meets the requirements of the State. The state program requires the local government to provide at least \$1,000 of local incentives per unit. The incentive can be provided in any manner, such as land cost, tax abatement, fee waiver, etc. The City has no ongoing responsibility to administer or monitor compliance with the WHTC program.**

**Baker Subdivision Single Family Market Rate Lots Request:**

Keystone Equity was selected by the City Council on April 28 for the purchase of six lots within the Baker Subdivision. A purchase agreement for the lots is on this same agenda. The developer indicated the final average sales prices of the homes would be targeted at \$375,000, consistent with state requirements for the WHTC program. The purchase price of lots was below appraised value for market rate lots as an incentive for the construction of moderately priced housing. The reduced lot cost meets the minimum \$1,000 value per home of the state program.

**608 Burnett (CityLight Apartments):**

City Council reviewed a request from Luke Jensen, dba LJREC, LLC, on May 12 for financial incentives for the development of approximately 39 apartment units at 608 Burnett. The project would redevelop an existing parking lot into a four-story apartment building.

On May 12, the City Council voted to indicate support for the CityLight project with the intent of approving a property tax abatement or other incentive in support of the project to meet the requirements of the WHTC. City Council also initiated consideration of changes to zoning standards to facilitate the project.

**ALTERNATIVES:**

1. Approve the attached resolutions of support for both Keystone Equity Group and LJREC LLC WHTC applications, including a commitment of a local incentive value of at least \$1,000 per unit.
2. Approve a resolution of support for only one of the two requests for WHTC applications.
3. Decline to support either WHTC application.

**CITY MANAGER'S RECOMMENDED ACTION:**

**Supporting the WHTC applications is a minor cost to the City in comparison of the benefit of producing infill housing at a moderate price point consistent with Ames Plan 2040 and City Council Goals for diverse housing types.** Therefore, it is the recommendation of the City Manager that the City Council approve Alternative No. 1, as described above.

**ATTACHMENT(S):**

[Resolution of Support - Baker Subdivision WHTC.docx](#)

[Resolution of Support - CityLight Apartments WHTC.docx](#)

**RESOLUTION NO. 26-\_\_\_**

**RESOLUTION IN SUPPORT OF WORKFORCE HOUSING TAX CREDIT INCENTIVE  
APPLICATION FOR SUBMISSION TO THE IOWA ECONOMIC DEVELOPMENT  
AUTHORITY (IEDA) FOR A HOUSING PROJECT  
BY KEYSTONE EQUITY GROUP, LLC  
FOR THE CITY OF AMES, IOWA**

WHEREAS, Keystone Equity Group, LLC, has requested support from the City of Ames for its application to the Iowa Economic Development Authority (IEDA) for state tax incentives under the Workforce Housing Tax Credit Incentive Program in support of the construction of six owner occupied market rate attainable housing units in the City of Ames; and,

WHEREAS, the Keystone Equity project will address a critical need for market rate attainable owner occupied housing in the City of Ames consistent with Council Goals for diversified housing and the City's Comprehensive Plan, Ames Plan 2040; and,

WHEREAS, the IEDA's Workforce Housing Tax Credit allows tax incentives for developers that include a refund of sales, service or use taxes paid during construction; and WHEREAS, Keystone Equity intends to apply for Iowa Workforce Housing Tax Credits to support its plan that includes the construction of 6 owner occupied housing units within the City of Ames ; and,

WHEREAS, the City of Ames will support the creation of the 6 owner occupied housing units with land sales for six individual lots owned by the City at a reduced cost compared to appraised values as the local match of at least \$1,000 per unit in order to assist Keystone Equity with pricing of homes as market rate attainable housing consistent with parameters of the Workforce Housing Tax Credit program.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Ames, Iowa:

Section One. The City of Ames offers its full support for the Keystone Equity housing project in Ames, Iowa, and the associated Workforce Housing Tax Credit Incentive Application to the Iowa Economic Development Authority.

Section Two. The City Council authorizes City staff to assist in the preparation of the application and related materials deemed necessary for the submission.

Section Three. The City Council commits to local assistance of at least \$1000 per unit with reduce lot sale prices.

ADOPTED THIS 26<sup>th</sup> day of May, 2026.

---

Renee Hall, City Clerk

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John A. Haila, Mayor

Introduced by:

Seconded by:

Voting aye:

Voting nay:           None

Absent:           None

Resolution declared adopted and signed by the Mayor this 26<sup>th</sup> day of May, 2026.

**RESOLUTION NO. 26-\_\_\_**

**RESOLUTION IN SUPPORT OF WORKFORCE HOUSING TAX CREDIT INCENTIVE APPLICATION FOR SUBMISSION TO THE IOWA ECONOMIC DEVELOPMENT AUTHORITY (IEDA) FOR A HOUSING PROJECT BY LJREC, LLC FOR THE CITY OF AMES, IOWA**

WHEREAS, LJREC, LLC, represented by Luke Jensen, has requested support from the City of Ames for its application to the Iowa Economic Development Authority (IEDA) for state tax incentives under the Workforce Housing Tax Credit Incentive Program in support of the construction of up to 39 infill apartment housing units; and,

WHEREAS, the LJREC, LLC project will address a critical need of additional Downtown housing as market rate attainable housing units within the City of Ames consistent with Council Goals for diversified housing and the City's Comprehensive Plan, Ames Plan 2040; and,

WHEREAS, the IEDA's Workforce Housing Tax Credit allows tax incentives for developers that include a refund of sales, service or use taxes paid during construction; and,

WHEREAS, LJREC, LLC intends to apply for Iowa Workforce Housing Tax Credits to support its plan that includes the construction of 39 apartment units within the City of Ames; and,

WHEREAS, the City of Ames will support the creation of the housing units with a local match of at least \$1,000 per unit through partial property tax abatement or other City housing incentive to the developer, consistent with parameters of the Workforce Housing Tax Credit program.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Ames, Iowa:

Section One. The City of Ames offers its full support for the LJREC, LLC housing project in Ames, Iowa, and the associated Workforce Housing Tax Credit Incentive Application to the Iowa Economic Development Authority.

Section Two. The City Council authorizes City staff to assist in the preparation of the application and related materials deemed necessary for the submission.

Section Three. The City Council commits to local assistance of at least \$1000 per unit (\$39,000) with future partial property tax abatement or other local housing assistance to the developer.

ADOPTED THIS 26<sup>th</sup> day of May, 2026.

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Renee Hall, City Clerk

---

John A. Haila, Mayor

Introduced by:

Seconded by:

Voting aye:

Voting nay:           None

Absent:           None

Resolution declared adopted and signed by the Mayor this 26<sup>th</sup> day of May, 2026.

ITEM #:	12
DATE:	05-26-26
DEPT:	CMO

## COUNCIL ACTION FORM

**SUBJECT: APPROVAL OF FY 2026/27 ASSET CONTRACTS AND UNALLOCATED FUNDS**

### BACKGROUND:

During the preparation of the FY 2026/27 City Budget, the City Council approved a 3% increase (\$60,624) for Analysis on Social Services Evaluation Team (ASSET) funding, for a total of \$2,081,431. Of this total amount, in December 2025, Council reserved \$100,000 for case management and the remaining \$1,981,431 was made available to the ASSET Board volunteers to allocate to agencies.

In January 2026, the ASSET Board recommended that \$1,797,586 be allocated to 22 agencies for FY 2026/27 (See Attached FY 2026/27 ASSET Budget Wrap Up Report - Page 4 for details). Of the unallocated amount, the ASSET Board recommended designating:

- a. \$56,002 for basic needs services
- b. \$36,000 for mental health services
- c. \$91,843 for emergency shelter services
- d. \$100,000 for case management

Notably, there is one new ASSET agency this year that the City is contracting with: Creative Counseling Services. Creative Counseling Services will be providing mental health services to Ames residents in FY 2026/27.

Staff has reattached the FY 2026/27 ASSET Budget Wrap Up Report, which summarizes the contract amounts per agency and highlights notable items about this funding cycle. There are 22 agencies where the City is purchasing services. Contracts were sent to all 22 agencies, and all those contracts have been returned. **At this time, Council is being asked to approve the 22 separate FY 2026/27 ASSET contracts totaling \$1,797,586 as recommended by the ASSET Board.**

The \$183,845 of unallocated amounts listed above are available to be requested by an ASSET agency that is able to provide these services. In addition, the \$100,000 reserved for case management will remain reserved until staff can issue an RFP for an organization to provide case management. Staff anticipates issuing that RFP yet this FY 2025/26 fiscal year for a possible start date as early as July 1, 2026.

**ALTERNATIVES:**

1. Approve the following:
  - a. ASSET agency contracts for the 22 agencies totaling \$1,797,586
  - b. Designation of unallocated FY 2026/27 ASSET funds in the amount of \$56,002 for meeting basic needs.
  - c. Designation of unallocated FY 2026/27 ASSET funds in the amount of \$36,000 for mental health.
  - d. Designation of unallocated FY 2026/27 ASSET funds in the amount of \$91,843 for emergency shelter services.
  - e. Designation of unallocated FY 2026/27 ASSET funds in the amount of \$100,000 for case management.
2. Do not approve the ASSET agency contracts.
3. Refer to staff for additional information.

**CITY MANAGER'S RECOMMENDED ACTION:**

**The City Council has allocated funds for human services through the ASSET process and the approval of the City's FY 2026/27 budget, which includes the unallocated funds. The 22 ASSET funded agencies have signed and returned their contracts for services.** Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1.

**ATTACHMENT(S):**

[FY 2026-27 ASSET Budget Wrap Up Report.pdf](#)



**To:** Mayor and City Council  
**From:** Pa Vang Goldbeck, Assistant City Manager  
**Date:** January 30, 2026  
**Subject:** FY 2026/27 ASSET Allocation Recommendations

The ASSET volunteers have made the final recommendations for FY 2026/27 funding. Total recommendations by funder are as follows:

Funder	FY 2025/26 Contracted	FY 2026/27 Volunteer Recommended	% Change	Dollar Change
Story County	\$ 1,749,598	\$ 1,891,774	8.1%	\$ 142,176
United Way of Story County	\$ 1,198,623	\$ 1,185,898	-1.1%	\$ -12,725
ISU Student Government	\$ 270,546	\$ 270,546	0%	\$ 0
City of Ames	\$ 1,874,734	\$ 1,797,586	-4.1%	\$ -77,148
<b>TOTAL</b>	<b>\$ 5,093,501</b>	<b>\$ 5,145,804</b>	<b>1.0%</b>	<b>\$ 52,303</b>

The City Council approved a 3% increase for FY 2026/27 for a total of \$2,081,431 in available funds. \$100,000 of this overall increase is reserved for case management, leaving \$1,981,431 available for volunteers to allocate.

Story County funding comes from several sources – General Fund (property tax), Local Option Sales Tax, and Public Health. For FY 2026/27, the County authorized \$1,574,676 of General Fund, \$23,402 of Local Option Sales Tax, and \$331,900 of Public Health funding. In total, Story County has \$1,929,978 of available funding.

United Way of Story County (UWSC) provided a 3% increase for a total of \$1,234,581 in available funding. UWSC also supports programming outside the ASSET process through grants and internal programs.

ISU Student Government authorized the same amount as was allocated for FY 2025/26 or \$270,546.

The total of agency requests for FY 2026/27 for all funders is \$6,309,121 or a 23.9% increase over the current allocated and approved FY 2025/26 amount. The increase recommended for all funders for FY 2026/27 is 1.03% or \$52,303.

Regarding City funding, in addition to the amounts above, there is an additional:

- \$56,002 of unallocated City funds that are reserved for basic needs, including, but not limited to, housing, food insecurity, or childcare.

- \$36,000 reserved for mental health;
- \$91,843 reserved for emergency shelter services; and
- \$100,000 reserved for case management.

## **Staff Comments Regarding City Funding for FY 2026/27**

The ASSET volunteers approved FY 2026/27 recommendations on January 22, 2026. These recommendations will be presented for the City Council's approval at the Budget Wrap-Up meeting scheduled for February 10, 2026. City staff and ASSET volunteers will be available to answer questions at that time. After the Council reviews and approves the final allocation amounts to include in the City budget, they will be incorporated into the City budget approval process.

City staff will then prepare contracts with the agencies for these services and return them for City Council approval later this spring.

The complete list of funding recommendations is attached. **Notable service changes and volunteer discussions related to City-funded services are described below.**

- **Center for Creative Justice (CCJ)** – CCJ proposed a new service for FY 2026/27: service coordination for reentry planning, navigation, and support. The proposed program would offer planning and coordination for individuals reentering the community following a period of incarceration. New clientele would include individuals incarcerated in the Story County jail who are being released back into the community without pre-trial release or probation supervision services. A total of \$34,220 is recommended for this service, of which \$15,000 is from City funds.
- **Creative Counseling Services (CCS)** – CCS is a new ASSET agency but has been operating for 18 years. CCS's mission is to "help individuals and families maximize their potential by providing the highest quality therapy services while simultaneously preparing highly qualified clinicians in the field of mental health therapy." The volunteers have recommended a total funding recommendation of \$41,690 (\$25,000 to be from City funds) for this new ASSET service. Mental health remains a priority, and this service could assist with addressing community needs.
- **Emergency Shelter Services** – There are three ASSET agencies that currently provide emergency shelter services: ACCESS, The Bridge Home, and The Salvation Army.
  - From all Funders, ACCESS received \$192,067 or 97.7% of its total budget request for FY 2026/27, which reflects an overall 7.5% increase from FY 2025/26. \$62,814 of the \$192,067 is City funding.
  - For The Bridge Home (TBH), \$20,000 of Story County funding for emergency assistance was recommended. No funding was recommended from the other Funders for this service.
  - For the City of Ames, \$91,843 is reserved for emergency shelter services (meaning any ASSET agency that can provide this service can request it) and \$30,000 was dedicated for the hotel voucher program managed by The Salvation Army. In total, \$121,843 of City funding is going towards emergency shelter services.
  - Story County funding in the amount of \$90,000 is being recommended for the hotel voucher program.
- **Lutheran Services in Iowa (LSI)** – LSI did not request any City funding for FY 2026/27 due to its declining childcare services; therefore, no funding is being recommended.

- **The American Red Cross** was funded \$2,500 for FY 2025/26 from the City. The Red Cross did not have a funding request of the City this year and during its presentation the representatives shared that the organization has decided not to apply for government funding. The only request this year was to United Way of Story County for disaster services. No funding is being recommended, as disaster services is not a priority for United Way.
- **Central Iowa RSVP** – Central Iowa RSVP received its full City FY 2026/27 request of \$37,000, which was a decrease from the \$37,350 it received in FY 2025/26.
- **Mid-Iowa Community Action (MICA)** – Funding was requested for three new service coordination services. They received a total City funding recommendation of \$50,817, of which \$14,167 is for their new service coordination services.
- **National Alliance on Mental Illness (NAMI)** requested \$39,000 for FY 2026/27, a 41.5% increase from what was allocated for FY 2025/26. For this current fiscal year (FY 2025/26), NAMI's funds remain sequestered from the City of Ames and United Way of Story County due to outstanding audits. Given this status and no clear timeline in place of when audits will be available, the volunteers have recommended not allocating funding specifically to NAMI, but instead to set funds aside for mental health services for United Way (\$48,863) and the City (\$36,000). These funds can be requested by any ASSET agency that is able to provide mental health services pending funder approval.
- **Youth and Shelter Services** – From all funders for FY 2026/27, YSS will receive \$714,584, a 9.9% reduction in funding from the current fiscal year. Specifically of City funding, YSS will receive \$163,878, a 27.13% reduction or \$61,015. The service area experiencing the greatest reduction from the City is its mental health outpatient treatment services. No funding is recommended from any of the other funders for this specific service, and the amount being recommended is \$10,000, an 82% reduction from the current fiscal year amount of \$55,752. The organization has not been able to draw down all funding for this service in the past two years and has recently shifted how it is providing mental health services to youth. ASSET Funder staff will be meeting with YSS staff in the first quarter of 2026 to learn about its changes.
- **Nevada Food at First** – This is a new agency to the ASSET process for FY 2025/26. No City funding is being recommended because the service is provided outside of Ames. \$8,000 of Story County funding has been recommended and \$9,750 of United Way of Story County funding is recommended.

### **Other Notes:**

The \$100,000 reserved for case management will be used to procure case management services. Case management has been a gap service for the last couple years from ASSET agencies, especially for individuals/families utilizing the hotel vouchers. These funds could be used towards a partnership with an ASSET agency or a non-ASSET agency. Staff may need to issue a Request for Proposal to secure a provider.

In addition to the authorized funding, it should be noted that the City's estimated share of the administrative expenses will be an additional \$9,336 on top of the total authorized funding amount.

## City ASSET Funding by Agency

Agency	FY 25/26 Contracted \$	FY 26/27 Request \$	FY 26/27 Recommended \$	% Change 25/26 Contracted to 26/27 Recommended	FY25/26 Recommended Change \$
ACCESS	143,601	157,961	157,708	9.82%	14,107
Ames Comm. Preschool Center	121,590	132,800	123,005	1.16%	1,415
American Red Cross*	2,500	-	-	-100.00%	(2,500)
Boys and Girls Club	130,553	134,470	131,285	0.56%	732
Campfire Heart of Iowa	6,000	10,000	7,300	21.67%	1,300
Center for Creative Justice*	74,365	108,100	90,043	21.08%	15,678
Central Iowa RSVP	37,350	37,000	37,000	-0.94%	(350)
ChildServe	24,200	24,200	23,990	-0.87%	(210)
Creative Counseling Services*	-	39,026	25,000		25,000
Good Neighbor Emergency Assistance	54,369	58,734	58,734	8.03%	4,365
Heartland Senior Services	222,368	228,868	219,743	-1.18%	(2,625)
HIRTA	49,359	50,840	49,634	0.56%	275
Legal Aid Society of Story County	160,000	163,800	160,000	0.00%	-
Lutheran Services in Iowa*	2,000	-	-	-100.00%	(2,000)
Mary Greeley Home Health Services	34,178	34,178	34,178	0.00%	-
MICA**	35,000	61,090	50,817	45.19%	15,817
NAMI Central Iowa*	27,550	39,000		-100.00%	(27,550)
Prairie Flower	15,300	43,849	20,750	35.62%	5,450
Primary Health Care	95,388	127,617	106,000	11.13%	10,612
Raising Readers	37,808	40,985	39,259	3.84%	1,451
The Arc of Story County	27,987	53,200	32,418	15.83%	4,431
The Bridge Home	-	122,565	-		-
The Community Academy	16,500	53,000	16,900	2.42%	400
The Salvation Army*	217,200	254,500	132,474	-39.01%	(84,726)
University Community Childcare	114,675	126,142	117,470	2.44%	2,795
Youth and Shelter Services*	224,893	255,134	163,878	-27.13%	(61,015)
<b>TOTAL</b>	<b>1,874,734</b>	<b>2,357,059</b>	<b>1,797,586</b>	<b>-4.12%</b>	<b>(77,148)</b>

\*Please see staff comments above for additional information. \*\*Due to rounding issues, a \$2 reduction to MICA will need to occur on the final board recommendation for a final amount of \$50,817. This will be addressed at the February 2026 ASSET meeting.

Reserved and/or Unallocated City Funding: \$56,002 reserved for basic needs; \$36,000 reserved for mental health; \$91,843 reserved for emergency shelter services; \$100,000 reserved for case management

**2026/27 FINAL FUNDING RECOMMENDATIONS (Pending Individual Funder Board Approval)**

Agency	Service	Index	CO	Rec 25/26	Req 26/27	County	UWSC	ISU	City	Total	%Change	%Funded
ACCESS	Public Ed/ Awareness	1.12	gb	\$ 24,438	\$ 26,881	\$ 2,449	\$ 4,240	\$ 13,777	\$ 5,965	\$ 26,431	8.16%	98.33%
ACCESS	Emergency Shelter	2.08	gb	\$ 167,353	\$ 184,090	\$ 51,163	\$ 35,000	\$ -	\$ 88,929	\$ 175,092	4.62%	95.11%
ACCESS	Domestic Abuse Crisis/ Support	3.07	gb	\$ 114,026	\$ 125,429	\$ 38,530	\$ 30,408	\$ 11,369	\$ 43,396	\$ 123,703	8.49%	98.62%
ACCESS	Sexual Abuse Crisis/ Support	3.08	gb	\$ 43,751	\$ 48,125	\$ 9,647	\$ 8,882	\$ 16,113	\$ 11,579	\$ 46,221	5.65%	96.04%
ACCESS	Court Watch	3.10	gb	\$ 20,855	\$ 22,939	\$ 3,509	\$ 5,160	\$ 5,635	\$ 7,839	\$ 22,143	6.17%	96.53%
	<b>Total</b>			<b>\$ 370,423</b>	<b>\$ 407,464</b>	<b>\$ 105,298</b>	<b>\$ 83,690</b>	<b>\$ 46,894</b>	<b>\$ 157,708</b>	<b>\$ 393,590</b>	<b>6.25%</b>	<b>96.59%</b>
ACPC	Daycare - Infant	2.02	gb	\$ 64,167	\$ 65,670	\$ 12,000	\$ 7,210	\$ 13,000	\$ 30,347	\$ 62,557	-2.51%	95.26%
ACPC	Daycare - Children	2.03	gb	\$ 122,799	\$ 152,799	\$ 29,819	\$ 45,620	\$ 5,115	\$ 46,988	\$ 127,542	3.86%	83.47%
ACPC	Daycare - School Age	2.04	gb	\$ 58,918	\$ 68,918	\$ 5,313	\$ 7,778	\$ 1,973	\$ 45,670	\$ 60,734	3.08%	88.13%
	<b>Total</b>			<b>\$ 245,884</b>	<b>\$ 287,387</b>	<b>\$ 47,132</b>	<b>\$ 60,608</b>	<b>\$ 20,088</b>	<b>\$ 123,005</b>	<b>\$ 250,833</b>	<b>2.01%</b>	<b>87.28%</b>
American Red Cross	Disaster Services	2.12		\$ 2,500	\$ 8,000	\$ -	\$ -	\$ -	\$ -	\$ -	-100.00%	0.00%
	<b>Total</b>			<b>\$ 2,500</b>	<b>\$ 8,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>-100.00%</b>	<b>0.00%</b>
Boys/Girls Clubs	Out of School Program	1.09	gb	\$ 248,173	\$ 255,619	\$ 27,194	\$ 89,939	\$ 2,024	\$ 131,285	\$ 250,442	0.91%	97.97%
Boys/Girls Clubs	Out of School Program (Nevada)	1.09	gb	\$ 12,452	\$ 12,826	\$ 8,736	\$ 3,943	\$ -	\$ -	\$ 12,679	1.82%	98.85%
	<b>Total</b>			<b>\$ 260,625</b>	<b>\$ 268,445</b>	<b>\$ 35,930</b>	<b>\$ 93,882</b>	<b>\$ 2,024</b>	<b>\$ 131,285</b>	<b>\$ 263,121</b>	<b>0.96%</b>	<b>98.02%</b>
Campfire USA	Out of School Program	1.09	gb	\$ 36,551	\$ 50,000	\$ 6,400	\$ 25,532	\$ -	\$ 7,300	\$ 39,232	7.33%	78.46%
	<b>Total</b>			<b>\$ 36,551</b>	<b>\$ 50,000</b>	<b>\$ 6,400</b>	<b>\$ 25,532</b>	<b>\$ -</b>	<b>\$ 7,300</b>	<b>\$ 39,232</b>	<b>7.33%</b>	<b>78.46%</b>
Center for Creative Justice	Correctional Services	2.09	gb	\$ 132,145	\$ 139,245	\$ 43,177	\$ 12,215	\$ 4,175	\$ 75,043	\$ 134,610	1.87%	96.67%
Center for Creative Justice	Service Coordination - Reentry Service	3.13	gb	\$ -	\$ 65,000	\$ 13,220	\$ 4,000	\$ 2,000	\$ 15,000	\$ 34,220		52.65%
	<b>Total</b>			<b>\$ 132,145</b>	<b>\$ 204,245</b>	<b>\$ 56,397</b>	<b>\$ 16,215</b>	<b>\$ 6,175</b>	<b>\$ 90,043</b>	<b>\$ 168,830</b>	<b>27.76%</b>	<b>82.66%</b>
Creative Counseling Services	Mental Health Outpatient Treatment - Gap to Growth	3.17		\$ -	\$ 91,763	\$ -	\$ 15,500	\$ 1,190	\$ 25,000	\$ 41,690		45.43%
	<b>Total</b>			<b>\$ -</b>	<b>\$ 91,763</b>	<b>\$ -</b>	<b>\$ 15,500</b>	<b>\$ 1,190</b>	<b>\$ 25,000</b>	<b>\$ 41,690</b>		45.43%
ChildServe	Daycare - Infant	2.02	gb	\$ 17,350	\$ 17,350	\$ 5,500	\$ 5,250	\$ -	\$ 6,390	\$ 17,140	-1.21%	98.79%
ChildServe	Daycare - Children	2.03	gb	\$ 29,400	\$ 29,400	\$ 5,500	\$ 6,300	\$ -	\$ 17,600	\$ 29,400	0.00%	100.00%
	<b>Total</b>			<b>\$ 46,750</b>	<b>\$ 46,750</b>	<b>\$ 11,000</b>	<b>\$ 11,550</b>	<b>\$ -</b>	<b>\$ 23,990</b>	<b>\$ 46,540</b>	<b>-0.45%</b>	<b>99.55%</b>
Girl Scouts	Out of School Program	1.09		\$ 11,509	\$ 11,854	\$ -	\$ 11,803	\$ -	\$ -	\$ 11,803	2.55%	99.57%
	<b>Total</b>			<b>\$ 11,509</b>	<b>\$ 11,854</b>	<b>\$ -</b>	<b>\$ 11,803</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 11,803</b>	<b>2.55%</b>	<b>99.57%</b>
Good Neighbor	Emerg. Assistance for Basic Needs - Rent/Utility Assistance	2.01		\$ 72,281	\$ 78,865	\$ -	\$ 24,857	\$ 7,360	\$ 46,508	\$ 78,725	8.92%	99.82%
Good Neighbor	Emerg. Assistance for Basic Needs - Food Vouchers	2.01	gb	\$ 31,050	\$ 31,200	\$ 10,400	\$ 10,400	\$ -	\$ 10,400	\$ 31,200	0.48%	100.00%
Good Neighbor	Service Coordination - Navigator	3.13	gb	\$ 8,771	\$ 6,568	\$ 2,632	\$ 2,100	\$ -	\$ 1,826	\$ 6,558	-25.24%	99.84%
	<b>Total</b>			<b>\$ 112,102</b>	<b>\$ 116,633</b>	<b>\$ 13,032</b>	<b>\$ 37,357</b>	<b>\$ 7,360</b>	<b>\$ 58,734</b>	<b>\$ 116,483</b>	<b>3.91%</b>	<b>99.87%</b>
Heartland of Story County	Emerg. Assistance for Basic Needs - Senior Food Program	2.01	gb	\$ 12,275	\$ 12,275	\$ 1,819	\$ 5,788	\$ -	\$ 4,668	\$ 12,275	0.00%	100.00%
Heartland of Story County	Daycare - Adults	3.02	gb	\$ 101,833	\$ 125,980	\$ 27,683	\$ 16,385	\$ -	\$ 78,600	\$ 122,668	20.46%	97.37%
Heartland of Story County	Daycare - Adults	3.02	lo	\$ 309	\$ 500	\$ 500	\$ -	\$ -	\$ -	\$ 500	61.81%	100.00%
Heartland of Story County	Home Delivered Meals	3.05	gb	\$ 184,288	\$ 175,021	\$ 38,685	\$ 38,608	\$ -	\$ 87,375	\$ 164,668	-10.65%	94.08%
Heartland of Story County	Home Delivered Meals	3.05	lo	\$ 721	\$ 531	\$ 531	\$ -	\$ -	\$ -	\$ 531	-26.35%	100.00%

**2026/27 FINAL FUNDING RECOMMENDATIONS (Pending Individual Funder Board Approval)**

Agency	Service	Index	CO	Rec 25/26	Req 26/27	County	UWSC	ISU	City	Total	%Change	%Funded
Heartland of Story County	Service Coordination- Outreach	3.13	gb	\$ 130,300	\$ 127,100	\$ 51,000	\$ 26,500	\$ -	\$ 49,100	\$ 126,600	-2.84%	99.61%
Heartland of Story County	Service Coordination- Outreach	3.13	lo	\$ 810	\$ 810	\$ 810	\$ -	\$ -	\$ -	\$ 810	0.00%	100.00%
	<b>Total</b>			<b>\$ 430,536</b>	<b>\$ 442,217</b>	<b>\$ 121,027</b>	<b>\$ 87,281</b>	<b>\$ -</b>	<b>\$ 219,743</b>	<b>\$ 428,051</b>	<b>-0.58%</b>	<b>96.80%</b>
HIRTA	Transportation - City	2.13	gb	\$ 68,859	\$ 76,739	\$ 13,390	\$ 6,685	\$ -	\$ 49,634	\$ 69,709	1.23%	90.84%
HIRTA	Transportation - Story County	2.13	gb	\$ 117,250	\$ 148,489	\$ 118,450	\$ 2,318	\$ -	\$ -	\$ 120,768	3.00%	81.33%
HIRTA	Transportation - Story County	2.13	lo									
	<b>Total</b>			<b>\$ 186,109</b>	<b>\$ 225,228</b>	<b>\$ 131,840</b>	<b>\$ 9,003</b>	<b>\$ -</b>	<b>\$ 49,634</b>	<b>\$ 190,477</b>	<b>2.35%</b>	<b>84.57%</b>
Legal Aid	Legal Aid - Civil	2.10	gb	\$ 378,843	\$ 388,300	\$ 190,700	\$ 23,610	\$ 5,000	\$ 160,000	\$ 379,310	0.12%	97.68%
Legal Aid	Legal Aid - Civil	2.10	lo	\$ 12,190	\$ 12,500	\$ 12,246	\$ -	\$ -	\$ -	\$ 12,246	0.46%	97.97%
	<b>Total</b>			<b>\$ 391,033</b>	<b>\$ 400,800</b>	<b>\$ 202,946</b>	<b>\$ 23,610</b>	<b>\$ 5,000</b>	<b>\$ 160,000</b>	<b>\$ 391,556</b>	<b>0.13%</b>	<b>97.69%</b>
Lutheran Services in Iowa	Family Dev/ Ed	1.10		\$ 18,436	\$ 18,989	\$ -	\$ 18,873	\$ -	\$ -	\$ 18,873	2.37%	99.39%
Lutheran Services in Iowa	Family Dev/ Ed - Parents as Teachers	1.10		\$ 11,472	\$ 11,770	\$ -	\$ 11,716	\$ -	\$ -	\$ 11,716	2.13%	99.54%
Lutheran Services in Iowa	Clothing, Furn/Other Assist - HOPES Village	2.11	gb	\$ 8,391	\$ 8,643	\$ 5,652	\$ 1,500	\$ -	\$ -	\$ 7,152	-14.77%	82.75%
Lutheran Services in Iowa	Crisis Intervention - Crisis Childcare	3.09	gb	\$ 15,466								
	<b>Total</b>			<b>\$ 53,765</b>	<b>\$ 39,402</b>	<b>\$ 5,652</b>	<b>\$ 32,089</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 37,741</b>	<b>-29.80%</b>	<b>95.78%</b>
MGMC	Community Clinics	3.01	ph	\$ 118,378	\$ 128,378	\$ 100,000	\$ 10,500	\$ -	\$ 17,878	\$ 128,378	8.45%	100.00%
MGMC	In-Home Nursing	3.12	ph	\$ 106,592	\$ 96,592	\$ 86,900	\$ 8,519	\$ -	\$ -	\$ 95,419	-10.48%	98.79%
MGMC	In-Home Hospice	3.15	ph	\$ 37,000	\$ 37,000	\$ 20,000	\$ 16,000	\$ -	\$ -	\$ 36,000	-2.70%	97.30%
MGMC	Homemaker-Home Health Assistance	3.04	ph	\$ 160,300	\$ 160,300	\$ 125,000	\$ 18,750	\$ -	\$ 16,300	\$ 160,050	-0.16%	99.84%
	<b>Total</b>			<b>\$ 422,270</b>	<b>\$ 422,270</b>	<b>\$ 331,900</b>	<b>\$ 53,769</b>	<b>\$ -</b>	<b>\$ 34,178</b>	<b>\$ 419,847</b>	<b>-0.57%</b>	<b>99.43%</b>
MICA	Emerg. Assistance for Basic Needs - Food Pantry	2.01	gb	\$ 68,000	\$ 77,000	\$ 16,300	\$ 20,000	\$ -	\$ 36,650	\$ 72,950	7.28%	94.74%
MICA	Service Coordination - Child Care Nurse Consultant	3.13	gb	\$ -	\$ 7,990	\$ 1,639	\$ -	\$ -	\$ 2,506	\$ 4,144		51.87%
MICA	Service Coordination - Child & Adult Care Food Program	3.13	gb	\$ -	\$ 13,840	\$ -	\$ -	\$ -	\$ -	\$ -		0.00%
MICA	Service Coordination - Child Health	3.13	gb	\$ -	\$ 31,449	\$ 9,519	\$ -	\$ -	\$ 5,587	\$ 15,105		48.03%
MICA	Service Coordination - Maternal Health	3.13	gb	\$ -	\$ 21,453	\$ 5,146	\$ -	\$ -	\$ 6,076	\$ 11,222		52.31%
	<b>Total</b>			<b>\$ 68,000</b>	<b>\$ 151,732</b>	<b>\$ 32,603</b>	<b>\$ 20,000</b>	<b>\$ -</b>	<b>\$ 50,818</b>	<b>\$ 103,421</b>	<b>52.09%</b>	<b>68.16%</b>
NAMI	Adv for Social Dev- Family/Cons. Ed	1.02		\$ 10,004	\$ 13,000	\$ -	\$ -	\$ -	\$ -	\$ -	-100.00%	0.00%
NAMI	Adv for Social Dev-Family/Cons. Support	1.02		\$ 10,618	\$ 13,000	\$ -	\$ -	\$ -	\$ -	\$ -	-100.00%	0.00%
NAMI	Public Ed/ Awareness	1.12		\$ 21,120	\$ 28,000	\$ -	\$ -	\$ -	\$ -	\$ -	-100.00%	0.00%
NAMI	Public Ed/ Awareness - NAMI on campus	1.12		\$ 1,600	\$ 2,500	\$ -	\$ -	\$ -	\$ -	\$ -	-100.00%	0.00%
NAMI	Activity and Resource Center - Wellness Center	3.14		\$ 21,000	\$ 33,000	\$ -	\$ -	\$ -	\$ -	\$ -	-100.00%	0.00%
	<b>Total</b>			<b>\$ 64,342</b>	<b>\$ 89,500</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>-100.00%</b>	<b>0.00%</b>
Nevada Food at First	Emergency Assistance for Basic Needs - Food Access	2.01	gb	\$ -	\$ 18,000	\$ 8,000	\$ 9,750	\$ -	\$ -	\$ 17,750		98.61%
	<b>Total</b>			<b>\$ -</b>	<b>\$ 18,000</b>	<b>\$ 8,000</b>	<b>\$ 9,750</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 17,750</b>		98.61%
Primary Health Care	Service Coordination - Dental Navigator	3.13	gb	\$ 7,345								
Primary Health Care	Community Clinics	3.01	gb	\$ 162,882	\$ 180,472	\$ 15,256	\$ 63,393	\$ -	\$ 100,000	\$ 178,649	9.68%	98.99%
Primary Health Care	Pediatrics, OB/GYN, and Behavioral Health	3.01	gb	\$ 9,212	\$ 65,652	\$ 5,000	\$ 4,486	\$ -	\$ 6,000	\$ 15,486	68.11%	23.59%
	<b>Total</b>			<b>\$ 179,439</b>	<b>\$ 246,124</b>	<b>\$ 20,256</b>	<b>\$ 67,879</b>	<b>\$ -</b>	<b>\$ 106,000</b>	<b>\$ 194,135</b>	<b>8.19%</b>	<b>78.88%</b>

**2026/27 FINAL FUNDING RECOMMENDATIONS (Pending Individual Funder Board Approval)**

Agency	Service	Index	CO	Rec 25/26	Req 26/27	County	UWSC	ISU	City	Total	%Change	%Funded
Prairie Flower Children's Center	Day Care - Children - Morning Song and Day Song	2.03	gb	\$ 17,303	\$ 54,435	\$ 4,500	\$ 6,610	\$ -	\$ 12,750	\$ 23,860	37.90%	43.83%
Prairie Flower Children's Center	Day Care - School Age - PoemTree	2.04	gb	\$ 13,282	\$ 33,264	\$ 4,500	\$ 4,180	\$ -	\$ 8,000	\$ 16,680	25.58%	50.14%
	<b>Total</b>			<b>\$ 30,585</b>	<b>\$ 87,699</b>	<b>\$ 9,000</b>	<b>\$ 10,790</b>	<b>\$ -</b>	<b>\$ 20,750</b>	<b>\$ 40,540</b>	<b>32.55%</b>	<b>46.23%</b>
Raising Readers	Family Dev/ Ed	1.10	gb	\$ 26,821	\$ 29,342	\$ 6,290	\$ 6,581	\$ 1,000	\$ 14,654	\$ 28,525	6.35%	97.22%
Raising Readers	Out of School Program	1.09	gb	\$ 36,199	\$ 37,941	\$ 7,036	\$ 8,324	\$ 1,200	\$ 20,355	\$ 36,915	1.98%	97.30%
Raising Readers	Public Education/ Awareness	1.12	gb	\$ 42,206	\$ 44,500	\$ 5,460	\$ 33,587	\$ -	\$ 4,250	\$ 43,297	2.58%	97.30%
	<b>Total</b>			<b>\$ 105,226</b>	<b>\$ 111,783</b>	<b>\$ 18,786</b>	<b>\$ 48,492</b>	<b>\$ 2,200</b>	<b>\$ 39,259</b>	<b>\$ 108,737</b>	<b>3.34%</b>	<b>97.28%</b>
Retired Senior Volunteer Program	Volunteer Management	1.11	gb	\$ 74,680	\$ 73,100	\$ 23,000	\$ 23,500	\$ -	\$ 26,600	\$ 73,100	-2.12%	100.00%
Retired Senior Volunteer Program	Disaster Services - Vol Mgmt for Emergencies	2.12	gb	\$ 10,000	\$ 10,000	\$ 2,000	\$ -	\$ -	\$ 8,000	\$ 10,000	0.00%	100.00%
Retired Senior Volunteer Program	Transportation	2.13	gb	\$ 22,100	\$ 23,300	\$ 8,240	\$ 12,500	\$ -	\$ 2,400	\$ 23,140	4.71%	99.31%
	<b>Total</b>			<b>\$ 106,780</b>	<b>\$ 106,400</b>	<b>\$ 33,240</b>	<b>\$ 36,000</b>	<b>\$ -</b>	<b>\$ 37,000</b>	<b>\$ 106,240</b>	<b>-0.51%</b>	<b>99.85%</b>
Story Time Childcare Center	Daycare - Infant	2.02	gb	\$ 4,458	\$ 5,127	\$ 2,070	\$ 2,388	\$ -	\$ -	\$ 4,458	0.00%	86.95%
Story Time Childcare Center	Daycare - Children	2.03	gb	\$ 136,020	\$ 156,422	\$ 66,930	\$ 69,090	\$ -	\$ -	\$ 136,020	0.00%	86.96%
	<b>Total</b>			<b>\$ 140,478</b>	<b>\$ 161,549</b>	<b>\$ 69,000</b>	<b>\$ 71,478</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 140,478</b>	<b>0.00%</b>	<b>86.96%</b>
The Arc	Advocacy for Social Dev	1.02		\$ 27,500	\$ 28,000	\$ -	\$ 27,900	\$ -	\$ -	\$ 27,900	1.45%	99.64%
The Arc	Supported Employment for MH or DD - Future Focus	1.01		\$ 9,181	\$ 10,000	\$ -	\$ 4,960	\$ -	\$ 4,675	\$ 9,635	4.94%	96.35%
The Arc	Supported Employment for MH or DD - Project Search	1.01		\$ -	\$ 20,000	\$ -	\$ -	\$ -	\$ -	\$ -		0.00%
The Arc	Out of School Program	1.09		\$ 24,426	\$ 36,000	\$ -	\$ 14,060	\$ -	\$ 15,543	\$ 29,603	21.19%	82.23%
The Arc	Respite Care	3.11		\$ 12,500	\$ 13,000	\$ -	\$ 8,450	\$ -	\$ 4,500	\$ 12,950	3.60%	99.62%
The Arc	Service Coordination	3.13		\$ 2,750	\$ 3,400	\$ -	\$ 1,588	\$ -	\$ 1,700	\$ 3,288	19.55%	96.69%
The Arc	Special Recreation	3.19		\$ 11,000	\$ 28,000	\$ -	\$ 8,771	\$ -	\$ 6,000	\$ 14,771	34.28%	52.75%
	<b>Total</b>			<b>\$ 87,357</b>	<b>\$ 138,400</b>	<b>\$ -</b>	<b>\$ 65,729</b>	<b>\$ -</b>	<b>\$ 32,418</b>	<b>\$ 98,147</b>	<b>12.35%</b>	<b>70.92%</b>
The Bridge Home	Emergency Assist. for Basic Needs - Rapid Re-Housing	2.01		\$ -	\$ 21,835	\$ -	\$ 1,000	\$ -	\$ -	\$ 1,000		4.58%
The Bridge Home	Emergency Shelter	2.08	gb	\$ -	\$ 161,947	\$ 20,000	\$ -	\$ -	\$ -	\$ 20,000		12.35%
The Bridge Home	Service Coordination - Rapid Re-Housing Program	3.13	gb	\$ -	\$ 11,302	\$ 2,500	\$ 1,820	\$ -	\$ -	\$ 4,320		38.22%
	<b>Total</b>			<b>\$ -</b>	<b>\$ 195,084</b>	<b>\$ 22,500</b>	<b>\$ 2,820</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 25,320</b>		<b>12.98%</b>
The Community Academy	Youth Development and Social Adjustment - Summer Experience	1.07	gb	\$ 47,000	\$ 147,000	\$ 15,000	\$ 12,600	\$ 4,219	\$ 15,000	\$ 46,819	-0.39%	31.85%
The Community Academy	Out of School Program	1.09	gb	\$ 7,820	\$ 28,000	\$ 3,660	\$ 1,972	\$ 1,251	\$ 1,900	\$ 8,783	12.31%	31.37%
	<b>Total</b>			<b>\$ 54,820</b>	<b>\$ 175,000</b>	<b>\$ 18,660</b>	<b>\$ 14,572</b>	<b>\$ 5,470</b>	<b>\$ 16,900</b>	<b>\$ 55,602</b>	<b>1.43%</b>	<b>31.77%</b>
The Salvation Army	Emerg. Assist. For Basic Needs- Rent/Utility Assist.	2.01	gb	\$ 80,000	\$ 130,000	\$ 40,000	\$ 37,505	\$ -	\$ 45,000	\$ 122,505	53.13%	94.23%
The Salvation Army	Emerg. Assist. For Basic Needs- Food Pantry	2.01	gb	\$ 69,000	\$ 90,000	\$ 30,000	\$ 22,664	\$ -	\$ 29,639	\$ 82,303	19.28%	91.45%
The Salvation Army	Emerg. Assist. For Basic Needs- Food Pantry	2.01	lo	\$ 2,500	\$ 3,500	\$ 3,241	\$ -	\$ -	\$ -	\$ 3,241	29.64%	92.60%
The Salvation Army	Emergency Assistance for Basic Needs - Vehicle Main/Repa	2.01	gb	\$ 11,000	\$ 14,000	\$ 4,650	\$ 3,430	\$ -	\$ 4,500	\$ 12,580	14.36%	89.86%
The Salvation Army	Emergency Shelter	2.08	gb	\$ 224,228	\$ 248,000	\$ 90,000	\$ 14,200	\$ -	\$ 30,000	\$ 134,200	-40.15%	54.11%
The Salvation Army	Disaster Services	2.12	gb	\$ 3,882	\$ 5,500	\$ 3,600	\$ -	\$ -	\$ 1,335	\$ 4,935	27.13%	89.73%
The Salvation Army	Budget/ Credit Counseling - Rep Payee	2.14		\$ 33,261	\$ 37,000	\$ -	\$ 13,000	\$ -	\$ 22,000	\$ 35,000	5.23%	94.59%
	<b>Total</b>			<b>\$ 423,871</b>	<b>\$ 528,000</b>	<b>\$ 171,491</b>	<b>\$ 90,799</b>	<b>\$ -</b>	<b>\$ 132,474</b>	<b>\$ 394,764</b>	<b>-6.87%</b>	<b>74.77%</b>

**2026/27 FINAL FUNDING RECOMMENDATIONS (Pending Individual Funder Board Approval)**

Agency	Service	Index	CO	Rec 25/26	Req 26/27	County	UWSC	ISU	City	Total	%Change	%Funded
University Community Childcare	Preschool	1.06		\$ 29,269	\$ 32,196	\$ -	\$ -	\$ 29,943	\$ -	\$ 29,943	2.30%	93.00%
University Community Childcare	Daycare - Infant	2.02	gb	\$ 150,134	\$ 165,147	\$ 19,463	\$ 13,316	\$ 65,000	\$ 57,390	\$ 155,169	3.35%	93.96%
University Community Childcare	Daycare - Children	2.03	gb	\$ 147,614	\$ 162,375	\$ 14,480	\$ 16,300	\$ 60,361	\$ 60,080	\$ 151,221	2.44%	93.13%
University Community Childcare	Daycare - School Age	2.04		\$ 9,659	\$ 10,625	\$ -	\$ -	\$ 9,960	\$ -	\$ 9,960	3.12%	93.74%
	<b>Total</b>			<b>\$ 336,676</b>	<b>\$ 370,343</b>	<b>\$ 33,943</b>	<b>\$ 29,616</b>	<b>\$ 165,264</b>	<b>\$ 117,470</b>	<b>\$ 346,293</b>	<b>2.86%</b>	<b>93.51%</b>
YSS	Youth Dev/ Social Adjust.	1.07	gb	\$ 75,543	\$ 101,150	\$ 40,000	\$ 15,270	\$ -	\$ 22,400	\$ 77,670	2.82%	76.79%
YSS	Youth Dev/ Social Adjust. - YSS Mentoring Program	1.07	gb	\$ 138,116	\$ 161,400	\$ 48,467	\$ 28,076	\$ 1,400	\$ 45,000	\$ 122,943	-10.99%	76.17%
YSS	Employment Assist. For Youth	1.08	gb	\$ 21,579	\$ 22,500	\$ 13,425	\$ 3,200	\$ -	\$ 5,271	\$ 21,896	1.47%	97.32%
YSS	Out of School Program	1.09	gb	\$ 96,340	\$ 113,250	\$ 22,464	\$ 61,700	\$ -	\$ 14,025	\$ 98,189	1.92%	86.70%
YSS	Out of School Program	1.09	lo	\$ 972	\$ 1,000	\$ 1,000	\$ -	\$ -	\$ -	\$ 1,000	2.88%	100.00%
YSS	Public Ed/ Awareness	1.12	gb	\$ 142,945	\$ 147,350	\$ 112,296	\$ 13,703	\$ 3,480	\$ 15,366	\$ 144,845	1.33%	98.30%
YSS	Transitional Living	2.07	gb	\$ 97,886	\$ 100,823	\$ 61,440	\$ 7,886	\$ -	\$ 24,650	\$ 93,976	-3.99%	93.21%
YSS	Emerg. Assist. For Basic Needs - Rapid Rehousing	2.01	gb	\$ 3,000	\$ 30,000	\$ -	\$ 3,000	\$ -	\$ 5,000	\$ 8,000	166.67%	26.67%
YSS	Daycare School Age	2.04	gb	\$ 84,018	\$ 86,750	\$ 75,450	\$ 10,250	\$ -	\$ -	\$ 85,700	2.00%	98.79%
YSS	Daycare School Age	2.04	lo	\$ 5,000	\$ 5,250	\$ 5,074	\$ -	\$ -	\$ -	\$ 5,074	1.48%	96.65%
YSS	Crisis Intervention - Crisis and Diversion	3.09		\$ -	\$ 3,250	\$ -	\$ -	\$ -	\$ 3,250	\$ 3,250		100.00%
YSS	Service Coordination	3.13	gb	\$ 24,332	\$ 24,332	\$ 4,125	\$ 8,000	\$ -	\$ 10,916	\$ 23,041	-5.31%	94.69%
YSS	Substance Use Disorder/Outpatient Treatment	3.16	gb	\$ 19,000	\$ 25,000	\$ 2,000	\$ 5,000	\$ 4,000	\$ 8,000	\$ 19,000	0.00%	76.00%
YSS	Mental Health Outpatient Treatment	3.17		\$ 84,994	\$ 84,994	\$ -	\$ -	\$ -	\$ 10,000	\$ 10,000	-88.23%	11.77%
	<b>Total</b>			<b>\$ 793,725</b>	<b>\$ 907,049</b>	<b>\$ 385,741</b>	<b>\$ 156,085</b>	<b>\$ 8,880</b>	<b>\$ 163,878</b>	<b>\$ 714,584</b>	<b>-9.97%</b>	<b>78.78%</b>
	<b>TOTAL</b>			<b>\$ 5,093,501</b>	<b>\$ 6,309,121</b>	<b>\$ 1,891,774</b>	<b>\$ 1,185,898</b>	<b>\$ 270,546</b>	<b>\$ 1,797,586</b>	<b>\$ 5,145,804</b>	<b>1.03%</b>	<b>81.56%</b>

**Notes: Unallocated Funds**

City of Ames	\$ 56,002	<i>These funds are reserved for basic needs, including but not limited to: housing, food Insecurity or childcare.</i>
	\$ 91,843	<i>These funds are reserved for emergency shelter services</i>
	\$ 36,000	<i>These funds are reserved for mental health services</i>
	\$ 100,000	<i>Note: These funds were reserved upfront and not part of the City's total allocation amount for volunteers</i>
United Way of Story County	\$ 48,683	<i>These funds are reserved to supports services meeting UWSC ASSET Priority #3: Mental Health and Meaningful Connections</i>
Story County	\$ 38,204	<i>These funds are undesignated</i>

ITEM #:	<u>13</u>
DATE:	<u>05-26-26</u>
DEPT:	<u>ADMIN</u>

## COUNCIL ACTION FORM

**SUBJECT: FY 2026/27 COMMISSION ON THE ARTS ANNUAL GRANT CONTRACTS**

### **BACKGROUND:**

The City Council authorized the Commission on the Arts (COTA) to allocate up to \$260,567 in arts agency funding for FY 2026/27. At the City Council's FY 2026/27 Budget Wrap-Up Session, the City Council received recommendations from COTA for each arts agency totaling \$253,815. Additionally, COTA recommended reserving \$6,752 of its allocation to use for fall and spring special projects. The City Council has allocated funding in the FY 2026/27 Budget for these grants.

Contracts were prepared for each agency receiving a COTA annual grant. These contracts have been delivered to arts organizations and returned with signatures, and are now presented for City Council approval. A summary of the COTA funding for each agency is attached.

### **ALTERNATIVES:**

1. Approve the COTA Annual Grant contracts as recommended by the Commission on the Arts.
2. Request further information from COTA prior to approving these contracts.

### **CITY MANAGER'S RECOMMENDED ACTION:**

**The City Council has allocated funding in the City Budget to fund arts activities, and the Commission on the Arts has received applications and made awards that meet the criteria for COTA funding. Contracts are required to define the scope of services that will be met by each organization receiving funding.** Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1 as described above.

### **ATTACHMENT(S):**

[2026-27 COTA Grant Recommendations.pdf](#)

## 2026 - 27 COTA Annual Grant Recommendations

	Organization	25-26 Award	26-27 Amount Requested	FINAL REC. AMOUNT
	ACTORS	\$ 20,200	\$ 25,000	\$ 20,840
	AIOFA	\$ 8,880	\$ 9,500	\$ 9,215
	Ames Chamber Artists	\$ 6,000	\$ 6,000	\$ 5,875
	Ames Youth Choir	\$ 14,940	\$ 16,000	\$ 14,300
	Ames Choral Society	\$ 3,980	\$ 4,000	\$ 4,000
	Ames Community Arts Council	\$ 13,200	\$ 14,000	\$ 12,280
	Ames Chapter of Des Moines Metro Opera Guild	\$ 1,500	\$ 2,500	\$ 2,200
	Ames Desi Drama Association	\$ 5,260	\$ 7,500	\$ 6,200
	Central Iowa Symphony	\$ 14,000	\$ 15,000	\$ 12,000
	Creative Artists' Studios of Ames	\$ 4,500	\$ 5,688	\$ 4,775
	Dancercenter Dance Company Foundation	\$ 5,740	\$ 8,000	\$ 7,000
	Friends of Ames Strings	\$ 5,420	\$ 7,000	\$ 6,800
	Friends of Roosevelt Park	\$ -	\$ 2,000	\$ 1,850
	Good Company	\$ 3,100	\$ 3,500	\$ 3,400
	India Cultural Association	\$ 8,000	\$ 12,000	\$ 7,200
	Iowa Youth Ballet	\$ 4,660	\$ 10,000	\$ 7,600
	KHOI	\$ 8,400	\$ 9,500	\$ 9,150
	Kids' Co'Motion	\$ 3,000	\$ 3,000	\$ 2,850
	Octagon Center for the Arts	\$ 44,600	\$ 51,000	\$ 45,000
	Senior Variety Show	\$ 4,900	\$ 7,500	\$ 6,400
	Story Theater Company	\$ 41,136	\$ 50,000	\$ 41,500
	Town & Gown	\$ 17,600	\$ 18,500	\$ 16,900
	Worldly Goods	\$ 4,400	\$ 10,000	\$ 6,480
	<b>AGENCY SUBTOTAL</b>	<b>\$ 243,416</b>	<b>\$ 297,188</b>	<b>\$ 253,815</b>
	<b>SPEC. PROJ. GRANT RESERVE</b>	<b>\$ 9,562</b>	<b>\$ -</b>	<b>\$ 6,752</b>
	<b>Total Requested</b>	<b>\$ 252,978</b>	<b>\$ 297,188</b>	<b>\$ 260,567</b>

ITEM #:	<u>14</u>
DATE:	<u>05-26-26</u>
DEPT:	<u>CMO</u>

## COUNCIL ACTION FORM

**SUBJECT: FY 2026/27 OUTSIDE FUNDING CONTRACTS**

**BACKGROUND:**

During adoption of the FY 2026/27 Budget, the City Council reviewed requests from local organizations. The City Council allocated funds for these organizations to provide facilities and services to the public. In total \$365,000 was allocated from the Local Option Sales Tax Fund. An additional \$15,000 was allocated from the Hotel/Motel Tax Fund for Ames Regional Economic Alliance (AREA) Workforce Programming.

Additionally, a total of \$16,500 was allocated in the Hotel/Motel Tax Fund for parking waiver reimbursements. FY 2024/25 was the first year in which parking waiver funds were allocated from this source rather than the Local Option Sales Tax Fund. At the time an event occurs where parking fees area waived, the Council may approve a transfer of these funds from the Hotel/Motel Tax Fund to the Parking Fund. Parking waiver funds are not authorized in any of the individual organization contracts.

Contracts with each organization have been prepared by City staff and contain specific deliverables to be completed. A summary of the deliverables to be accomplished through each contract is attached. Once each task is complete, the organization may request drawdown from the City on a reimbursement basis. The draft contracts have been signed by organization representatives, returned to City staff, and are now presented to the City Council for approval.

**ALTERNATIVES:**

1. Approve Outside Funding Contracts for FY 2026/27.
2. Modify the authorized amount or scope of services for one or more organizations.
3. Do not approve these funding contracts.

**CITY MANAGER'S RECOMMENDED ACTION:**

**Funding for these activities was included in the City's adopted FY 2026/27 Budget. These scopes of services have been developed to ensure that the City's funding is used for the benefit of the public.** Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, as described above.

**ATTACHMENT(S):**

[26-27 Outside Funding Recommendations.pdf](#)  
[2026-27 SUMMARY OF CONTRACT SCOPES.docx](#)

**FY 2026/27 Operational Funding Recommendations (Local Option)**

<b>Organization</b>	<b>2025/26 Adopted</b>	<b>2026/27 Request</b>	<b>2026/27 Recomm.</b>	<b>\$ Change</b>	<b>% Change</b>
American Legion Riders	\$ 3,000	\$ 5,000	\$ 4,500	\$ 1,500	50.0%
Ames Historical Society	59,500	64,500	63,000	3,500	5.9%
Ames Int'l Partner Cities	8,000	11,600	11,000	3,000	37.5%
Ames Main Street	55,500	65,000	63,500	8,000	14.4%
Campustown (AREA)	43,000	50,000	46,000	3,000	7.0%
Farmer's Market	12,000	12,000	12,000	--	0.0%
Hunziker Youth Sports Complex	94,250	103,000	100,000	5,750	6.1%
Story County Housing Trust	49,237	52,477	51,000	1,763	3.6%
The Ames Foundation	--	15,000	14,000	14,000	--
<b>LOCAL OPTION TOTAL</b>	<b>\$ 324,487</b>	<b>\$378,577</b>	<b>\$ 365,000</b>	<b>\$ 40,513</b>	<b>12.5%</b>

**FY 2026/27 Operational Funding Recommendations (Hotel/Motel Tax Fund)**

<b>Program</b>	<b>2025/26 Adopted</b>	<b>2026/27 Request</b>	<b>2026/27 Recomm.</b>
Parking Waiver Reimbursements	\$ 10,000	\$ 10,000	\$ 16,500
AEDC Workforce Development Program	15,000	15,000	15,000
<b>TOTAL</b>	<b>\$ 25,000</b>	<b>\$ 25,000</b>	<b>\$ 31,500</b>

**America Legion (\$4,500):**

<b>Task</b>	<b>Date</b>	<b>Amount</b>
Place 175+ wreaths at Ames cemeteries	Dec. 2026	\$3,000
Place 30+ bronze markers at Ames cemeteries	Dec. 2026	\$1,500

**Ames Historical Society (\$63,000):**

**July 2026-December 2026:**

<b>Task</b>	<b>Date</b>	<b>Amount</b>
Provide 75,000 Public Interactions through Programs, Exhibits, Online Posts and Resources, and Research Assistance	Dec. 2026	\$9,000
Store and Preserve 4,000+ Ames History Artifacts and Archives, Including City of Ames Records	Dec. 2026	\$9,000
Install three new exhibits at the museum, in the community, or virtually	Dec. 2026	\$6,000
Partner with community organizations to complete 9 special projects	Dec. 2026	\$4,500
Provide free/reduced admission to SNAP/EBT, WIC, Medicaid recipients, students and educators, and active military	Dec. 2026	\$4,000

**January 2027-June 2027:**

<b>Task</b>	<b>Date</b>	<b>Amount</b>
Provide 75,000 Public Interactions through Programs, Exhibits, Online Posts and Resources, and Research Assistance	June 2027	\$9,000
Store and Preserve 4,000+ Ames History Artifacts and Archives, Including City of Ames Records	June 2027	\$9,000
Install two new exhibits at the museum, in the community, or virtually	June 2027	\$4,000
Partner with community organizations to complete 9 special projects	June 2027	\$4,500
Provide free/reduced admission to SNAP/EBT, WIC, Medicaid recipients, students and educators, and active military	June 2027	\$4,000

**AIPCA (\$11, 000):**

<b>Task</b>	<b>Date</b>	<b>Amount</b>
Social media improvements	July 2026	\$200
Sister City Product Showcase Event	Aug. 2026	\$2,000
Host delegation from Koshu City, Japan	Sept. 2026	\$5,000
Design, print, and mail annual newsletter	Oct. 2026	\$300
Annual meeting for members	Jan. 2027	\$600
Virtual Student Exchange with Koshu City, Japan	May 2027	\$500
Host delegation from Podujeva, Kosovo	June 2027	\$1,000
Send delegation to Koshu City and Podujeva	June 2027	\$1,400

**Ames Main Street (\$63,500):**

<b>Task</b>	<b>Date</b>	<b>Amount</b>
Host Fourth of July Parade	July 2026	\$4,000
Maintain status as a Main Street Iowa Community and Iowa Great Place, including seeking and managing grants (Part 1)	Aug. 2026	\$7,000
Host Music Walk and Witches Walk	Nov. 2026	\$6,000
Serve as a point of contact regarding Downtown public policy issues and inform property owners and tenants about policy changes, construction projects, and other issues that may affect Downtown (Part 1)	Dec. 2026	\$5,000
Host Snow Magic	Dec. 2026	\$3,500
Maintain status as a Main Street Iowa Community and Iowa Great Place, including seeking and managing grants (Part 2)	May 2027	\$7,000
Conduct right-of-way beautification efforts	May 2027	\$10,000
Host ArtWalk and 515 Day	June 2027	\$8,000
Host 4 District-wide retail promotions	June 2027	\$4,000
Maintain a current building and business inventory, District statistics, per the requirements of the MSI Program	June 2027	\$4,000
Serve as a point of contact regarding Downtown public policy issues and inform property owners and tenants about policy changes, construction projects, and other issues that may affect Downtown (Part 2)	June 2027	\$5,000

**Ames Regional Economic Alliance Workforce Initiatives (\$15,000):**

<b>Task</b>	<b>Date</b>	<b>Amount</b>
Live Work Play in Ames website enhancements	Aug. 2026	\$2,000
Internship Program enhancements	Aug. 2026	\$3,000
Iowa State University Alumni Marketing	Sept. 2026	\$3,000
Participation in State of Iowa Workforce Marketing Campaigns	June 2027	\$5,000
Relocation information for new residents	June 2027	\$2,000

**Ames Regional Economic Alliance Campustown Initiatives (\$46,000):**

<b>Task</b>	<b>Date</b>	<b>Amount</b>
Conduct District-wide clean up and beautification (part 1)	July 2026	\$11,500
Host restaurant/bar promotional event	July 2026	\$3,000
Host summer series festival event	July 2026	\$7,500
Host Fall event	Nov. 2026	\$5,000
Host Small Business Saturday event	Nov. 2026	\$2,500
Serve as a point of contact for the District regarding the City of Ames Façade Grant Program	Jan. 2027	\$5,000
Conduct District-wide clean up and beautification (part 2)	Jan. 2027	\$11,500

**Farmer's Market (\$12,000):**

<b>Task</b>	<b>Date</b>	<b>Amount</b>
Farmers' Market Sanitation (portable toilets, garbage, etc.)	Oct. 2026	\$6,000
Marketing and Communications	Oct. 2026	\$2,000
Serve as a point of contact for activities impacting the market vendors and/or adjacent businesses	Oct. 2026	\$2,000
Expansion of Market to New Business/Entrepreneurs	Oct. 2026	\$2,000

**Hunziker Youth Sports Complex (\$100,000):**

<b>Task</b>	<b>Date</b>	<b>Amount</b>
Provide a youth sports program comprising baseball, soccer, football, and softball	Oct. 2026	\$100,000

**Story County Housing Trust (\$51,000):**

<b>Task</b>	<b>Date</b>	<b>Amount</b>
Provide for repairs to owner-occupied homes in Ames for those with incomes at or below 80% of area median income (AMI)	June 2027	\$31,000
Provide rental and/or deposit assistance to Ames residents at or below 80% AMI, with preference given to residents at 50% or below AMI	June 2027	\$20,000

**The Ames Foundation (\$14,000):**

<b>Task</b>	<b>Date</b>	<b>Amount</b>
Install a mural on the building at 426 Fifth Street	September 2026	\$4,500
Install a mural on the building at 330 Fifth Street	October 2026	\$9,500

ITEM #:	15
DATE:	05-26-26
DEPT:	ADMIN

### COUNCIL ACTION FORM

**SUBJECT: REQUEST TO PROVIDE FREE PARKING FOR POLLING PLACES**

**BACKGROUND:**

The Story County Auditor supervises the election process, including all 20 polling places within Ames. Two of these city polling locations (Ames Public Library and Collegiate United Methodist Church) use metered parking as the primary public parking resource. The other 18 locations in the city have private parking associated with the facility or, in the case of Iowa State University, already allocate parking for poll workers and voters.

The next local election is on June 2, 2026. **The Story County Auditor has requested the following allocation of 29 parking spaces and the waiver of meter fees, as done in previous election years.**

- Up to 20 parking meters on Douglas Avenue between 5th Street and 6th Street
- Up to nine parking meters on the south side of Lincoln Way in front of Collegiate United Methodist Church

These waivers result in an estimated loss of \$90 to the Parking Fund. While there is no statutory requirement to provide parking, meter fees may serve as a potential barrier to voting.

**ALTERNATIVES:**

1. Approve the request from the Story County Auditor for election day-related allocations of parking spaces and waiver of fees at the locations noted above for June 2, 2026, election only
2. Do not approve the waiver of fees for election-related parking spaces

**CITY MANAGER'S RECOMMENDED ACTION:**

**The allocation of parking spaces and the waiver of meter fees will assist in making polling places accessible for Ames voters. The total estimated loss of meter revenues will not have a significant impact on the health of the Parking Fund.** Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, as noted above.

ITEM #:	16
DATE:	05-26-26
DEPT:	PW

## COUNCIL ACTION FORM

**SUBJECT: REQUEST FROM CITY OF ROLAND TO WITHDRAW FROM RESOURCE RECOVERY SYSTEM**

### BACKGROUND:

The Resource Recovery System (RRS) consists of partnerships between the City of Ames, 11 of the incorporated cities in Story County, Story County itself, and Iowa State University. The partnerships are outlined in 13 separate 28E intergovernmental agreements with Ames. These agreements originated when the Resource Recovery Plant was established in 1975, and have been renewed several times since.

Included among these partners is the City of Roland . In 2014, Ames and Roland entered into the current agreement, which is in effect through June 30, 2034 (see attached). The agreement states that Ames will provide a solid waste disposal system, including arrangements for a landfill and the use of the Resource Recovery Plant to produce refuse-derived fuel for the Power Plant. In exchange, Roland contributes to the cost of the operation of the RRS through a per-capita fee (currently \$10.50 per person, or \$14,301 total).

In the past several years, Ames has been developing a new approach to handling solid waste. By July 1, 2027, the waste-to-energy operation will be discontinued, and solid waste will be consolidated at the Resource Recovery and Recycling Campus (R3C) and transported to a landfill in Carroll County. The development of this new system requires increases in tipping fees and changes to waste diversion efforts (e.g., more robust recycling efforts).

In order to plan for the new R3C facility and its financing, City of Ames staff approached the current RRS partners in fall 2025 and requested that each partner consider approving revised 28E agreements. The revised 28E agreements would extend through June 30, 2047.

On May 12, 2026, the City Council referred to a future agenda a letter received from the Mayor of the City of Roland (attached). In the letter, the City of Roland is requesting a release from the existing 28E agreement no earlier than June 2026. Roland intends to join the solid waste planning area that contains Marshall County Landfill, and will be served by it.

The termination language in the existing 28E agreement allows for cancellation of the agreement prior to June 30, 2034 by mutual agreement of both parties. Several other communities in eastern Story County are served by the Marshall County Landfill or are anticipated to be later this year.

**City staff does not believe that the withdrawal of Roland from the RRS will have a significant negative impact on the viability of the system.** Staff has prepared an amendment to the 28E agreement (attached to this report), which would formalize the cancelation of the agreement effective June 30, 2026.

**ALTERNATIVES:**

1. Approve an amendment to the Resource Recovery System 28E agreement with the City of Roland to cancel the agreement as of June 30, 2026.
2. Do not approve the cancellation of the agreement which will bind the City of Roland to the existing agreement until June, 2034.
3. Refer this item to staff for further information.

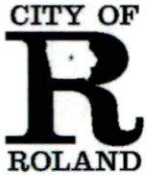
**CITY MANAGER'S RECOMMENDED ACTION:**

When the Resource Recovery System was initiated in 1975, partnerships were entered into with most of the communities across Story County to handle solid waste through the system. With the transition away from waste-to-energy, the costs for the disposal of solid waste through the Resource Recovery & Recycling Campus will necessitate fee increases. At the time the R3C was initially being discussed with the Resource Recovery System partners, it was clear to City staff that some communities may both desire and be able to leave the Resource Recovery System for an alternative.

**The City of Roland has identified a new solid waste management planning area (and associated landfill) with which it wishes to partner. City of Ames staff does not believe that releasing Roland from the Resource Recovery System will present a significant financial burden to the system.** Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative #1, as described above.

**ATTACHMENT(S):**

- [City of Roland release from 28E agmt request.pdf](#)
- [A049 - Contract with Roland dated June 10, 2014.pdf](#)
- [Termination 28E Agreement \(Roland\).PDF](#)



# CITY OF ROLAND, IOWA

120 N MAIN STREET • PO BOX 288 • ROLAND, IOWA 50236  
OFFICE (515) 215-2861  
EMAIL: [CITYOFROLAND@GMAIL.COM](mailto:CITYOFROLAND@GMAIL.COM) • WEBSITE: [CITYOFROLAND.ORG](http://CITYOFROLAND.ORG)

MELISSA MATTINLGY • CITY CLERK

---

04/28/2026

Mayor John Haila  
515 Clark Avenue  
Ames, IA 50010

Dear Mayor Haila and members of the Ames City Council,

On behalf of the City of Roland, I am writing to formally request release from our current 28E agreement for solid waste services, which began on July 1, 2014, and is scheduled to remain in effect through July 1, 2034.

We understand that the City of Ames is in the process of revising this agreement in light of the upcoming transition to a new Resource Recovery and Recycling Campus. While we appreciate the long-standing partnership between our communities, Roland has determined that it is in our best interest to explore alternative waste management options that better align with our operational needs and financial considerations.

As outlined in your recent correspondence, the projected increase in tipping fees from \$75 to \$95.11 per ton beginning in 2027 represents a significant cost shift. Although this fee is assessed to haulers, we anticipate that it will ultimately impact Roland residents and businesses through increased contract pricing. Given these anticipated changes, we respectfully request to be released from the current 28E agreement prior to its scheduled expiration no earlier than June 2026. Roland will be contracted with Pratt Sanitation starting July 1, 2026, and they have agreed to haul our solid waste to the Marshall County Landfill along with taking care of our recycling services.

We value the collaboration we've shared with the City of Ames and remain committed to responsible waste management practices. We hope to part on amicable terms and are open to discussing a mutually agreeable timeline and transition plan. Please let us know if we may be formally released from the contract.

Sincerely,

Kurtis Bower  
Mayor of Roland  
120 N Main Street  
Maxwell, IA 50161  
[rolandmayor@cityofrolandiowa.org](mailto:rolandmayor@cityofrolandiowa.org)

✓  
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Instrument: 2014- 00006355  
Date: Jul 28, 2014 01:24:41P  
Rec Fee: 35.00 E-Com Fee: 1.00  
Aud Fee: .00 Trans Tax: .00  
Rec Management Fee: 1.00  
Non-Standard Page Fee: .00  
Filed for record in Story County, Iowa  
Susan L. Vande Kamp, County Recorder

**DO NOT WRITE IN THE SPACE ABOVE THIS LINE; RESERVED FOR RECORDER**

Prepared by: City of Ames Legal Department, 515 Clark Ave., Ames, IA 50010; 515-239-5146  
Return to: Ames City Clerk, Ames City Hall, 515 Clark Ave., P.O. Box 811, Ames, IA 50010

**CONTRACT AND AGREEMENT FOR USE AND SUPPORT OF A  
SOLID WASTE RECLAMATION, RECYCLING AND DISPOSAL SYSTEM  
(AMES - ROLAND)**

This Contract and Agreement is made and entered into by and between the City of Ames, Iowa, a municipal corporation organized and existing pursuant to the laws of the State of Iowa (hereinafter called "Ames") and the City of Roland, a municipal corporation organized and existing pursuant to the laws of the State of Iowa (hereinafter called "Roland").

**WITNESSETH THAT:**

**WHEREAS**, since 1974 the City of Ames has partnered with communities and entities within Story County (including Roland) through 28E agreements for disposal of garbage and solid waste, this third agreement phase will commence July 1, 2014 and span the next 20 years; and

**WHEREAS**, some provision must be made for the safe and sanitary disposal of garbage and solid waste both now and in the future; and

**WHEREAS**, it is found that due to the high fixed costs of an environmentally satisfactory solid waste disposal method there is a lower cost per person if the costs of a single high capacity system can be spread over the populations of a number of cities and towns; and

**WHEREAS**, Ames is willing and able to design, construct, operate and maintain an environmentally satisfactory, efficient and economical high capacity solid waste disposal system if a sufficient number of jurisdictions are committed to its use and support; and

**WHEREAS**, Roland has considered the system proposed by Ames and finds that the Ames System will afford to the citizens of Roland a safe, sanitary and environmentally desirable means for the disposal of solid waste.

**NOW, THEREFORE**, the parties hereto have and do hereby covenant, contract and agree as follows:

**ARTICLE I  
BASIC INTENT AND PURPOSE**

1. Ames shall, subject to terms, provisions and conditions hereinafter set out and in accordance with the procedures and provisions hereinafter made and declared, maintain a safe, sanitary and environmentally satisfactory solid waste processing system and for and by such system accept and dispose of all garbage and solid waste of Roland during the period of July 1, 2014, to June 30, 2034.

2. Roland shall, subject to terms, provisions and conditions hereinafter set out and in accordance with the procedures and provisions hereinafter made and declared, use and support the Ames solid waste disposal system by providing for the disposal of all garbage and solid waste of Roland by means of the Ames System and to the lawful extent of its powers allow or permit no other means; and pay such proportionate share of the cost of the Ames System as the population of Roland bears to the total of the populations of all the jurisdictions so using and supporting the Ames System during the period July 1, 2014, to June 30, 2034.

3. Nothing in this agreement shall be construed as prohibiting or discouraging Roland from encouraging or assisting its citizens to propose, create or participate in any public or private recycling efforts. However, if during the term of this agreement it becomes necessary for all participating jurisdictions to assist in meeting state mandated recycling goals or demand side management reduction goals, Roland agrees to establish recycling programs to meet Roland's proportionate share of those goals.

**ARTICLE II  
METHOD OF PAYMENT**

1. Costs of the Ames System shall be computed for each calendar year. On or before February 15<sup>th</sup> of each year Ames shall notify Roland of its proportionate share of the net costs of the system for the prior calendar year. Such proportionate share of the costs shall be paid by Roland to Ames as follows: one-half on or before July 15 and one-half on or before December 15 of each year.

2. Each using and supporting jurisdiction shall be responsible for a share of the system costs, based on the proportionate population of each jurisdiction. Such per capita cost shall be calculated annually, based on the most recent decennial Federal census. The per capita cost shall be established by analyzing the previous costs and revenues of the Ames System and projecting the future expenses and revenue sources of the system in order to maintain an adequate ongoing balance. When establishing the per capita cost, an effort will be made to maintain consistency over a period of time.

Revenue Sources

Fuel Revenue  
Plant Fees  
Sale of Materials  
Government Agency Contracts

Planned Expenditures

Operation Costs  
Debt Service

Per Capita Cost = (Planned Expenditures – Projected Revenue) ÷ System Population

3. Whenever there is a Net Income to the Ames System for any calendar year, such Net Income shall be retained in a fund balance for future system needs.

**ARTICLE III  
DEFINITIONS**

1. For the purpose of this agreement, certain words and phrases are defined as follows:

- a. Garbage. Every waste accumulation of animal or vegetable matter, or otherwise, that attends or results from the preparation, use, cooking, dealing in or storage of food for human consumption, but not including the accumulated by-products of commercial animal slaughtering, butchering or meat-cutting activities.
- b. Solid Waste. All waste materials, including yard waste and garbage except liquid matter, toxic and hazardous waste, and not including the accumulated by-products of commercial animal slaughtering, butchering or meat-cutting activities.
- c. Ames System. A sanitary landfill and a Resource Recovery Plant established, operated and maintained by Ames, plus all attendant and ancillary processes, procedures and activities conducted by Ames, its agents and licensees for the collection and processing of garbage and solid waste.
- d. Sanitary Landfill. Such areas as have heretofore or may hereafter be set aside or designated by Ames a place where garbage and solid waste will be accepted and disposed of by compaction and burial.
- e. Resource Recovery Plant. Building, equipment and all attendant processes, procedures and manpower established and maintained by Ames for processing garbage and solid waste to reclaim usable elements and substances, produce combustible matter for use as fuel for the Ames Municipal Electric System, and reduce all inert and unusable matter to a form convenient for burial in a sanitary landfill.

- f. Using and Supporting Jurisdiction. An incorporated city or town, or a county of the State of Iowa, that has entered into a contract and agreement to use and support the Ames System pursuant to and in accordance with the same provisions, terms and conditions as are set out in this agreement.
- g. Operating Costs. All costs, direct or indirect, incurred by Ames in the operation, maintenance and administration of the Ames System, including equipment replacement costs and interest costs needed to maintain cash flow requirements.
- h. Debt Service. Annual principle and interest for the repayment of debt incurred for capital improvements.
- i. Income from Electric Fuel Sales. The Ames Municipal Electric System will be purchasing fuel from the Resource Recovery. The price paid per ton of fuel will be increased or decreased in response to increases or decreases in the price paid per BTU of other fuel burned at the Ames Power Plant.
- j. Income from Government Agency Contracts. Monies received pursuant to any contracts with may be made for use of the Ames System at a rate per ton with such agencies as Iowa State University, the National Animal Disease Laboratory, the National Biologics Laboratory and others.
- k. Plant Fees. Fees established by the Ames City Council for use of the Ames System.
- l. Income from Sale of Materials. Income derived from the sale of materials reclaimed from solid waste by the processes of the Ames Solid Waste Separation Plant.
- m. Population. The population of an incorporated city or town shall be the number of persons living within its corporate limits as established by the most recent Federal Census, except that for Ames the population thus established will be decreased by the number of persons living in Iowa State University housing facilities. For a county, population shall be the number of persons living within its borders as established by the most recent Federal Census, less the number of such persons living within the limits of incorporated cities and towns as established by the most recent decennial Federal Census.

#### **ARTICLE IV ADMINISTRATION**

- 1. The Ames System shall be governed, controlled and administered solely by and through the Ames City Council and Ames City Manager in accordance with and pursuant to the terms of this agreement.

2. It is understood and agreed that Ames will cause the promulgation of specific rules and procedures for the use and workings of the Ames System. Such rules shall govern:

- a. Which types and quantities of garbage and solid waste shall be delivered to and accepted by a sanitary landfill.
- b. Which types and quantities of garbage and solid waste shall be delivered to and accepted by the Resource Recovery Plant.
- c. The days and hours when the Resource Recovery Plant and other system facilities will be open to receive materials.
- d. All procedures for billing and collection of fees.
- e. Every and any other aspect of the management and control of the Ames System.

3. All financial record keeping and accounting for monies and funds related to the Ames System will be done in accordance with such generally accepted accounting principles and procedures as the Ames City Manager and the Director of Finance for the City of Ames shall deem appropriate and sufficient to accurately reflect all costs, direct and indirect, and all revenues and income of the Ames System. Such financial records will be subjected to audit annually by an independent Certified Public Accountant or Certified Public Accounting firm. Financial records of the Ames System will be open and available for inspection by Roland at any time during normal business hours.

4. As a means of enhancing communications with the using and supporting jurisdictions, Roland may request a meeting to discuss projected operating costs, revenues, rates, capital improvements and debt financing. Ames will also utilize the Story County Mayor's Association as a means of ongoing communication with the using and supporting jurisdictions.

Ames will send out an annual report by February 15<sup>th</sup> of each calendar year.

5. Roland shall require all garbage and solid waste collectors and haulers that it may license or engage to have and use for such collecting and hauling, vehicles of a type and nature which meet the minimum standards Ames now or hereafter requires of its licensed collectors and haulers. Roland shall also require all garbage and solid waste collectors and haulers which it may license or engage to produce evidence of insurance coverage of the types and minimum amounts which Ames now or hereafter requires of its licensed collectors and haulers.

6. From time to time during the term of this agreement it may become necessary for Ames to incur additional debt for the Ames System. The decision whether to incur such additional debt for the Ames System shall be solely at the discretion of the Ames City Council. Ames will hold an official public hearing prior to the issuance of additional debt.

7. All decisions and determinations as to plant fees, operating budgets, wages and salaries, equipment and supply purchases and any and all other expenses of or charges by the Ames System shall be solely within the discretion of the Ames City Council and City Manager.

8. All land and equipment and any and all other property before now or hereafter acquired by Ames to establish, operate and maintain the Ames System shall be solely the property of Ames, and Roland shall not, by virtue of this agreement, have or acquire any proprietary right, title or interest therein. Roland shall not, by virtue of this agreement, obtain, acquire or succeed to any rights or entitlements other than those expressly set out and provided for herein.

9. This contract and agreement is made and entered into in accordance with the provisions of Chapter 28E, Code of Iowa, insofar as the provisions of that chapter are applicable and may not be terminated prior to June 30, 2034, except by the mutual consent of the parties hereto.

10. No later than calendar year of 2033, representatives of Ames and Roland shall meet to determine the feasibility of continuing this contract after the expiration of the contract on June 30, 2034.

11. This agreement rescinds and replaces the agreement recorded as Instrument Nos. 94-05838 and 94-05839 in the records of the office of the Story County Recorder.

**ARTICLE V  
MISCELLANEOUS**

1. Assignment. This agreement may not be assigned by either party without the prior written consent of the other party.

2. Waiver. No delay or failure to exercise a right resulting from a default or breach of this agreement shall impair such right or shall be construed to be a waiver thereof, but such right may be exercised from time to time and as often as may be deemed expedient.

3. Amendment. No amendment, modification, change or extension of this agreement shall be effective unless it is in writing and duly executed by the parties.

4. Agreement Governed by Iowa Law. This agreement shall be governed by the laws of the State of Iowa.

5. Execution of Documents. This agreement may be executed in any number of duplicate originals, any of which shall be regarded for all purposes as an original, and all of which shall constitute but one and the same instrument.

IN WITNESS WHEREOF, the parties hereto have approved and caused the execution of the aforesaid covenant, contract and agreement, to wit:

CITY OF AMES, IOWA

By Ann H. Campbell  
Ann H. Campbell, Mayor

Attest Diane R. Voss  
Diane R. Voss, City Clerk



STATE OF IOWA, COUNTY OF STORY, ss:

On this 10<sup>th</sup> day of June, 2014, before me, a Notary Public in and for the State of Iowa, personally appeared Ann H. Campbell and Diane R. Voss, to me personally known and who, by me duly sworn, did say that they are the Mayor and City Clerk, respectively, of the City of Ames, Iowa; that the seal affixed to the foregoing instrument is the corporate seal of the corporation; and that the instrument was signed and sealed on behalf of the corporation, by authority of its City Council, as contained in Resolution No. 14-336 adopted by the City Council on the 10<sup>th</sup> day of June, 2014, and that Ann H. Campbell and Diane R. Voss acknowledged the execution of the instrument to be their voluntary act and deed and the voluntary act and deed of the corporation, by it voluntarily executed.



Jill L. Ripperger  
Notary Public in and for the State of Iowa

CITY OF ROLAND, IOWA

By Jerry Balmer  
Jerry Balmer, Mayor - Pro Tem

Attest Jodi Meredith  
Jodi Meredith, City Clerk

STATE OF IOWA, COUNTY OF STORY, ss:

On this 8<sup>th</sup> day of May, 2014, before me, a Notary Public in and for the State of Iowa, personally appeared Jerry Balmer and Jodi Meredith, to me personally known and who, by me duly sworn, did say that they are the Mayor and City Clerk, respectively, of the City of Roland, Iowa; that the seal affixed to the foregoing instrument is the corporate seal of the corporation; and that the instrument was signed and sealed on behalf of the corporation, by authority of its City Council, as contained in Resolution No. N-11 adopted by the City Council on the 7<sup>th</sup> day of May, 2014, and that Jerry Balmer and Jodi Meredith acknowledged the execution of the instrument to be their voluntary act and deed and the voluntary act and deed of the corporation, by it voluntarily executed.



Nathan Hovick  
Notary Public in and for the State of Iowa

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**DO NOT WRITE IN THE SPACE ABOVE THIS LINE; RESERVED FOR RECORDER**

Prepared by: City of Ames Legal Department, 515 Clark Ave., Ames, IA 50010; 515-239-5146

Return to: Ames City Clerk, Ames City Hall, 515 Clark Ave., P.O. Box 811, Ames, IA 50010

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**AGREEMENT TERMINATING 28E AGREEMENT FOR USE AND SUPPORT OF A  
SOLID WASTE RECLAMATION, RECYCLING AND DISPOSAL SYSTEM BETWEEN  
THE CITY OF AMES, IOWA AND THE CITY OF ROLAND, IOWA.**

**(AMES - ROLAND)**

This Contract and Agreement is made and entered into by and between the City of Ames, Iowa, a municipal corporation organized and existing pursuant to the laws of the State of Iowa and the City of Roland, a municipal corporation organized and existing pursuant to the laws of the State of Iowa.

**WITNESSETH THAT:**

**WHEREAS**, the City of Ames and the City of Roland entered into an agreement for the use and support of a solid waste reclamation, recycling, and disposal system on June 10, 2014, recorded as Instrument Number 2014-00006355 in the records of the Story County Recorder on July 28, 2014; and

**WHEREAS**, said agreement by its terms is effective until June 30, 2034; and

**WHEREAS**, the agreement at paragraph 9 allows termination of the agreement at any time with the mutual consent of the parties; and

**WHEREAS**, the City of Roland has indicated its desire to terminate said agreement on June 30, 2026; and,

**WHEREAS**, the City of Ames is agreeable to terminating the agreement as requested by the City of Roland;

**THEREFORE**, the parties agree as follows:

1. The agreement for the use and support of a solid waste reclamation, recycling, and disposal system between the City of Ames and the City of Roland, executed on June 10, 2014, and recorded as Instrument Number 2014-00006355 in the records of the Story County Recorder, is hereby terminated effective June 30, 2026.

**IN WITNESS WHEREOF**, the parties hereto have approved and caused the execution of the aforesaid covenant, contract and agreement, to wit:

CITY OF AMES, IOWA

By \_\_\_\_\_  
John A. Haila, Mayor

Attest \_\_\_\_\_  
Renee Hall, City Clerk

STATE OF IOWA, COUNTY OF STORY, ss:

On this \_\_\_\_ day of \_\_\_\_\_, 2026, before me, a Notary Public in and for the State of Iowa, personally appeared John A. Haila and Renee Hall, to me personally known and who, by me duly sworn, did say that they are the Mayor and City Clerk, respectively, of the City of Ames, Iowa; that the seal affixed to the foregoing instrument is the corporate seal of the corporation; and that the instrument was signed and sealed on behalf of the corporation, by authority of its City Council, as contained in Resolution No. \_\_\_\_\_ adopted by the City Council on the \_\_\_\_ day of \_\_\_\_\_, 2026, and that John A. Haila and Renee Hall acknowledged the execution of the instrument to be their voluntary act and deed and the voluntary act and deed of the corporation, by it voluntarily executed.

\_\_\_\_\_  
Notary Public in and for the State of Iowa

CITY OF ROLAND, IOWA

By \_\_\_\_\_  
Kurtis Bower, Mayor

Attest \_\_\_\_\_  
Mellisa Mattingly, City Clerk

STATE OF IOWA, COUNTY OF STORY, ss:

On this \_\_\_\_ day of \_\_\_\_\_, 2026, before me, a Notary Public in and for the State of Iowa, personally appeared Kurtis Bower and Mellisa Mattingly, to me personally known and who, by me duly sworn, did say that they are the Mayor and City Clerk, respectively, of the City of Roland, Iowa; that the seal affixed to the foregoing instrument is the corporate seal of the corporation; and that the instrument was signed and sealed on behalf of the corporation, by authority of its City Council, as contained in Resolution No. \_\_\_\_ adopted by the City Council on the \_\_\_\_ day of \_\_\_\_\_, 2026, and that Kurtis Bower and Mellisa Mattingly acknowledged the execution of the instrument to be their voluntary act and deed and the voluntary act and deed of the corporation, by it voluntarily executed.

\_\_\_\_\_  
Notary Public in and for the State of Iowa

ITEM #:	17
DATE:	05-26-26
DEPT:	PW

## COUNCIL ACTION FORM

**SUBJECT: REQUEST FROM CITY OF MCCALLSBURG TO WITHDRAW FROM RESOURCE RECOVERY SYSTEM**

### BACKGROUND:

The Resource Recovery System (RRS) consists of partnerships between the City of Ames, 11 of the incorporated cities in Story County, Story County itself, and Iowa State University. The partnerships are outlined in 13 separate 28E intergovernmental agreements with Ames. These agreements originated when the Resource Recovery Plant was established in 1975, and have been renewed several times since.

Included among these partners is the City of McCallsburg. In 2014, Ames and McCallsburg entered into the current agreement, which is in effect through June 30, 2034 (see attached). The agreement states that Ames will provide a solid waste disposal system, including arrangements for a landfill and the use of the Resource Recovery Plant to produce refuse-derived fuel for the Power Plant. In exchange, McCallsburg contributes to the cost of the operation of the RRS through a per-capita fee (currently \$10.50 per person, or \$3,707 total).

In the past several years, Ames has been developing a new approach to handling solid waste. By July 1, 2027, the waste-to-energy operation will be discontinued, and solid waste will be consolidated at the Resource Recovery and Recycling Campus (R3C) and transported to a landfill in Carroll County. The development of this new system requires increases in tipping fees and changes to waste diversion efforts (e.g., more robust recycling efforts).

In order to plan for the new R3C facility and its financing, City of Ames staff approached the current RRS partners in fall 2025 and requested that each partner consider approving revised 28E agreements. The revised 28E agreements would extend through June 30, 2047.

On May 12, 2026, the City Council referred to a future agenda a letter received from the Mayor of the City of McCallsburg (attached). In the letter, the City of McCallsburg is requesting a release from the existing 28E agreement no earlier than June 2026. McCallsburg intends to join the solid waste planning area that contains Marshall County Landfill, and will be served by it.

The termination language in the existing 28E agreement allows for cancellation of the agreement prior to June 30, 2034 by mutual agreement of both parties. Several other communities in eastern Story County are served by the Marshall County Landfill or are anticipated to be later this year.

**City staff does not believe that the withdrawal of McCallsburg from the RRS will have a significant negative impact on the viability of the system.** Staff has prepared an amendment to the 28E agreement (attached to this report), which would formalize the

cancellation of the agreement effective June 30, 2026.

**ALTERNATIVES:**

1. Approve an amendment to the Resource Recovery System 28E agreement with the City of McCallsburg to cancel the agreement as of June 30, 2026.
2. Do not approve the cancellation of the agreement which will bind the City of Roland to the existing agreement until June, 2034.
3. Refer this item to staff for further information.

**CITY MANAGER'S RECOMMENDED ACTION:**

When the Resource Recovery System was initiated in 1975, partnerships were entered into with most of the communities across Story County to handle solid waste through the system. With the transition away from waste-to-energy, the costs for the disposal of solid waste through the Resource Recovery & Recycling Campus will necessitate fee increases. At the time the R3C was initially being discussed with the Resource Recovery System partners, it was clear to City staff that some communities may both desire and be able to leave the Resource Recovery System for an alternative.

**The City of McCallsburg has identified a new solid waste management planning area (and associated landfill) with which it wishes to partner. City of Ames staff does not believe that releasing McCallsburg from the Resource Recovery System will present a significant financial burden to the system.** Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative #1, as described above.

**ATTACHMENT(S):**

[Request Letter from the City of McCallsburg.pdf](#)

[A047 - Contract with McCallsburg dated June 10, 2014.pdf](#)

[Termination 28E Agreement \(McCallsburg\).PDF](#)



## City of McCallsburg

425 Main, P.O. Box F  
McCallsburg, Iowa 50154

Phone: (515) 434-2242

Website: [www.cityofmccallsburg.com](http://www.cityofmccallsburg.com)

e-mail: [mcburg@netins.net](mailto:mcburg@netins.net)

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### *A Country Town with a Country Heart*

May 7, 2026

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

**Re: Request for Termination of 28E Agreement effective June 30**

Dear Mayor and members of the Ames City Council:

On behalf of the City of McCallsburg, this letter serves as formal notice requesting termination of the current 28E Agreement between the City of Ames and the City of McCallsburg effective June 30, 2026.

After review and discussion, the City of McCallsburg has determined it is in the best interest of the city to discontinue participation in the agreement at this time. We appreciate the cooperation and services provided through this partnership and value the working relationship that has existed between our communities.

Please consider this letter as our official request and notice of termination in accordance with the provisions outlined within the agreement. We ask that any necessary steps or documentation required to finalize the termination be communicated to our office.

Thank you for your cooperation and professionalism throughout the duration of this agreement. We appreciate the support and collaboration provided by the City of Ames.

If you have any questions or require additional information, please contact City Hall at your convenience.

Sincerely,  
Bill Lytle - Mayor

City Council Members

Emily Banks

Kim Nelson

Scott Anderson

Jesse Bielenberg

Jon Muntz

AD  
H  
D  
G  
R

Instrument: 2014- 00006353  
Date: Jul 28, 2014 01:22:56P  
Rec Fee: 35.00 E-Com Fee: 1.00  
Aud Fee: .00 Trans Tax: .00  
Rec Management Fee: 1.00  
Non-Standard Page Fee: .00  
Filed for record in Story County, Iowa  
Susan L. Vande Kamp, County Recorder

**DO NOT WRITE IN THE SPACE ABOVE THIS LINE; RESERVED FOR RECORDER**

Prepared by: City of Ames Legal Department, 515 Clark Ave., Ames, IA 50010; 515-239-5146

Return to: Ames City Clerk, Ames City Hall, 515 Clark Ave., P.O. Box 811, Ames, IA 50010

**CONTRACT AND AGREEMENT FOR USE AND SUPPORT OF A  
SOLID WASTE RECLAMATION, RECYCLING AND DISPOSAL SYSTEM**

**(AMES - McCALLSBURG)**

This Contract and Agreement is made and entered into by and between the City of Ames, Iowa, a municipal corporation organized and existing pursuant to the laws of the State of Iowa (hereinafter called "Ames") and the City of McCallsburg, a municipal corporation organized and existing pursuant to the laws of the State of Iowa (hereinafter called "McCallsburg").

**WITNESSETH THAT:**

**WHEREAS**, since 1974 the City of Ames has partnered with communities and entities within Story County (including McCallsburg) through 28E agreements for disposal of garbage and solid waste, this third agreement phase will commence July 1, 2014 and span the next 20 years; and

**WHEREAS**, some provision must be made for the safe and sanitary disposal of garbage and solid waste both now and in the future; and

**WHEREAS**, it is found that due to the high fixed costs of an environmentally satisfactory solid waste disposal method there is a lower cost per person if the costs of a single high capacity system can be spread over the populations of a number of cities and towns; and

**WHEREAS**, Ames is willing and able to design, construct, operate and maintain an environmentally satisfactory, efficient and economical high capacity solid waste disposal system if a sufficient number of jurisdictions are committed to its use and support; and

**WHEREAS**, McCallsburg has considered the system proposed by Ames and finds that the Ames System will afford to the citizens of McCallsburg a safe, sanitary and environmentally desirable means for the disposal of solid waste.

**NOW, THEREFORE,** the parties hereto have and do hereby covenant, contract and agree as follows:

**ARTICLE I  
BASIC INTENT AND PURPOSE**

1. Ames shall, subject to terms, provisions and conditions hereinafter set out and in accordance with the procedures and provisions hereinafter made and declared, maintain a safe, sanitary and environmentally satisfactory solid waste processing system and for and by such system accept and dispose of all garbage and solid waste of McCallsburg during the period of July 1, 2014, to June 30, 2034.

2. McCallsburg shall, subject to terms, provisions and conditions hereinafter set out and in accordance with the procedures and provisions hereinafter made and declared, use and support the Ames solid waste disposal system by providing for the disposal of all garbage and solid waste of McCallsburg by means of the Ames System and to the lawful extent of its powers allow or permit no other means; and pay such proportionate share of the cost of the Ames System as the population of McCallsburg bears to the total of the populations of all the jurisdictions so using and supporting the Ames System during the period July 1, 2014, to June 30, 2034.

3. Nothing in this agreement shall be construed as prohibiting or discouraging McCallsburg from encouraging or assisting its citizens to propose, create or participate in any public or private recycling efforts. However, if during the term of this agreement it becomes necessary for all participating jurisdictions to assist in meeting state mandated recycling goals or demand side management reduction goals, McCallsburg agrees to establish recycling programs to meet McCallsburg's proportionate share of those goals.

**ARTICLE II  
METHOD OF PAYMENT**

1. Costs of the Ames System shall be computed for each calendar year. On or before February 15<sup>th</sup> of each year Ames shall notify McCallsburg of its proportionate share of the net costs of the system for the prior calendar year. Such proportionate share of the costs shall be paid by McCallsburg to Ames as follows: one-half on or before July 15 and one-half on or before December 15 of each year.

2. Each using and supporting jurisdiction shall be responsible for a share of the system costs, based on the proportionate population of each jurisdiction. Such per capita cost shall be calculated annually, based on the most recent decennial Federal census. The per capita cost shall be established by analyzing the previous costs and revenues of the Ames System and projecting the future expenses and revenue sources of the system in order to maintain an adequate ongoing balance. When establishing the per capita cost, an effort will be made to maintain consistency over a period of time.

Revenue Sources

Fuel Revenue  
Plant Fees  
Sale of Materials  
Government Agency Contracts

Expenditures

Operation Costs  
Debt Service

Per Capita Cost = (Planned Expenditures – Projected Revenue) ÷ System Population

3. Whenever there is a Net Income to the Ames System for any calendar year, such Net Income shall be retained in a fund balance for future system needs.

**ARTICLE III  
DEFINITIONS**

1. For the purpose of this agreement, certain words and phrases are defined as follows:

- a. Garbage. Every waste accumulation of animal or vegetable matter, or otherwise, that attends or results from the preparation, use, cooking, dealing in or storage of food for human consumption, but not including the accumulated by-products of commercial animal slaughtering, butchering or meat-cutting activities.
- b. Solid Waste. All waste materials, including yard waste and garbage except liquid matter, toxic and hazardous waste, and not including the accumulated by-products of commercial animal slaughtering, butchering or meat-cutting activities.
- c. Ames System. A sanitary landfill and a Resource Recovery Plant established, operated and maintained by Ames, plus all attendant and ancillary processes, procedures and activities conducted by Ames, its agents and licensees for the collection and processing of garbage and solid waste.
- d. Sanitary Landfill. Such areas as have heretofore or may hereafter be set aside or designated by Ames a place where garbage and solid waste will be accepted and disposed of by compaction and burial.
- e. Resource Recovery Plant. Building, equipment and all attendant processes, procedures and manpower established and maintained by Ames for processing garbage and solid waste to reclaim usable elements and substances, produce combustible matter for use as fuel for the Ames Municipal Electric System, and reduce all inert and unusable matter to a form convenient for burial in a sanitary landfill.

- f. Using and Supporting Jurisdiction. An incorporated city or town, or a county of the State of Iowa, that has entered into a contract and agreement to use and support the Ames System pursuant to and in accordance with the same provisions, terms and conditions as are set out in this agreement.
- g. Operating Costs. All costs, direct or indirect, incurred by Ames in the operation, maintenance and administration of the Ames System, including equipment replacement costs and interest costs needed to maintain cash flow requirements.
- h. Debt Service. Annual principle and interest for the repayment of debt incurred for capital improvements.
- i. Income from Electric Fuel Sales. The Ames Municipal Electric System will be purchasing fuel from the Resource Recovery. The price paid per ton of fuel will be increased or decreased in response to increases or decreases in the price paid per BTU of other fuel burned at the Ames Power Plant.
- j. Income from Government Agency Contracts. Monies received pursuant to any contracts with may be made for use of the Ames System at a rate per ton with such agencies as Iowa State University, the National Animal Disease Laboratory, the National Biologics Laboratory and others.
- k. Plant Fees. Fees established by the Ames City Council for use of the Ames System.
- l. Income from Sale of Materials. Income derived from the sale of materials reclaimed from solid waste by the processes of the Ames Solid Waste Separation Plant.
- m. Population. The population of an incorporated city or town shall be the number of persons living within its corporate limits as established by the most recent Federal Census, except that for Ames the population thus established will be decreased by the number of persons living in Iowa State University housing facilities. For a county, population shall be the number of persons living within its borders as established by the most recent Federal Census, less the number of such persons living within the limits of incorporated cities and towns as established by the most recent decennial Federal Census.

#### **ARTICLE IV ADMINISTRATION**

1. The Ames System shall be governed, controlled and administered solely by and through the Ames City Council and Ames City Manager in accordance with and pursuant to the terms of this agreement.

2. It is understood and agreed that Ames will cause the promulgation of specific rules and procedures for the use and workings of the Ames System. Such rules shall govern:

- a. Which types and quantities of garbage and solid waste shall be delivered to and accepted by a sanitary landfill.
- b. Which types and quantities of garbage and solid waste shall be delivered to and accepted by the Resource Recovery Plant.
- c. The days and hours when the Resource Recovery Plant and other system facilities will be open to receive materials.
- d. All procedures for billing and collection of fees.
- e. Every and any other aspect of the management and control of the Ames System.

3. All financial record keeping and accounting for monies and funds related to the Ames System will be done in accordance with such generally accepted accounting principles and procedures as the Ames City Manager and the Director of Finance for the City of Ames shall deem appropriate and sufficient to accurately reflect all costs, direct and indirect, and all revenues and income of the Ames System. Such financial records will be subjected to audit annually by an independent Certified Public Accountant or Certified Public Accounting firm. Financial records of the Ames System will be open and available for inspection by McCallsburg at any time during normal business hours.

4. As a means of enhancing communications with the using and supporting jurisdictions, McCallsburg may request a meeting to discuss projected operating costs, revenues, rates, capital improvements and debt financing. Ames will also utilize the Story County Mayor's Association as a means of ongoing communication with the using and supporting jurisdictions.

Ames will send out an annual report by February 15<sup>th</sup> of each calendar year.

5. McCallsburg shall require all garbage and solid waste collectors and haulers that it may license or engage to have and use for such collecting and hauling, vehicles of a type and nature which meet the minimum standards Ames now or hereafter requires of its licensed collectors and haulers. McCallsburg shall also require all garbage and solid waste collectors and haulers which it may license or engage to produce evidence of insurance coverage of the types and minimum amounts which Ames now or hereafter requires of its licensed collectors and haulers.

6. From time to time during the term of this agreement it may become necessary for Ames to incur additional debt for the Ames System. The decision whether to incur such additional debt for the Ames System shall be solely at the discretion of the Ames City Council. Ames will hold an official public hearing prior to the issuance of additional debt.

7. All decisions and determinations as to plant fees, operating budgets, wages and salaries, equipment and supply purchases and any and all other expenses of or charges by the Ames System shall be solely within the discretion of the Ames City Council and City Manager.

8. All land and equipment and any and all other property before now or hereafter acquired by Ames to establish, operate and maintain the Ames System shall be solely the property of Ames, and McCallsburg shall not, by virtue of this agreement, have or acquire any proprietary right, title or interest therein. McCallsburg shall not, by virtue of this agreement, obtain, acquire or succeed to any rights or entitlements other than those expressly set out and provided for herein.

9. This contract and agreement is made and entered into in accordance with the provisions of Chapter 28E, Code of Iowa, insofar as the provisions of that chapter are applicable and may not be terminated prior to June 30, 2034, except by the mutual consent of the parties hereto.

10. No later than calendar year of 2033, representatives of Ames and McCallsburg shall meet to determine the feasibility of continuing this contract after the expiration of the contract on June 30, 2034.

11. This agreement rescinds and replaces the agreement recorded as Instrument No. 96-04334 in the records of the office of the Story County Recorder.

**ARTICLE V  
MISCELLANEOUS**

1. Assignment. This agreement may not be assigned by either party without the prior written consent of the other party.

2. Waiver. No delay or failure to exercise a right resulting from a default or breach of this agreement shall impair such right or shall be construed to be a waiver thereof, but such right may be exercised from time to time and as often as may be deemed expedient.

3. Amendment. No amendment, modification, change or extension of this agreement shall be effective unless it is in writing and duly executed by the parties.

4. Agreement Governed by Iowa Law. This agreement shall be governed by the laws of the State of Iowa.

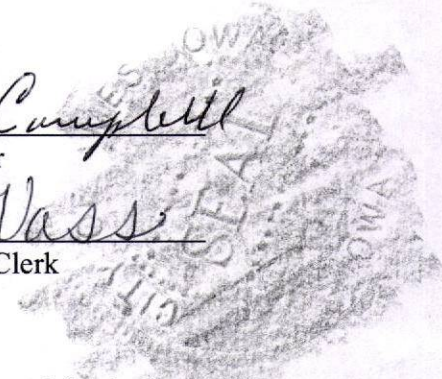
5. Execution of Documents. This agreement may be executed in any number of duplicate originals, any of which shall be regarded for all purposes as an original, and all of which shall constitute but one and the same instrument.

IN WITNESS WHEREOF, the parties hereto have approved and caused the execution of the aforesaid covenant, contract and agreement, to wit:

CITY OF AMES, IOWA

By Ann H. Campbell  
Ann H. Campbell, Mayor

Attest Diane R. Voss  
Diane R. Voss, City Clerk



STATE OF IOWA, COUNTY OF STORY, ss:

On this 10<sup>th</sup> day of June, 2014, before me, a Notary Public in and for the State of Iowa, personally appeared Ann H. Campbell and Diane R. Voss, to me personally known and who, by me duly sworn, did say that they are the Mayor and City Clerk, respectively, of the City of Ames, Iowa; that the seal affixed to the foregoing instrument is the corporate seal of the corporation; and that the instrument was signed and sealed on behalf of the corporation, by authority of its City Council, as contained in Resolution No. 14-336 adopted by the City Council on the 10<sup>th</sup> day of June, 2014, and that Ann H. Campbell and Diane R. Voss acknowledged the execution of the instrument to be their voluntary act and deed and the voluntary act and deed of the corporation, by it voluntarily executed.

Jill L. Ripperger  
Notary Public in and for the State of Iowa



CITY OF McCALLSBURG, IOWA

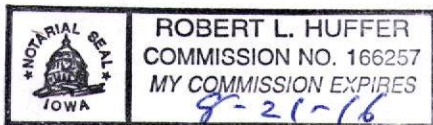
By Wallace W. Loney  
Wallace W. Loney, Mayor

Attest Jennifer Heithoff  
Jennifer Heithoff, City Clerk

STATE OF IOWA, COUNTY OF STORY, ss:

On this 5<sup>th</sup> day of May, 2014, before me, a Notary Public in and for the State of Iowa, personally appeared Wallace W. Loney and Jennifer Heithoff, to me personally known and who, by me duly sworn, did say that they are the Mayor and City Clerk, respectively, of the City of McCallsburg, Iowa; that the seal affixed to the foregoing instrument is the corporate seal of the corporation; and that the instrument was signed and sealed on behalf of the corporation, by authority of its City Council, as contained in Resolution No. 14-13 adopted by the City Council on the 6<sup>th</sup> day of May, 2014, and that Wallace W. Loney and Jennifer Heithoff acknowledged the execution of the instrument to be their voluntary act and deed and the voluntary act and deed of the corporation, by it voluntarily executed.

Robert L. Huffer  
Notary Public in and for the State of Iowa



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**DO NOT WRITE IN THE SPACE ABOVE THIS LINE; RESERVED FOR RECORDER**

Prepared by: City of Ames Legal Department, 515 Clark Ave., Ames, IA 50010; 515-239-5146

Return to: Ames City Clerk, Ames City Hall, 515 Clark Ave., P.O. Box 811, Ames, IA 50010

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**AGREEMENT TERMINATING 28E AGREEMENT FOR USE AND SUPPORT OF A  
SOLID WASTE RECLAMATION, RECYCLING AND DISPOSAL SYSTEM BETWEEN  
THE CITY OF AMES, IOWA AND THE CITY OF McCALLSBURG, IOWA.**

**(AMES - McCALLSBURG)**

This Contract and Agreement is made and entered into by and between the City of Ames, Iowa, a municipal corporation organized and existing pursuant to the laws of the State of Iowa and the City of McCallsburg, a municipal corporation organized and existing pursuant to the laws of the State of Iowa.

**WITNESSETH THAT:**

**WHEREAS**, the City of Ames and the City of McCallsburg entered into an agreement for the use and support of a solid waste reclamation, recycling, and disposal system on June 10, 2014, recorded as Instrument Number 2014-00006353 in the records of the Story County Recorder on July 28, 2014; and

**WHEREAS**, said agreement by its terms is effective until June 30, 2034; and

**WHEREAS**, the agreement at paragraph 9 allows termination of the agreement at any time with the mutual consent of the parties; and

**WHEREAS**, the City of McCallsburg has indicated its desire to terminate said agreement on June 30, 2026; and,

**WHEREAS**, the City of Ames is agreeable to terminating the agreement as requested by the City of McCallsburg;

**THEREFORE**, the parties agree as follows:

1. The agreement for the use and support of a solid waste reclamation, recycling, and disposal system between the City of Ames and the City of McCallsburg, executed on June 10, 2014, and recorded as Instrument Number 2014-00006353 in the records of the Story County Recorder, is hereby terminated effective June 30, 2026.

**IN WITNESS WHEREOF**, the parties hereto have approved and caused the execution of the aforesaid covenant, contract and agreement, to wit:

CITY OF AMES, IOWA

By \_\_\_\_\_  
John A. Haila, Mayor

Attest \_\_\_\_\_  
Renee Hall, City Clerk

STATE OF IOWA, COUNTY OF STORY, ss:

On this \_\_\_\_ day of \_\_\_\_\_, 2026, before me, a Notary Public in and for the State of Iowa, personally appeared John A. Haila and Renee Hall, to me personally known and who, by me duly sworn, did say that they are the Mayor and City Clerk, respectively, of the City of Ames, Iowa; that the seal affixed to the foregoing instrument is the corporate seal of the corporation; and that the instrument was signed and sealed on behalf of the corporation, by authority of its City Council, as contained in Resolution No. \_\_\_\_\_ adopted by the City Council on the \_\_\_\_ day of \_\_\_\_\_, 2026, and that John A. Haila and Renee Hall acknowledged the execution of the instrument to be their voluntary act and deed and the voluntary act and deed of the corporation, by it voluntarily executed.

\_\_\_\_\_  
Notary Public in and for the State of Iowa

CITY OF McCALLSBURG, IOWA

By \_\_\_\_\_  
Bill Lytle, Mayor

Attest \_\_\_\_\_  
Jenna Gilbert, City Clerk

STATE OF IOWA, COUNTY OF STORY, ss:

On this \_\_\_\_ day of \_\_\_\_\_, 2026, before me, a Notary Public in and for the State of Iowa, personally appeared Bill Lytle and Jenna Gilbert, to me personally known and who, by me duly sworn, did say that they are the Mayor and City Clerk, respectively, of the City of McCallsburg, Iowa; that the seal affixed to the foregoing instrument is the corporate seal of the corporation; and that the instrument was signed and sealed on behalf of the corporation, by authority of its City Council, as contained in Resolution No. \_\_\_\_ adopted by the City Council on the \_\_\_ day of \_\_\_\_\_, 2026, and that Bill Lytle and Jenna Gilbert acknowledged the execution of the instrument to be their voluntary act and deed and the voluntary act and deed of the corporation, by it voluntarily executed.

\_\_\_\_\_  
Notary Public in and for the State of Iowa

ITEM #:	18
DATE:	05-26-26
DEPT:	ELEC

## COUNCIL ACTION FORM

**SUBJECT: REQUEST TO REALLOCATE FUNDING FOR ELECTRIC SERVICES SCADA SYSTEM UPDATE**

### BACKGROUND:

The Combustion Turbine Controls Upgrade Capital Improvement Project has seen significant savings as the result of favorable bids and a scope change involving using a Programmable Logic controller (PLC)-based platform instead of a Distributed Control System (DCS) platform extension. Approximately \$800,000 is estimated to be saved at the conclusion of the project compared to the budgeted funds.

The electric utility's Supervisory Control and Data Acquisition (SCADA) system is used to monitor status and control power flows for interconnections to neighboring utilities, local distribution, and transmission. Data from SCADA is also used as the basis for billing energy transactions. The capabilities SCADA provides are crucial to the function of the electric utility.

The existing SCADA system was installed in 2000. Since then, SCADA software and hardware have advanced to meet evolving industry standards and regulatory requirements.

Historically, the City maintained the system through support agreements with the current vendor, which provided routine maintenance and periodic software and hardware updates at a reasonable cost. Recently, however, the vendor's business practices have changed, making ongoing maintenance and updates more complex and more costly.

**Staff is particularly concerned that the vendor no longer supplies the hardware needed to support the current system or complete future upgrades. The SCADA system is currently due for updates, but completing those updates with the current vendor would be significantly more difficult and costly. Future updates are expected to present the same challenges. For these reasons, staff proposes using savings from the Combustion Turbine Controls Upgrade Capital Improvement Project to pursue a replacement of the current SCADA system.**

To begin securing a replacement SCADA system, staff will issue an RFP for engineering services. The selected engineering firm will develop the work scope, specifications and other supporting documents for a SCADA system with Automatic Generation Control (AGC), define evaluation criteria to assess each vendor's proposal, provide an engineering cost estimate, provide standard terms and conditions for the procurement of a SCADA system, and assist City staff during bidding and project execution. The specification and relevant supporting documents will be used in an RFP process to select a vendor.

The selected SCADA vendor will be capable of providing hardware, software, and integration services required for a functional SCADA platform. Their solution will also be scalable and

architecturally flexible to accommodate additional generating stations such as the Ames Municipal Energy Center, upgrades to the transmission and distribution system, and integration of third-party systems such as Advanced Metering Infrastructure (AMI), Outage Management System (OMS), and Advanced Distribution Management System (ADMS). It is estimated that the engineering services and the new system will cost \$800,000. Staff would like to use the \$800,000 savings from the Combustion Turbine Controls Upgrade Capital Improvement Project to fund this project.

**ALTERNATIVES:**

1. Approve the request to reallocate savings from the Combustion Turbine Controls Upgrade CIP project to a new SCADA upgrade CIP project.
2. Do not approve the request.

**CITY MANAGER'S RECOMMENDED ACTION:**

The electric utility's Supervisory Control and Data Acquisition (SCADA) system is used to monitor status and control power flows for interconnections to neighboring utilities, local distribution, and transmission. Data from SCADA is also used as the basis for billing energy transactions. The capabilities SCADA provides are crucial to the function of the electric utility.

The existing SCADA system is in need of update, but completing those updates and any future updates with the current vendor will be significantly more difficult and costly due to their changing business practices. Pursuing a replacement system will allow City staff to identify other cost effective and functional SCADA solutions.

**The initial step regarding the SCADA project will be to hire an engineer at a later date to develop the specifications for a future proposal. Since no funding currently exists for this new project, before initiating this project the staff would like the Council's approval for the reallocation of the savings from the Combustion Turbine Controls project to this new SCADA project. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, as described above.**

ITEM #:	19
DATE:	05-26-26
DEPT:	P&R

**COUNCIL ACTION FORM**

**SUBJECT: CONTRACT RENEWAL FOR THE RIGHT OF WAY TREE TRIMMING AND REMOVAL PROGRAM**

**BACKGROUND:**

The Parks and Recreation Department requires various tree trimming, removal, and stump grinding activities to be completed in the right of way by a contractor annually. In March 2024, City Council awarded a contract to Ames Story Tree and Lawn, Ames, Iowa, for the Right of Way Tree Trimming and Removal Program for the period of July 1, 2024, through June 30, 2025. This contract included four optional renewal periods.

**The second renewal period for year three of the contract is July 1, 2026, through June 30, 2027. Ames Story Tree and Lawn indicated a 3% price increase for each renewal period. The prices for the upcoming period are shown in the table below:**

<b>Contractor</b>	<b>Bid Amount per Crew Hour</b>	<b>Stump Grinding Cost Per Inch of Stump Grinding</b>
Ames Story Tree and Lawn, Ames, Iowa	\$48.80	\$3.03

Payments will be based on invoices for work actually completed under this contract. The amount of this contract is not to exceed \$85,000. The FY 2026/27 budget includes \$105,000 for this work.

**ALTERNATIVES:**

1. Award the contract renewal for the FY 2026/27 Tree Trimming and Removal Program to Ames Story Tree and Lawn, Ames, Iowa, in an amount not to exceed \$85,000.
2. Do not award the contract renewal at this time and purchase tree trimming, removal, and stump grinding on an as-needed basis and seek bids from other companies.
3. Refer back to staff.

**CITY MANAGER'S RECOMMENDED ACTION:**

**The FY 2026/27 includes \$105,000 for the Right of Way Tree Trimming and Removal Program. The cost of the contract renewal is not to exceed \$85,000. Staff has been satisfied with the work completed by Ames Story Tree and Lawn and is supportive of renewing the contract for FY 2026/27. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, as described above.**

ITEM #:	<u>20</u>
DATE:	<u>05-26-26</u>
DEPT:	<u>ELEC</u>

### COUNCIL ACTION FORM

**SUBJECT: ELECTRIC SERVICES FUEL SUPPLY CONTRACT RENEWAL**

**BACKGROUND:**

This contract is for the purchase of #2 ultra low sulfur diesel fuel for Electric Services. The utility has a 250,000-gallon main fuel tank located at the Dayton Substation to fuel the two GT (gas turbine) units, which are primarily used at times of peak electricity demand and during emergencies. The utility's two gas turbines could burn 250,000 gallons of fuel in a 60-hour time period, requiring larger refill volumes and quick refills should an emergency dictate that they stay on-line.

**The scope of work for this contract includes supplying fuel to the gas turbine units as needed. Suppliers were asked to provide pricing in the form of a markup or markdown to the daily-published "rack" average fuel price at the Des Moines, Iowa, terminal for stated products.**

On September 10, 2025, City Council awarded a contract to Petroleum Traders Corporation, Fort Wayne, Indiana to provide these services. The contract includes a provision that would allow the City to renew the contract for up to four additional one-year terms. **The proposed renewal contract would be the first of the four optional terms. The renewal period is from July 1, 2026, through June 30, 2027.**

**The approved FY 2026/27 operating budget includes \$300,000 for this fuel purchase. The actual cost invoices will be based on the amount of fuel purchased and the price of the fuel at the time of purchase.**

**It should be noted that under the Petroleum Traders contract, the Power Plant can take delivery from two distinct points: Buckeye and Magellan.** The fuel from Buckeye meets General Electric specifications. Fuel from Magellan is received from many different refineries, which could potentially result in a fuel blend that differs slightly from the General Electric specifications. Therefore, the Buckeye fuel is the primary delivery point. However, staff obtained prices from Magellan in case fuel is urgently needed and it is unavailable from Buckeye. Costs for FY 2026/27 will be a \$0.0302 increase to the Magellan "rack" fuel price and a \$0.0636 increase to the Buckeye "rack" fuel price, which represents a 1% increase over FY 2025/26 costs.

**ALTERNATIVES:**

1. Approve renewal of the contract for supplying diesel fuel to the City's gas turbine units to Petroleum Traders Corporation in a total amount not to exceed \$300,000, with the options for pricing to be computed as a:
  - a. \$0.0302 increase to the Magellan "rack" fuel price, or,
  - b. \$0.0636 increase to the Buckeye "rack" fuel price
  
2. Reject the renewal option and instruct staff to seek new competitive bids.

**CITY MANAGER'S RECOMMENDED ACTION:**

**This contract will offer the City flexibility in fuel purchasing and maintain standards of performance for fuel content and fuel delivery. Detailed ordering and delivery procedures will also be part of this contract. The actual contract amount will be based on the actual quantities delivered.** Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1a-b as stated above.

ITEM #:	21
DATE:	05-26-26
DEPT:	ELEC

## COUNCIL ACTION FORM

**SUBJECT: ELECTRICAL MAINTENANCE SERVICES CONTRACT FOR POWER PLANT - CONTRACT RENEWAL**

### BACKGROUND:

Electric Services' two high-pressure steam turbine electric generating units within the Power Plant are referred to as Unit No. 7 and Unit No. 8. These units require regular professional maintenance and repair. **This contract consists of emergency service as well as regularly planned repairs and services during scheduled outages.** The repair of these generating units requires professional trade crafts such as boilermakers, electricians/control techs, steam/pipe fitters, and millwrights, to list a few. The units operate under environmental conditions with high heat and high pressure.

**Due to these operational conditions, numerous circuit breakers, relays and electrical circuits are necessary to safely and reliably operate the Power Plant. All of this equipment must be professionally maintained, serviced, adjusted, repaired, and rebuilt. Specially trained personnel must perform this work.**

On May 9, 2023, Ames City Council awarded a contract to Tri-City Electric Company of Iowa, Davenport, IA, for the Electrical Maintenance Services Contract for Power Plant. The contract includes an option that would allow the City to renew the contract for up to four additional one-year terms. This is the third of four additional renewal contract periods. **The City Council should note that the rates which will be charged by Tri-City Electric Company of Iowa will increase by 3%, as indicated in their bid document.**

Staff recommends that these services continue to be outsourced on an annual renewable contract basis. The benefits of having a contract for these services in place include the following:

1. Consistency of work and quality from a single contractor.
2. Reduction in the City's exposure to market forces regarding prices and availability for labor, travel, and supplies in preparation for a scheduled outage.
3. Rapid contractor mobilization to start emergency repairs, thus reducing generation downtime.
4. Saved City staff time obtaining quotes, evaluating bids and preparing specifications and other procurement documentation.

**The approved FY 2026/27 operating budget for Electric Production includes \$110,000 for relay and breaker maintenance.** Actual expenses will be based on services provided and

invoiced during the term of the renewal.

**ALTERNATIVES:**

1. Approve the contract renewal with Tri-City Electric Company of Iowa, Davenport, IA, for the Electrical Maintenance Services Contract for Power Plant for the one-year period from July 1, 2026 through June 30, 2027 in an amount not-to-exceed \$110,000.
2. Reject the renewal option and instruct staff to seek new competitive bids.

**CITY MANAGER'S RECOMMENDED ACTION:**

**This work is necessary to properly maintain relays, circuit breakers and electrical circuits and to carry out emergency and scheduled repairs resulting from equipment failures. This contract would establish competitive rates for service and provide for guaranteed availability, thereby setting in place known rates for service and controlling the Plant's costs.** Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1 as stated above.

ITEM #:	<u>22</u>
DATE:	<u>05-26-26</u>
DEPT:	<u>HR</u>

## COUNCIL ACTION FORM

**SUBJECT: RENEWAL OF DENTAL INSURANCE ADMINISTRATOR CONTRACT**

### **BACKGROUND:**

For many years the City has contracted with Delta Dental of Iowa to administer the Dental Insurance benefits approved by City Council for City employees and their families. Over the past several years Delta has provided good customer service and has had a commendable record of accurate and timely claim payment.

Delta Dental also has advantageous contractual relationships with dental providers in Ames and throughout central Iowa, which allows the City to realize significant discounts on services received. Delta has a proven record of being able to administer the existing plans and has also been a willing and capable partner in staff's efforts to improve the health status of employees and their families through quality programs.

Delta Dental is estimating the City's annual claims to be \$481,810 for FY 2026/27. Fixed monthly fees increased from \$5.44 per contract to \$5.59 per contract, or 2.8%, from FY 2025/26 to FY 2026/27. The total projected annual expense of \$519,442 is covered in the amounts budgeted for health insurance included in the FY 2026/27 budget.

### **ALTERNATIVES:**

1. Accept the renewal documents from Delta Dental of Iowa to provide administrative services for dental benefits effective July 1, 2026.
2. Reject the renewal from Delta Dental of Iowa and seek another company to provide the administrative services for the City's dental plan.

### **CITY MANAGER'S RECOMMENDED ACTION:**

Over the past two decades Delta Dental of Iowa has been an effective administrator of the City's dental administrative services. Renewal of this contract will provide the best value to the City in administering its dental insurance program. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, as described above.

ITEM #:	23
DATE:	05-26-26
DEPT:	HR

## COUNCIL ACTION FORM

### SUBJECT:

**HEALTH BENEFITS BROKERAGE, CONSULTING, AND ACTUARIAL VALUATION SERVICES CONTRACT RENEWAL**

### BACKGROUND:

The City provides health benefits to full-time and regular part-time employees including medical insurance with prescription drug coverage, dental insurance, life and accidental death/dismemberment (AD&D) insurance, disability insurance, prescription drug coverage, flex spending, an employee wellness plan, and optional vision coverage. The medical and prescription drug plans are administered by Wellmark/Blue Cross of Iowa. The dental and vision plans are administered by Delta Dental of Iowa, and the flex spending plan is administered by TASC. Life/AD&D and disability insurance is provided by National Insurance Services.

The City has three group benefit plans including Wellmark's Classic Blue (indemnity plan that is closed to new enrollments), Alliance Select (PPO plan), and Blue Advantage (HMO plan). These plans are "non-grandfathered medical plans" under the Patient Protection and Affordable Care Act (ACA). As permitted by the ACA, a non-grandfathered medical plan can make changes to certain aspects of the plan, including employee contributions, as long as they meet the minimum requirement under ACA regulations, such as 100% covered preventive services and not exceeding the maximum out of pocket expenses for extenuating services.

The ACA regulations include significant compliance requirements, and the complexity of analyzing and valuing proposed plan changes is not something City staff is equipped to address without the assistance of contracted, qualified professionals. Along with this type of service, professional assistance is necessary to broker best in class offers for insurance coverage and other benefits, including the continued actuarial valuation services.

On March 9, 2023, the City issued a Request for Proposals (RFP) for health benefits brokerage, consulting and actuarial valuation services for the self-funded health plan. **After an extensive process, the City awarded a one-year contract to Gallagher Benefit Services, Inc., with an option to renew for four additional one-year periods. The second renewal term expires on June 30, 2026. Gallagher's rate for the third of the four renewal periods (July 2026 - June 2027) is \$59,000. The adopted FY 2026/27 Budget contains \$59,145 for these services.**

**ALTERNATIVES:**

1. Approve a renewal of the contract with Gallagher for health benefits brokerage, consulting, and actuarial valuation services for the period of July 1, 2026 through June 30, 2027.
2. Direct staff to conduct a new RFP for these services.

**CITY MANAGER'S RECOMMENDED ACTION:**

**Gallagher has an extensive record of providing benefits brokerage, consulting, and actuarial services to city government and public organizations throughout Iowa. Utilizing Gallagher's services will continue to assist with the administration of City self-funded health and life/disability benefits by providing actuarial analysis, evaluating, and supporting compliance, and analyzing cost saving approaches. Renewing this contract will provide the best value to the City by providing independent professional assistance in administering the City's health insurance plan. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1 as described above.**

ITEM #:	24
DATE:	05-26-26
DEPT:	HR

**COUNCIL ACTION FORM**

**SUBJECT: HEALTH INSURANCE ADMINISTRATIVE SERVICES CONTRACT RENEWAL**

**BACKGROUND:**

For the past 21 years Wellmark Blue Cross Blue Shield of Iowa has been the City’s provider for administrative services and excess coverage for the self-insured health and pharmacy programs. Wellmark was originally awarded this contract after a competitive Request for Proposals. Wellmark also has advantageous contractual relationships with medical providers in Ames and throughout Iowa that allow the City to receive significant discounts on services received.

**ADMINISTRATION SERVICES:**

Wellmark has a proven record of being able to administer the existing plans and has been a willing and capable partner in the City's efforts to improve the health status of employees and their families through quality programs and health promotion.

In renewing the administrative agreement for FY 2026/27, Wellmark will charge \$59.00 per member per month in administrative and access fees, effective July 1, 2026. This is a per member, per month increase of 4.7% compared to FY 2025/26.

**Administrative and Access Fees**

	FY 2025/26	FY 2026/27
# of Covered Members	553	564
Per Member, Per Month Fee	\$56.34	\$59.00
<b>Total Cost</b>	<b>\$373,872</b>	<b>\$399,312</b>

**AGGREGATE STOP LOSS COVERAGE:**

The City also obtains individual and aggregate stop loss coverage from Wellmark. The individual stop loss coverage protects the City from specific claims that exceed \$125,000 incurred in a single year, while the aggregate stop loss protects the City in the event that total claims exceed 120% of projected losses.

In FY 2025/26, the stop loss rate charged per member, per month was \$209.30. **However, the stop loss trend over the past several years has significantly exceeded Wellmark’s projections. For that reason, effective July 1, 2026, Wellmark will charge \$227.66 per member per month for specific and aggregate stop loss premiums, an increase of 16.6%.**

Due to a slight reduction in the number of covered members, in FY 2026/27, the City will pay

\$1,540,803 in specific and aggregate stop loss premiums, an 11% increase over the total amount paid in FY 2025/26.

**Specific and Aggregate Stop Loss Premiums**

	<b>FY 2025/26</b>	<b>FY 2026/27</b>
# of Covered Members	553	564
Per Member, Per Month Fee	\$209.30	\$227.66
<b>Total Cost</b>	<b>\$1,388,915</b>	<b>\$1,540,803</b>

**WELLNESS SERVICES:**

The City has been obtaining Wellness Services from Wellmark since FY 2023/24. Services provided include: health risk assessments, an online web portal with a wide variety of online wellness programs, incentive administration tracking for the Healthy4Life program that rewards employees for engaging in healthy lifestyle activities, health coaching, integration of participant data with health claims, periodic reporting regarding portal utilization and engagement, population health risks, projected financial summaries, and analyzing health data in the same population over consecutive years.

At the time of purchase, it was stated that the cost of renewal would increase no more than 3% each year. Therefore, wellness services for FY 2026/27 year will cost no more than \$30,469. This assumes that every eligible employee participates with all aspects of the program, including portal access and coaching. Considering past utilization is just under half of the eligible employees, staff estimates actual cost for the wellness portal and associated coaching will be approximately \$15,450 for FY 2026/27, which is reflected in the final budget.

**OVERALL IMPACT:**

Gallagher, the City’s contracted Health Benefits Consultant, provided assistance with reviewing the overall administrative fees and services Wellmark presented for FY 2026/27.

**The total for medical health care costs, including projected FY 2026/27 medical claims, pharmacy claims, all Wellmark administrative fees, stoploss premiums, and wellness costs are estimated to be \$14,501,274. This projected total cost was reported to City Council at the February 5, 2026 budget hearing. At that time, staff reported to Council that the recommended 8% increase in premiums from the department and employees would not fully cover the budgeted increased expenses, so \$266,890 of available balance in the Health Insurance Fund also was designated in the budget to finance these increased costs.**

The Health Insurance Fund contains a sizeable unreserved fund balance that has been slowly decreased over the past several years to reduce the impact of large premium increases. **At the end of FY 2025/26, the Health Insurance Fund is projected to have an total balance of \$7,423,561. Of that amount, \$4,630,830 is reserved for future contingencies, leaving a projected unreserved fund balance of \$2,792,731.**

	<b>FY 25/26 Renewal</b>	<b>FY26/27 Final Budget</b>	<b>FY 26/27 Renewal</b>
<b>Administrative and Access Fees</b>	\$373,872	\$411,444	\$399,312
<b>Specific and Aggregate Stoploss Premiums</b>	\$1,388,915	\$1,564,075	\$1,540,803
<b>Wellness (Per Person, Per Month)</b>	\$29,582	\$15,450	\$30,469

The budget was developed and adopted based on past experience and anticipated increases. Renewal information for Admin/Access Fees and Stoploss Premiums was provided by Wellmark later in the year and varies slightly from budgeted amounts based on factors, such as number of members and actual utilization from the previous year. For Wellness, the renewal information is strictly based a maximum bill amount assuming all eligible participants utilize all services. The budgeted amount reflects what the City projects in actual utilization.

**Given this information and including the amount for projected claims, the 8% budgeted premium increase from the departments and employees plus the \$266,890 from the unreserved balance in the Health Insurance Fund will be sufficient to cover all required medical and wellness related costs.**

**ALTERNATIVES:**

1. Accept the renewal documents from Wellmark for administrative services, specific and aggregate excess insurance, wellness services, and access fees for benefits effective from July 1, 2026, to June 30, 2027.
2. Do not renew the City's health insurance administrative services contract with Wellmark and direct staff to seek other providers for these services.

**CITY MANAGER'S RECOMMENDED ACTION:**

**Wellmark has been an effective administrator of the City's health care administrative services. Wellmark's services are cost-effective, and they have a strong working relationship with the City's other health care partners. Renewal of this contract will provide the best value to the City in administering its health insurance program. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, as described above.**

**ATTACHMENT(S):**

[Wellness Services FY 2627.pdf](#)

# Employer Consulting & Well-being Services Final Pricing

**Group Name:** City of Ames

**Rates and Services effective:** July 1, 2026 – June 30, 2027



You've invested significantly in a health plan that protects your employees and their families — and Wellmark Blue Cross and Blue Shield's health and well-being solutions are here to be an extension of that investment. To make sure you have the right well-being programs in place to meet your company goals, we completed a thorough needs analysis through our discussion and data review. The following services are recommended for your organization to engage them in their health and enhance their overall well-being:

Platform		Wellmark Connect Premium	
<b>Pricing based on the following eligible individuals:</b> <input checked="" type="checkbox"/> Employees on the health plan <input checked="" type="checkbox"/> Employees not on the health plan <input type="checkbox"/> Spouses on the health plan		<b>600</b>	
<b>Annual price</b>		<b>\$8,300</b>	
<b>Wellmark Physician Form</b> <i>(Value added service for comprehensive platform)</i>		<b>Yes</b>	
<b>Bill date</b>		<b>August</b>	
Additional Services		Service Price	Pricing Method
<b>Telephonic Health Coaching – High Risk</b>		\$189.06	Per participant
<b>Telephonic Health Coaching – Moderate Risk</b>		\$143.22	Per participant
<b>Telephonic Health Coaching – Low Risk</b>		\$57.29	Per participant
<b>Positively Me Weight Management Coaching</b>		\$383.83	Per participant

--Rates shown are subject to adjustment in the event of any change in the product(s) or scope of services provided or the number of members enrolled. Estimated costs for the program are illustrative only.

--Additional fees may apply to Wellness Screening options.

-- Annual and one-time fees are billed and due upon implementation of the program and are not refundable.

Consulting Support	Health Plan Integration	Platform Features
<ul style="list-style-type: none"> <li>Experienced account team including well-being consultant and well-being system specialist</li> <li>Annual well-being strategy support aligned to your goals, best practice research, and employer group trends</li> <li>On-going data review and recommendations with quarterly and annual meetings</li> </ul>	<ul style="list-style-type: none"> <li>Single Sign On to platform through myWellmark</li> <li>Online physician wellness visit submission form included in platform purchase</li> <li>Eligibility pulled from enrollment system</li> <li>Preventive exam integration</li> <li>Customized claims analysis, when applicable</li> <li>Single itemized monthly bill</li> </ul>	<ul style="list-style-type: none"> <li>Configurable platform including organization logo, colors, rewards and incentive set-up, and benefit page</li> <li>Pulse survey capabilities</li> <li>Individual and team challenges</li> <li>Ability to add-on integrated products for a wholistic program</li> </ul>
Communication	Reporting	Member Support
<ul style="list-style-type: none"> <li>Benefit page for promoting your specific benefits and programs</li> <li>Quarterly health topic employee webinars</li> <li>Monthly well-being flyers, emails, and newsletter content</li> <li>Registration and Wellness Assessment promotion kits</li> <li>Auto engagement and re-engagement messaging campaigns</li> </ul>	<ul style="list-style-type: none"> <li>Monthly completion reports to track and manage rewards</li> <li>Quarterly dashboard to understand key aggregate metrics (WebMD registration, product utilization, rewards, risks, interests, etc.)</li> <li>Challenge reporting (registration, goal completion, etc.)</li> <li>Aggregate year-end dashboard and wellness assessment report <ul style="list-style-type: none"> <li>Total and/or Cohort population for year 2+</li> <li>Consultant observations &amp; recommendations</li> <li>Validated biometrics report (if applicable)</li> </ul> </li> <li>Claims analysis, if applicable</li> </ul>	<ul style="list-style-type: none"> <li>Wellness Center Telephonic Help Desk</li> <li>Online inquiry support form</li> </ul>

ITEM #:	<u>25</u>
DATE:	<u>05-26-26</u>
DEPT:	<u>FLEET</u>

## COUNCIL ACTION FORM

**SUBJECT: PURCHASE OF MOBILE VEHICLE LIFTS**

**BACKGROUND:**

Since 2010, the Fleet Department has been using mobile vehicle lifts for equipment maintenance. These lifts can be moved throughout the shop, and communicate wirelessly to each other to coordinate the lifting and lowering of vehicles. In 2023, the Fleet Department purchased four additional lifts, for a total of 10, and attachments for the lifts.

**The 10 lifts now allow staff to lift all the vehicles and equipment in the fleet, including the fire ladder trucks and jet/vac truck. These lifts have been beneficial by providing a safer work environment and the ability to move them around the shop as needed.**

**Fleet staff has identified the need to purchase another set of four mobile vehicle lifts with the addition of larger equipment being procured for the new Resource Recovery and Recycling Campus (R3C).**

The new set would be able to be used with four of the existing lifts with newer communication software. This would allow staff to use two sets of six to lift the largest trucks if needed. The new lifts would be able to use all the existing attachments, including a wheel beam for working on dump trucks with wing plows, small truck lift attachments, a low-profile crossbeam, and a forklift attachment.

In 2020, the Fleet Department worked with Purchasing to approve the single-source purchase of Stertil-Koni lifts so that the additional lifts and attachments would work with the existing set of lifts. The existing Stertil-Koni dealer in the area is Midwest Lift Works. **For the proposed purchase of four new lifts now before the City Council, staff received a quote from Midwest Lift Works in the amount of \$57,551.28. This quote references Sourcewell cooperative pricing with a discount of 32%. This is consistent with the State of Iowa bid for the equipment as well.**

**Funding for this purchase was identified from the fund that collects the interest money from the replacement funds of the fleet. This fund currently has \$1,510,920 available.** This fund is used for one-time projects or equipment purchases to assist in keeping fleet administration lower for the using departments.

**ALTERNATIVES:**

1. Approve a resolution waiving the City's Purchasing Policy requirement for competitive bidding and award a contract to Steril Koni of Stevensville, MD, for the procurement of Mobile Vehicle Lifts in the amount of \$57,551.28.
2. Reject the purchase and direct staff to seek competitive bids for the mobile lifts.

**CITY MANAGER'S RECOMMENDED ACTION:**

**By awarding this purchase, the Fleet Department will gain safety and flexibility in equipment repairs while keeping costs low for departments.** Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1.

ITEM #:	26
DATE:	05-26-26
DEPT:	ELEC

**COUNCIL ACTION FORM**

**SUBJECT: SUBSTATION TRANSFORMER RECONDITIONING/MAINTENANCE AND REPAIR SERVICES FOR ELECTRIC SERVICES**

**BACKGROUND:**

The Electric Department maintains transformers throughout the community. **Routine transformer maintenance includes servicing internal components, filtering insulating oil to remove gases and contaminants, and adding inhibitors to reduce moisture buildup in the windings and help prevent failure.**

To address identified maintenance needs, the City issued a bid in February 2025 for transformer repair services. Inspections conducted following the prior contract award identified that a large transformer in the City’s electric system required oil reconditioning, Load Tap Changer servicing, internal contact cleaning, bushing replacement, and the replacing of existing gaskets on the entire transformer.

Based on these new findings, bids were solicited for more all-encompassing substation transformer maintenance and repair services for this specific transformer. On April 30, 2026, bids were received as follows:

<b>BIDDER</b>	<b>EVALUATED COST*</b>
AES Kinectrics, Naperville, IL	\$88,248.25
Transfluid Services, Houston, TX	\$98,316.95
Energy Solutions, Elkhorn, NE	\$143,024.76
Total Transformer Services, Niagara Falls, ON, CA	\$154,604.30
Solomon Corporation (Solomon Transformers, LLC), Solomon, KS	\$238,820.00
Cahoon Sales, Iowa City, IA	\$257,870.00

**\*Evaluated cost is inclusive of 6% State of Iowa Taxes, Plus 1% Local Tax**

**Staff reviewed the bids and concluded that the apparent low bid submitted by AES Kinectrics is acceptable.** Sales tax of \$5,773.25 will be paid directly to the State of Iowa, reducing the contract award amount to \$82,475. **The FY 2026/27 budget contains \$250,000 for substation repairs.**

**ALTERNATIVES:**

1. Award contract to AES Kinectrics, of Naperville, IL for substation transformer maintenance and repair services in the amount of \$82,475.
2. Purchase the service from one of the other bidders.
3. Reject the award and direct staff to re-bid.

**CITY MANAGER'S RECOMMENDED ACTION:**

**Substation transformers are critical components to the Ames Municipal Electric grid. Transformer failures negatively impact reliability. The failed equipment is expensive and may take years to replace. It is good utility practice to monitor and service these transformers to limit problems in the future. Oil reconditioning, tap changer servicing, and contact cleaning are prudent preventative maintenance activities to ensure reliability.** Therefore, it is the recommendation of the City Manager to approve Alternative No. 1, as described above.

ITEM #:	27
DATE:	05-26-26
DEPT:	PW

**COUNCIL ACTION FORM**

**SUBJECT: PURCHASE OF ROCK SALT FOR SNOW AND ICE CONTROL PROGRAM**

**BACKGROUND:**

Rock salt is the primary deicing chemical used by City staff during snow and ice control events. Usage varies annually based on winter weather conditions. Based on historical data, staff typically plans for the purchase of 2,500 tons of rock salt. **The City can currently store between 3,500 and 4,000 tons of salt in its salt storage facility.**

This contract is to supply rock salt for FY 2026/27 snow and ice control activities. Deliveries will be made as requested by the City throughout the winter season.

Bids were received on April 24, 2026. For the purposes of evaluating the bids, the estimated total cost is based on ordering 2,500 tons of rock salt.

Bidder	Unit Price	Estimated Total Cost
Independent Salt Company, Kanopolis, KS	\$97.49/ton	\$243,725
Pressure's On, LLC, Prole, IA	\$100.00/ton	\$250,000
Central Salt, LLC, Lyons, KS	\$113.11/ton	\$282,775
BlackStrap, Inc., Neligh, NE	\$140.00/ton	\$350,000

**The low bid is from Independent Salt Company of Kanopolis, KS, for the delivery of salt at \$97.49 per ton. This is approximately 13.15% higher than the price for salt under the current FY 2025/26 contract of \$86.16 per ton. The FY 2026/27 budget includes \$237,000 in Road Use Tax Funding for the purchase of rock salt.** Actual expenditures will depend on the quantity of salt used during the winter. If the cost of the required salt exceeds the budgeted amount, staff will amend the operating budget using Road Use Tax savings from other street maintenance activities.

**ALTERNATIVES:**

1. Award a contract for 2026/27 rock salt requirements to Independent Salt Company, Kanopolis, KS in the amount of \$97.49 per ton, to be delivered as requested by the City throughout the winter season.
2. Award the contract to one of the other bidders.
3. Reject all bids and attempt to purchase rock salt on an as-needed basis.

**CITY MANAGER'S RECOMMENDED ACTION:**

**Rock salt is a critical component of the City's snow and ice control strategy. Securing an annual supply contract ensures preparedness for winter weather events.** Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, as noted above.

ITEM #: 28  
 DATE: 05-26-26  
 DEPT: W&PC

**COUNCIL ACTION FORM**

**SUBJECT: LIQUID SODIUM HYPOCHLORITE PURCHASE FOR WATER TREATMENT PLANT AND POWER PLANT**

**BACKGROUND:**

The Water Treatment Plant and the Power Plant each use large quantities of chemicals in their operations. **This contract is for the purchase of sodium hypochlorite during FY 2026/27, which is used for disinfection in the water treatment process at the Water Plant and treatment of cooling tower water at the Power Plant.**

The following bids were received on May 8, 2026 for the purchase of sodium hypochlorite:

Bidder	FY 2026/27 Price per Gallon	Optional FY 2027/28 Price per Gallon
Rowell Chemical Corp., Hinsdale, IL	\$1.72	\$1.80
Hawkins, Inc., Roseville, MN	\$1.89	No Bid
Brenntag Great Lakes, LLC	\$2.10	No Bid

**Staff is recommending an award for FY 2026/27 to Rowell Chemical Corp. with a unit price of \$1.72 per gallon, which is a \$0.11 per gallon decrease compared to the current contract of \$1.83 per gallon. Actual usage of sodium hypochlorite will depend on water quality and customer demand.**

The FY 2026/27 Water Plant operating budget estimates 68,000 gallons for a total of \$116,960 based on the bid cost from Rowell Chemical. The budget includes \$136,000 for sodium hypochlorite. The Power Plant operating budget estimates 20,000 gallons for a total of \$34,400, with \$50,000 budgeted for sodium hypochlorite.

**Bidders were given the option to provide a bid for FY 2027/28. Rowell Chemical Corp. included a bid of \$1.80 per gallon for the optional second year. City staff will evaluate next spring whether to recommend that the Council award the second year of the contract or seek new bids.**

**ALTERNATIVES:**

1. Award a contract for the purchase of sodium hypochlorite to Rowell Chemical Corp. of Hinsdale, IL at \$1.72 per gallon for FY 2026/27.
2. Determine that a different bid is in the best interests of the City and award a contract to that bidder.

3. Reject all bids and attempt to obtain the required supplies on an as-needed basis.

**CITY MANAGER'S RECOMMENDED ACTION:**

**Liquid sodium hypochlorite is an essential treatment chemical, as it provides the final disinfectant barrier that keeps drinking water and cooling tower water safe from microbial contaminants. Competitive bids were solicited, and the low bid will allow both the Water and Electric utilities to remain within their respective budgets for this chemical.** Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1 as described above.

ITEM #:	29
DATE:	05-26-26
DEPT:	PW

**COUNCIL ACTION FORM**

**SUBJECT: CONTRACT AWARD FOR ANNUAL STREET SWEEPING PROGRAM**

**BACKGROUND:**

Street sweeping is an important part of maintaining the street transportation system. Excess debris such as sand, rocks, or leaves in streets can cause issues for the movement of vehicles and pedestrians. If not picked up, this debris can find its way into the storm sewer system resulting in the potential for blockages or backups. **The Public Works Department utilizes a contractor to augment its internal street sweeping capabilities. This contract work primarily takes place during the spring and fall when debris is more prevalent in the street.**

On April 14, 2026, a Request for Quotation (RFQ) was issued to prospective vendors for contract street sweeping services for the period of July 1, 2026 through June 30, 2027 with the option to renew the contract for an additional four 12-month periods. **On March 28, 2026, one bid was received from Vincent All Seasons Enterprises of Nevada, Iowa.** The bid rates are as follows:

Vendor	Cost for Mechanical-Type Sweeper/Hr	Cost for Vacuum-Type Sweeper/Hr
Vincent All Seasons Enterprises, Nevada, Iowa	\$135.00	\$139.05

In comparison, the current year's contract rates for both services is \$102/hour. In previous contracts, the City has estimated approximately 500 hours of contracted sweeping annually. However, the Public Works Department is in the process of acquiring additional street sweeping equipment to increase in-house capacity, and the number of contracted hours is expected to be substantially reduced.

The adopted FY 2026/27 budget includes \$50,000 for contract street sweeping services, which is sufficient to provide approximately 365 hours of service. Payments will be made based on the actual number of hours of services received, with total hours dependent on seasonal conditions and operational needs.

**ALTERNATIVES:**

1. Award the contract for FY 2026/27 street sweeping to Vincent All Seasons Enterprises, of Nevada, Iowa in an amount not to exceed \$50,000.
2. Reject the bid and attempt to obtain these services on an as-needed basis.

**CITY MANAGER'S RECOMMENDED ACTION:**

**Street sweeping is a vital part of the City's street maintenance and stormwater programs, keeping debris from entering into the storm sewer system and causing potential backups and localized flooding.** Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, as noted above.

ITEM #:	30
DATE:	05-26-26
DEPT:	ELEC

## COUNCIL ACTION FORM

**SUBJECT: ELECTRIC SERVICES LOAD FORECAST SOFTWARE**

**BACKGROUND:**

Electric Services provides energy to most homes and businesses in Ames. Energy that is not produced by the City's local electric generation is purchased through a regional organization called the Midcontinent Independent System Operator (MISO). This energy is purchased on a day-ahead and real-time basis, to match customers' electric requirements with energy production. **To accomplish this purchasing task, sophisticated software is needed to generate electric load forecasting information to guide the right combination of local generation and market purchases.**

**This action involves a subscription for load forecasting software customized for Ames that provides the necessary platform, tools, and functionality to enable staff at Electric Services to transact with the MISO Energy Market.** The software utilizes a machine learning forecast engine utilizing AI technology and multiple weather forecasts to deliver accurate load forecasts that are customized for Ames, which enables Electric Services to market, schedule, and manage the City's load (the electrical demand needed by its customers) in MISO.

**The use of this software enables staff to make strategic decisions to optimize the utility's portfolio in the MISO market. It is also of critical importance for monitoring and communicating peak load alerts for Ames.** Electric Services has been using Enverus software since 2009. Rather than purchasing the software, the City leases the product.

Staff recommends that these services continue to be utilized on a renewable contract basis. The benefits of having a contract for these services in place include the following:

1. Enverus software is interlinked to the City system and is integrated with the City SCADA system and the City's Information Technology FTP servers. Data is exchanged between Enverus, SCADA, MISO software, and COA IT on an hourly basis 24/7. These custom features utilized by City staff would be lost by switching vendors.
2. The software provides accurate hourly, daily, and weekly power load forecasts customized for Ames that are updated every hour.
3. Instant access to the most current load forecasts efficiently streamlines MISO power purchasing and facilitates short-term and long-term planning strategies and budgeting, and peak demand alerts for Ames.

Enverus has offered the utility a 6% rate savings if the utility enters into a 5-year contract instead of a typical 1-year contract. The 5-year contract would still be billed in annual

installments:

\$29,306.00 for FY 2026-27

\$30,405.00 for FY 2027-28

\$31,345.00 for FY 2028-29

\$32,728.00 for FY 2029-30

\$33,956.00 for FY 2030-31

The approved FY 2026/27 operating budget includes \$30,000 for this software and related support services.

**The City Council is being asked to approve a five-year agreement, rather than a one-year contract with renewal options. The agreement contains a non-appropriation clause that allows the City to cancel if funds are not appropriated in future City budgets.**

**ALTERNATIVES:**

1. Waive the Purchasing Policies and Procedures requirement for formal bidding procedures and approve a five-year contract to Enverus, of Dallas, TX, in the total amount of \$167,204.40 (inclusive of Iowa sales/use tax) for the period of July 1, 2026 through June 30, 2031.

This agreement will contain a a non-appropriation clause that allows the City to cancel if funds are not appropriated in future City budgets.

2. Reject the renewal and direct staff to solicit bids from other companies for this service.

**CITY MANAGER'S RECOMMENDED ACTION:**

**This contract will provide software service for Electric Services that assures fixed pricing, continuity of integration and service, and reduced administrative burden. Based on a thorough evaluation of the value staff is recommending continuing services with the current provider.** Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No.1 as stated above.

ITEM #:	31
DATE:	05-26-26
DEPT:	PW

### COUNCIL ACTION FORM

**SUBJECT: RESOURCE RECOVERY AND RECYCLING CAMPUS CONSTRUCTION MATERIAL TESTING**

**BACKGROUND:**

The Resource Recovery and Recycling Campus (R3C) project represents a new method for handling solid waste, recycling, and yard waste for the City of Ames and partner agencies. This project includes the construction of a new transfer station to receive, process, and transport solid waste to the City's new landfill partner in Carroll County. Additionally the project will include a receiving area for recyclables that will then be transported to a material recovery facility and an area for yard waste collection. The new R3C facility will be located at 220 Freel Drive.

Following contract award, City staff solicited quotes in April 2026 for construction materials testing services from qualified firms for the project. A contract was awarded to Braun Intertec Corporation of Urbandale, IA in the amount of \$48,793.50. **The contract award excluded onsite paving material testing and inspection services. The original intent was to utilize internal City of Ames Public Works Engineering staff to provide these services as they closely align with material testing services performed on street reconstruction projects. The Engineering staff would then charge their time to the project as an expense.**

Due to the heavy street reconstruction workload already in place for the Public Works Engineering staff, the accelerated schedule of the R3C project, and the competitive cost proposals for construction material testing services, a quote for adding this additional work to Braun Intertec's scope was requested. **The cost to perform these additional services is \$3,668, which is substantially more cost effective than what City staff can provide these services in the same timeframe.** This will allow Public Works Engineering staff to focus on their regular work activities, which includes the important customer service and coordination with local residents during street reconstruction projects.

This added scope of work will increase the overall expense to \$52,451.50, which requires City Council approval in accordance with Purchasing Policy.

**With the addition of this scope of work to Braun Intertec, staff is recommending reducing the overall budgeted amount for construction material testing services by \$153,760 for a revised total of \$75,000. The \$153,760 will be added into the construction contingency budget bringing the new total to \$582,358 to account for potential changes necessary as the project is constructed.**

A revised project budget is provided below:

<b>Budgeted Revenues</b>		<b>Budgeted Expenses</b>	
Revenue Abated G.O. Bonds	\$22,006,730	Land Acquisition (220, 306, 312, 318, 400 Freel Drive)	\$1,077,500
Fleet Services Reserve Fund	425,000	Due Diligence prior to closing	15,465
FY 2025/26 Stormwater Quality Improvements CIP	159,077	Conceptual Design and Financial Modeling	50,000
Electric Services Rebate	3,000	Final Design	965,715
Solid Waste Alternatives Program (SWAP) Grants	100,000	Final Design Contingency	75,000
		Permitting	38,000
		Construction Contracts (as bid)	\$19,619,767
		Previously approved change orders	(1,627,770.97)
		Construction Incentives	100,000
		Items by Owner (FFE/Cameras/Fiber Network/Tree Clearing) (This Council Action)	266,600
		Construction Contingency ( <b>revised</b> )	<b>582,358</b>
		Construction Inspection ( <b>revised</b> )	<b>75,000</b>
		Construction Manager Fee (Fixed fees plus 2.25% of contract amounts)	952,860
		Construction Manager General Conditions Costs (est.)	<u>448,000</u>
<b>R3C Construction Revenue Subtotal</b>	<b>\$22,693,807</b>	<b>R3C Construction Subtotal</b>	<b>\$22,638,494.03</b>
Electric Utility Fund	\$2,340,000	Mobile Equipment (transfer trucks and trailers, est.)	\$2,340,000
G.O. Bonds	\$975,000		
Unobligated G.O. Bonds	225,000		
Water Utility Fund	40,000	Freel Drive Paving (as bid + contract admin)	\$1,102,310
<b>Total Project Revenues</b>	<b>\$26,273,807</b>	<b>Total Project Expenses</b>	<b>\$26,080,804.03</b>

**ALTERNATIVES:**

1. Approve Change Order No. 1 with Braun Intertec Corporation of Urbandale, IA in the amount of \$3,668.
2. Direct staff to pursue other alternatives to provide construction material testing services for the on site paving.

**CITY MANAGER'S RECOMMENDED ACTION:**

The addition of this scope of work to Braun Intertec allows for the most cost-effective means to provide these critical construction material testing services. **Additionally, this will free up Public Works Engineering staff resources to provide support to residents during street reconstruction projects. The savings realized from this change will be kept in the R3C construction contingency fund to address future necessary budgetary changes.** Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative 1, as described above.

ITEM #: 32  
 DATE: 05-26-26  
 DEPT: FLEET

**COUNCIL ACTION FORM**

**SUBJECT: AMES CITY AUDITORIUM HVAC REPLACEMENT PROJECT**

**BACKGROUND:**

The City Auditorium was served by an HVAC system that contained a fan and heating coils dating to the building's original construction in 1938. A condenser and cooling coils were added in 1990. Over the last several years, there have been ongoing maintenance issues with the system. Due to the age of the equipment and the ongoing maintenance issues, it was determined that the best course of action was to replace the system and modernize it for ease of use and maintenance.

The project design involved removing the existing systems and installing a traditional rooftop unit to provide heating and cooling for the Auditorium. The project was then modified to eliminate the use of natural gas and to incorporate a heat pump to replace the air-cooled condenser, resulting in lower electrical use throughout City Hall during the winter months.

On August 13, 2024, City Council approved preliminary plans and specifications for the Ames City Auditorium HVAC Replacement Project.

On September 24, 2024, the project was awarded to Mechanical Comfort, Inc. of Ames, IA in the amount of \$1,430,000. Funding for the project is shown in the table below:

<b>Funding</b>	<b>Amount</b>
General Fund Savings	\$650,000
American Rescue Plan Funds	\$200,00
City Hall Improvements CIP	\$278,140
Council Priorities Capital Fund	\$332,081
<b>Total</b>	<b>\$1,460,221</b>

Since the project has started, there have been four change orders have been approved administratively by staff, and a fifth and final change order requires City Council approval. The change orders and costs are shown in the table below:

<b>Change Order</b>	<b>Amount</b>	<b>Description</b>
1	(\$25,030)	Value engineering to reduce the costs of the project by switching heat pump units and reducing piping. Controls upgrade to current version

2	\$4,560.00	Remove heat pump, and duct. Reroute loop piping
3	\$8,594.00	Move lobby steam control valve to tunnel so no visible controls or wiring in lobby. Replace defective mechanical room control valve
4	\$10,638.44	Move stage lights, disconnect uncontrolled steam radiator, add volume dampers for sound. Bypass line for chillers required for warranty
5	\$2,710.50	Time and materials to block off duct due to the sound in the Auditorium. Additional adjusting and balancing
<b>Total</b>	<b>\$1,473</b>	

The additional \$1,473 will be covered by remaining project funds.

The project is now substantially complete. However, during the construction, the subcontractor damaged one of the main electrical panels providing service to the building. They have had a temporary solution in place since that time, but City staff is requiring them to replace the panel. Staff was able to find the original drawings for the panel, and a replacement is being fabricated. Due to the panel now being custom manufactured, it is not anticipated to arrive until some time in the summer. It will then require shutting the power off on a Saturday to the building to replace it.

The contractor has estimated the cost of this electrical work at \$20,000. The project retainage is being reduced to \$40,000, leaving funds available if the electrical work is not completed. The project will be fully accepted once this work is complete.

**ALTERNATIVES:**

1. Approve Change Order No. 5 and reduce project retainage for the Ames Auditorium HVAC Project to \$40,000
2. Approve Change Order No. 5 and do not reduce retainage.
3. Reject the change order and ask for project modifications.

**CITY MANAGER'S RECOMMENDED ACTION:**

**The Ames City Auditorium is substantially complete and now has a new, modern HVAC system. Approving the change order will cover work to help reduce the noise, and reducing retainage will assist in making sure the electrical panel is repaired.** Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, as described above.

ITEM #:	<u>33</u>
DATE:	<u>05-26-26</u>
DEPT:	<u>ELEC</u>

## COUNCIL ACTION FORM

**SUBJECT: 69KV TRANSMISSION LINE RECONSTRUCTION FROM TOP O HOLLOW SUBSTATION TO AMES PLANT SUBSTATION PROJECT**

### BACKGROUND:

Electric Services is undergoing a multi-year process to reconstruct portions of its aging 69kV transmission system. This portion of the project will replace approximately two miles of transmission line. This is the second of four reconstruction phases. The first phase, reconstructing lines between Mortensen Road and Vet Med substations, has been completed in the current fiscal year; this second phase will be completed in FY 2026/27.

On April 28, 2026, the City Council approved preliminary plans and specifications for this project setting May 27, 2026, as the bid due date, and June 9, 2026, as the date of Public Hearing. **Due to delays in the interested bidders receiving pricing for the required materials, staff has deemed it would be in the City's best interest to extend the bid due date to allow the interested bidders sufficient time to obtain material pricing in order for them to submit fully comprehensive bids.**

**Staff is proposing that June 10, 2026 be set as the new bid date and June 23, 2026 be set as the new date of Public Hearing.**

### ALTERNATIVES:

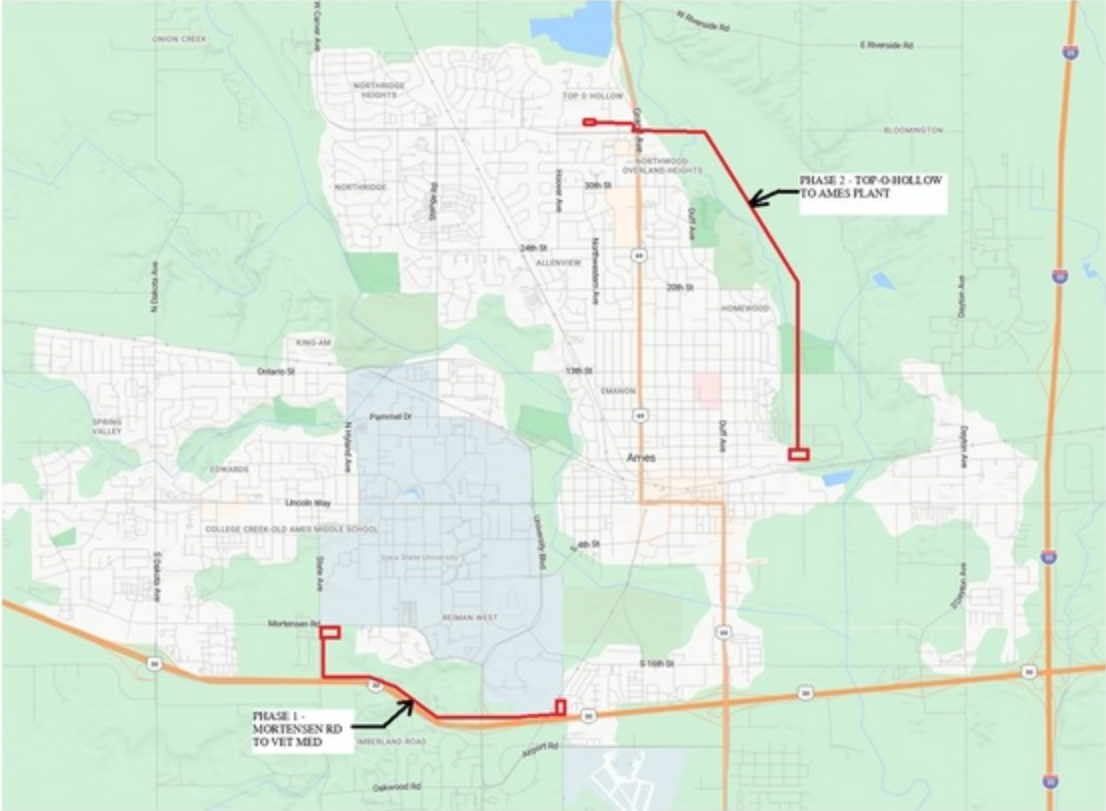
1. Approve the requested date change for the 69kV Transmission Line Reconstruction from Top O Hollow Substation to Ames Plant Substation project and set June 10, 2026 as the new bid date and June 23, 2026 as the new date of Public Hearing.
2. Reject the request and leave the dates as currently established.

### CITY MANAGER'S RECOMMENDED ACTION:

**Extending this bid due date will increase the probability that the City will obtain the maximum number of competitive bids at the best price.** Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1 as stated above.

### ATTACHMENT(S):

[Map for CAF 69kV Reconstruction.jpeg](#)



ITEM #:	34
DATE:	05-26-26
DEPT:	PW

**COUNCIL ACTION FORM**

**SUBJECT: 2024/25 CDBG INFRASTRUCTURE PROGRAM  
(S RIVERSIDE DRIVE - S 4TH STREET TO LINCOLN WAY)**

**BACKGROUND:**

This project included new water main infrastructure that improved water quality, reduced the number of lead services in the water distribution system, increased firefighting service capacity in this area, and benefited a HUD-identified Low- and Moderate-Income (LMI) population (Census Tract 10). **This project was located along S Riverside Drive from S 4th Street to Lincoln Way.**

On October 21, 2025, City Council awarded a contract to Iowa Water & Waste System of Boone, Iowa, in the amount of \$559,321.30. Three change orders were approved by as part of the project. Change Order No. 1 was approved in the amount of \$22,835 for water main 4" repair, hydrant relocation, and water main abandonment. Change Order No. 2 was approved by city council in the amount of \$81,792.08. Change Order No. 3 (balancing), administratively approved by staff, was an increase in the amount of \$7,224.93 to reflect actual measured quantities completed during construction. **Construction was completed in the amount of \$671,173.31.**

Revenue and expenses associated with the project are estimated as follows:

Description	Available Revenue	Estimated Expenses
CDBG Funding	\$ 700,000	
<b>Construction (this council action)</b>		<b>\$ 671,173.31</b>
Engineering/Administration		\$ 20,000.00
<b>TOTAL</b>	<b>\$ 700,000</b>	<b>\$ 691,173.31</b>

**ALTERNATIVES:**

1. Accept the 2024/25 CDBG Infrastructure Program (S Riverside Drive - S 4th Street to Lincoln Way) project as completed by Iowa Water & Waste System, LLC of Boone, IA in the amount of \$671,173.31.
2. Direct staff to pursue changes to the project.

**CITY MANAGER'S RECOMMENDED ACTION:**

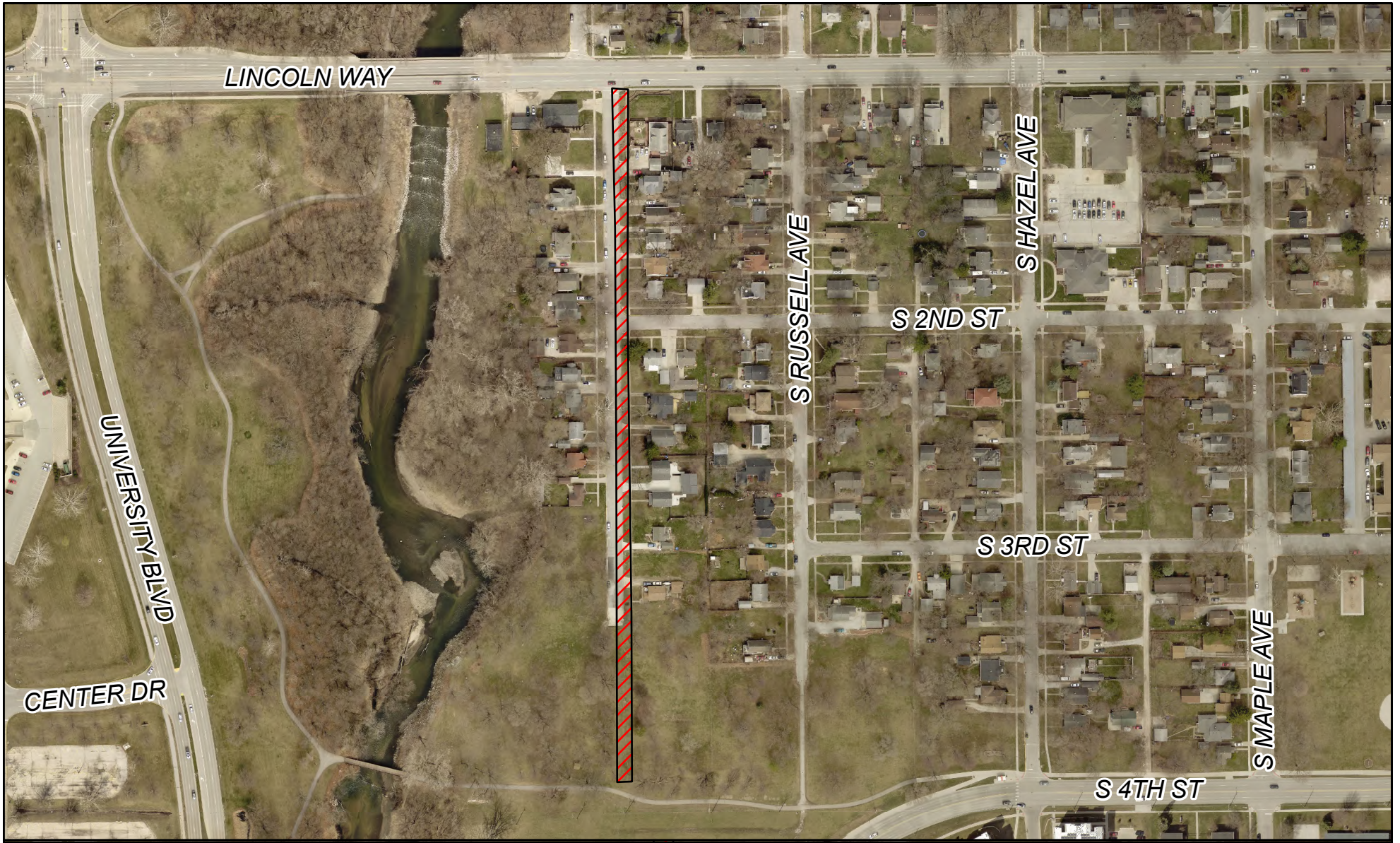
**This project has been completed in accordance with the approved plans and specifications and improved water quality and firefighting capacity in a LMI census tract area.** Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, as described above.

**ATTACHMENT(S):**

[Project Map.pdf](#)

[Certification Letter 2024-25 CDBG Infrastructure Program \(S Riverside Dr\).pdf](#)

# 2024/25 CDBG Infrastructure Program



Work Area

**S. Riverside Dr - Lincoln Way to S. 4th St**



May 21, 2026

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

Dear Mayor and Council Members:

I hereby certify the **2024/25 CDBG Infrastructure Program (S. Riverside Drive – S. 4<sup>th</sup> Street to Lincoln Way)** project was completed in an acceptable manner by **Iowa Water & Waste System, LLC**, of Boone, Iowa, in the amount of **\$671,173.31** and was inspected by the Public Works Department of the City of Ames, Iowa.

Sincerely,

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

JAC/lbc

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

ITEM #:	35
DATE:	05-26-26
DEPT:	P&R

**COUNCIL ACTION FORM**

**SUBJECT: COMPLETION OF CONTRACT FOR ADA HAYDEN HERITAGE PARK PATH REPLACEMENT PROJECT**

**BACKGROUND:**

This project included removing the original ten-foot-wide asphalt path at Ada Hayden Heritage Park, 5205 Grand Avenue, and replacing with a twelve-foot-wide concrete path around the north and south lakes as well as the connection from the main trail to the Harrison Road parking lot. Three alternates were also included as part of the project which included the removal and replacement of the connector paths leading to Fletcher Blvd., Stone Brooke Road, and Edgewater Circle.

WHKS and Co., Ames, Iowa, was hired to develop bid plans and specifications and assist with construction administration for the project. During plan design and review, staff from the Public Works Department assisted with design review. They also provided onsite inspection and pay application review during the project.

At its June 24, 2025 meeting, City Council awarded the base bid and three alternates in the amount of \$1,148,206.58 to Caliber Construction, Adair, Iowa. The total contract amount was based off estimated quantities. Work began in the park in August 2025. The majority of the work was completed in late November, however there were some punchlist items and concrete panel replacements completed in April 2026, resulting in total completion of the project. WHKS & Co., provided a letter certifying completion of the project (Attachment A).

There were two change orders as part of the project: 1) Replacement of a concrete storm sewer pipe (an addition of \$6,548), and 2) replacement of concrete panels (an addition of \$5,229). **The two change orders totaled an additional \$11,777, which is included in the construction costs below.** The actual completed work resulted in a total construction cost of \$1,114,592.80, which was based off actual quantities. **Staff will complete a balancing change order, a deduct in the amount of -\$45,390.78.**

Total project funding is \$1,293,706. Actual expenses for the project are outlined in the table below.

Design (WHKS & Co.)	\$ 67,204.01
Construction Inspection (City of Ames Public Works)	\$ 20,717.89
Misc (signage and materials)	\$ 1,302.87
Construction (Caliber Concrete)	\$1,114,592.80
<b>TOTAL</b>	<b>\$1,203,817.57</b>

**ALTERNATIVES:**

1. Approve the following for the Ada Hayden Heritage Park Path Replacement Project with Caliber Construction, Adair, Iowa:
  - a. A balancing change order in the amount of -\$45,390.78, and
  - b. Accept completion of the contract in the total amount of \$1,114,592.80.
2. Do not approve the completion of contract for the Ada Hayden Heritage Park Path Replacement Project with Caliber Construction, Adair, Iowa and direct staff how to proceed.

**CITY MANAGER'S RECOMMENDED ACTION:**

**The path replacement project at Ada Hayden Heritage Park was necessary as the previous path was showing its age and starting to expose safety issues. Increasing the path width to twelve feet allows the users space to utilize the path in a safer manner than before, based on the large amount of users throughout the year. The new path will be long lasting and require less maintenance in the past. Therefore, is is the City Manager's recommendation that City Council approve Alternative No. 1, a & b.**

**ATTACHMENT(S):**

[Attachment A - WHKS Project Certification Letter.pdf](#)

1421 South Bell, Suite 103  
Ames, IA 50010-7710  
Phone: 515.663.9997  
Email: ames@whks.com  
Website: www.whks.com



May 14, 2026

Joshua Thompson  
Parks and Facilities Superintendent  
City of Ames, Parks and Recreation  
515 Clark Avenue  
Ames, Iowa 50010

RE: Ames Parks and Recreation  
Ada Hayden – Trail Improvements  
**Project Certification for Release of Retainage**

Dear Mr. Thompson

WHKS completed a walk-through of the Ada Hayden Trail Improvement project with City of Ames staff, and the Prime Contractor. All punch list items have been addressed.

WHKS recommends that the City make final payment to Caliber Concrete. Based on WHKS site visits and observation by City of Ames staff, the project was completed in accordance with the plans and specifications.

Sincerely,

**WHKS** & co.

A handwritten signature in black ink, appearing to read 'S. H. Kruse', is written over a light blue horizontal line.

Scott H. Kruse  
WHKS Project Manager

SHK/shk

ITEM #:	<u>36</u>
DATE:	<u>05-26-26</u>
DEPT:	<u>P&amp;H</u>

## COUNCIL ACTION FORM

**SUBJECT: FINAL PLAT FOR DISCOVERY PLACE, SECOND ADDITION**

### BACKGROUND:

The property at 3200 University Boulevard (Attachment A) is a 6.0-acre parcel owned by Hunziker Construction Services, Inc. The site was rezoned in December 2024 to Floating Suburban - Residential Low Density (FS-RM) with a Planned United Development (PUD) Overlay. The Major Site plan was approved in October 2025 for the development of 74 units: 14 units on individual lots (seven duplexes) and 60 apartments spread across four buildings (two 12-unit buildings and two 18-unit buildings). The Preliminary Plat for this development was also approved in October 2025 (Attachment D).

The subdivision creates separate lots for each apartment building and a separate lot for each duplex unit building, thereby making the duplex 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, Second 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, Second 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, Second Addition, also known as 3200 University Boulevard, and determined that the Plat complies with all relevant and applicable design and improvement standards of the Subdivision Regulations and to other adopted City plans, ordinances, and standards. 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 No. 1, as described above.**

**ATTACHMENT(S):**

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

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

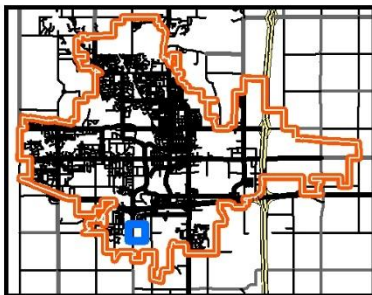
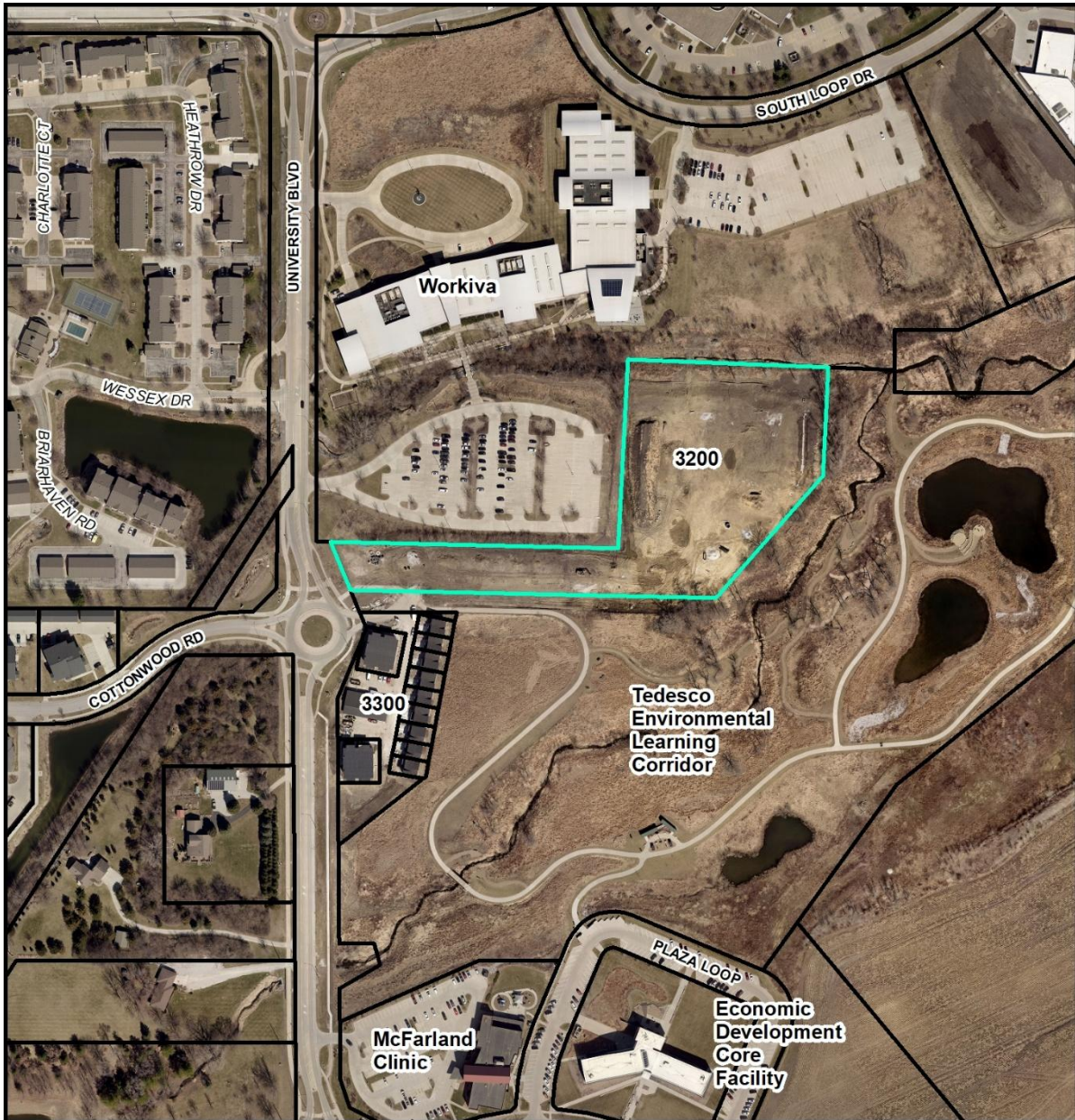
[Attachment C - Approved Site Plan.pdf](#)

[Attachment D - Preliminary Plat.pdf](#)

[Attachment E - Final Plat.pdf](#)

# Attachment A

## Location Map



**Final Plat**  
**3200 University Boulevard**  
**Discovery Place, 2nd Addition**

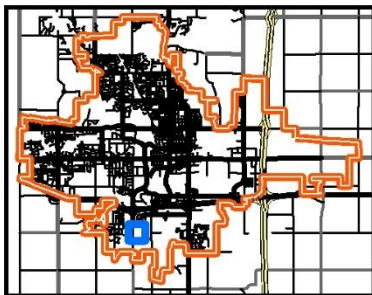
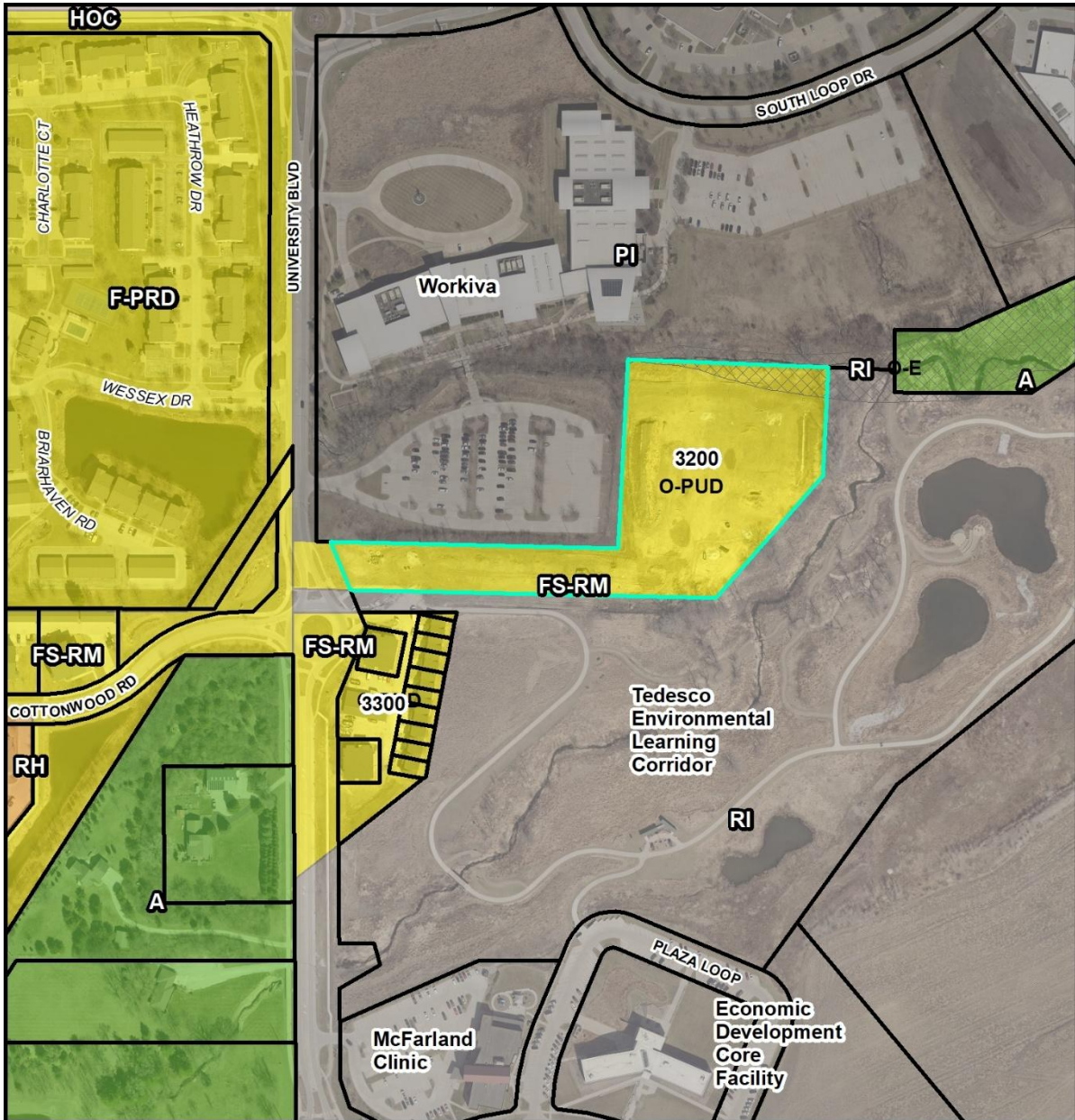
**Aerial**

0 200 400 800  
Feet



# Attachment B

## Existing Zoning



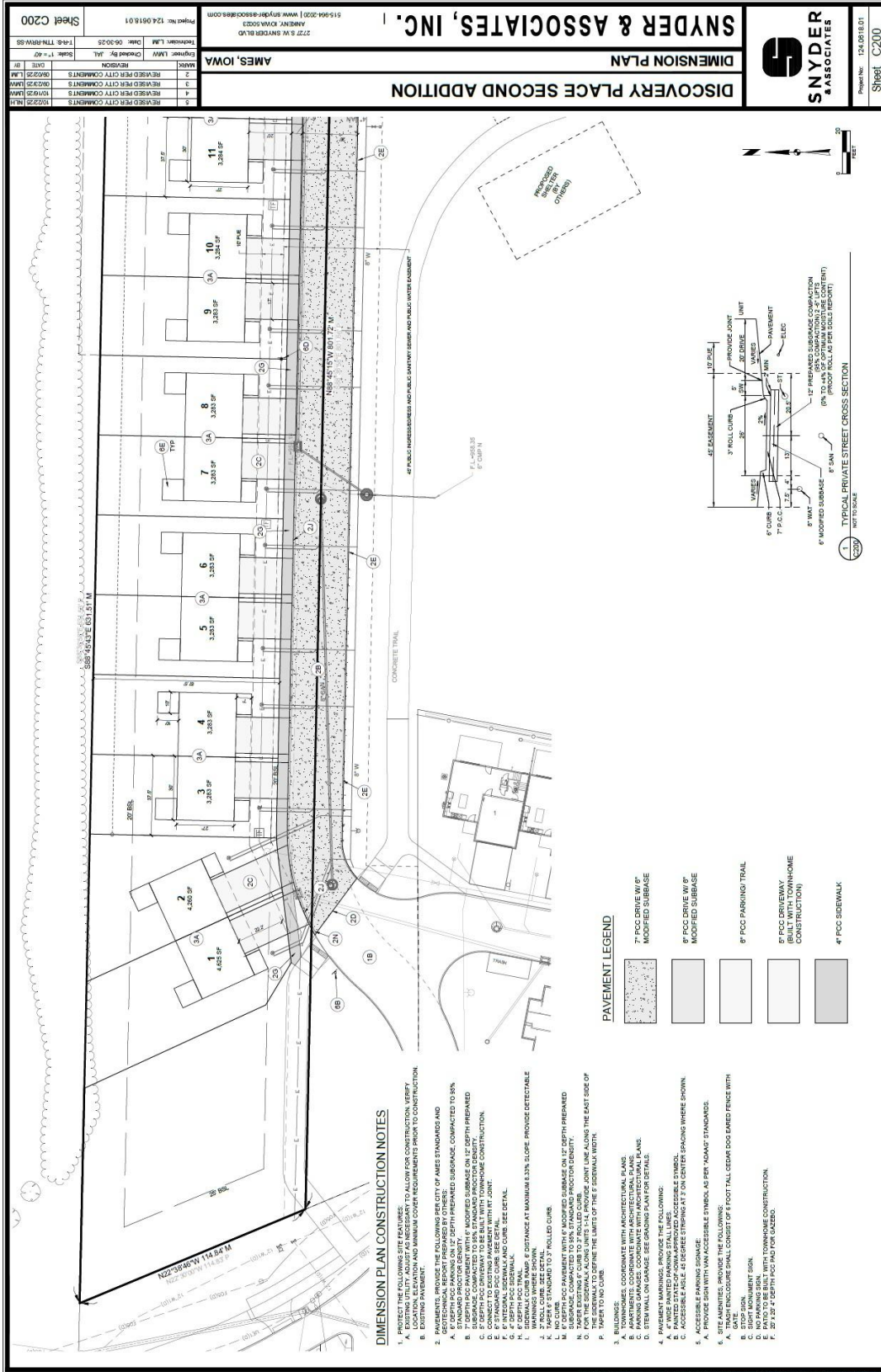
**Final Plat**  
**3200 University Boulevard**  
**Discovery Place, 2nd Addition**

**Zoning**



# Attachment C

## Approved Major Site Development Plan – Excerpt

















**MEMO**

**To:** Mayor and City Council

**From:** Steve Schainker, City Manager

**Date:** May 26, 2026

**Subject:** Presentation of Ames Regional Economic Alliance Annual Report

The City Council has allocated funds in the City Budget for FY 2026/27 for economic development activities. Historically, the City has contracted with the Ames Regional Economic Alliance (AREA) to conduct these activities on behalf of the City. In accordance with the contract, AREA will be presenting its annual report at the May 26th meeting.

When this contract was renewed last year on June 10, 2025, Council expressed a desire to conduct a more detailed review of the FY 2026/27 contract at a future meeting. Therefore, this discussion can take place when the AREA contract for FY 2026/27 is brought before the City Council in June for approval.

**ATTACHMENT(S):**

[2026\\_05\\_26 - City of Ames - Alliance Presentation 2 comp.pdf](#)

# Alliance AMES REGIONAL ECONOMIC

Impact on **AMES** region

---

**City of Ames**

May 26, 2026



# AREA impact

- ⤴ Engagement
- ⤴ Advocacy
- ⤴ Leadership
- ⤴ Economic Development
- ⤴ Community Projects
- ⤴ Workforce Development
- ⤴ Public Policy
- ⤴ Programming
- ⤴ Entrepreneurship



**DAN CULHANE**  
*President & CEO*



**BRENDA DRYER**  
*Senior Vice President*



**AMY HOWARD**  
*Vice President, Finance & Administration*



**ERIC SMIDT**  
*Vice President, Marketing & Communications*



**SHANNON THIELE**  
*Vice President, Affiliate Programming*



**JAN WILLIAMS**  
*Vice President, Investor Relations*



**JENAVIEVE CHRISTENSEN**  
*Coordinator, Economic Development & Workforce*



**MORGANNE DENNIS**  
*Coordinator, Investor Relations*



**SIDNEY HANSEN**  
*Digital Marketing Specialist*



**SARAH HURLEY**  
*Director, Events*



**BAYLIE JANSSEN**  
*Coordinator, Client Services*



**DYLAN KLINE**  
*Director, Business Development*



**STEVEN LAWRENCE**  
*Director, Marketing*



**JENNIFER LUENGAS-OTTO**  
*Director, Economic Development*



**OTTIE MAXEY**  
*Director, Economic Development*



**RONNIE OLSON**  
*Executive Director, Ames Main Street*



**LOJEAN PETERSON**  
*Manager, Ames Main Street Farmers' Market*



**GREG PIKLAPP**  
*Director, Economic Development Outreach & Government Relations*



**KAREN SMIDT**  
*Contracted Marketing Support*



**MIKE UPAH**  
*Director, Ames Seed Capital*

# Alliance AMES REGIONAL ECONOMIC



Ames<sup>™</sup>  
CHAMBER OF COMMERCE

AREAYP



A Main Street Iowa Community



NEVADA  
ECONOMIC DEVELOPMENT COUNCIL



Ames<sup>™</sup>  
ECONOMIC DEVELOPMENT COMMISSION



HAMILTON COUNTY  
GROWTH PARTNERSHIP





# 2025 AREA HIGHLIGHTS

## GREENE COUNTY

(July 25) The Ames Regional Economic Alliance and Greene County Development Corporation formed a strategic partnership to boost collaboration and growth. By combining resources and expertise, they aim to attract investment, support businesses, and enhance vitality across county lines. The partnership reflects a shared commitment to fostering economic opportunity and prosperity in Central Iowa.

ANAL STORIES, PROFESSIONAL JOURNEYS.

SUBSCRIBE WHERE YOU LISTEN TO PODCASTS

Presented by FLYNN WRIGHT

## AREA PODCAST

(March 7) The AREA Podcast launched in March and feature in-depth conversations with business leaders, entrepreneurs, and community stakeholders, covering topics such as leadership, innovation, and economic development initiatives shaping the future of Ames and the surrounding region. Season 1 included 16 individual episodes

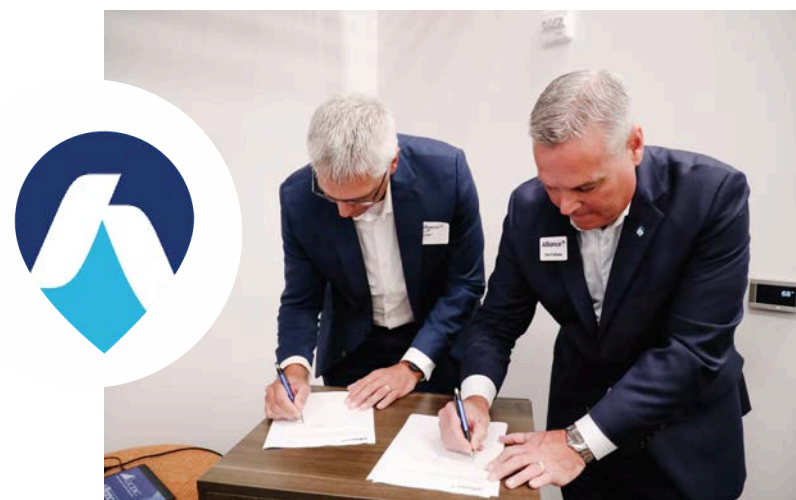
## LIVE WORK PLAY

(May 14) The Ames Regional Economic Alliance launched the new Live - Work - Play in Ames bran a new digital platforms will serve as a hub for residents, prospective movers, job seekers, and visitors, offering insights into the unique aspects of living, working, and playing in the Ames region.



## DAISY GROUNDBREAKING

(May 20) Daisy Brand held a groundbreaking ceremony for their \$1.2 billion, 1 million square foot dairy processing facility — their most ambitious project yet, according to President Ben Sokolsky. Additional speakers included Iowa Governor Kim Reynolds, City of Boone Mayor Elijah Stines, and Iowa Secretary of Agriculture Mike Naig. More images from the event can be found online.



# ECONOMIC DEVELOPMENT



## EXTERNAL FUNDING YTD

**\$33,174,452**

The amount of funding the Alliance assisted in bringing to the region.

## CAPITAL INVESTMENT YTD

**\$581,064,820**

The amount invested by projects that the Alliance has worked on.

## BUSINESS RETENTION & EXPANSION

**73 visits**

AMES REGIONAL ECONOMIC  
**Alliance** 

# TRADE SHOW MARKETING



San Francisco, California



Washington D.C.



Chicago, Illinois



# AREA PROJECTS

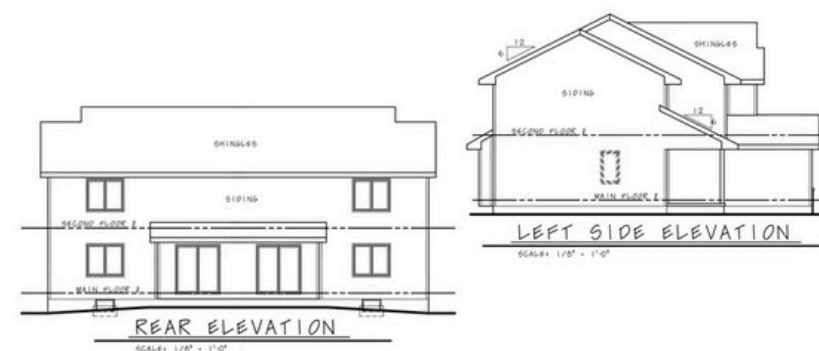


## FURNITURE MART

- 90,000 square foot furniture store between Target and Walmart on SE 5th St.
- Supported by the city with 5-year sliding scale tax abatement due to the market leakage for furniture sales in Ames
- Construction began in April 2025
- Opened Winter 2025

## WORKFORCE HOUSING TAX CREDITS | HARRISON COURT

- Announced in September 2025
- Developer: Keystone Equity Group, LLC.
- 12 Units



# BREAKING GROUND IN 2025



## BioMADE

Iowa Governor Kim Reynolds, Iowa State University, and BioMADE broke ground on a \$40 million biomanufacturing facility on November 14. The new facility at the **BioCentury Research Farm** will provide critical biomanufacturing infrastructure in the United States as part of BioMADE's Pilot Plant Network.



## Danfoss Childcare Facility

Construction is underway at **Danfoss Power Solutions** for their new childcare facility. The manufacturing plant is collaborating with Everbrook Academy on the project. Once complete, it will have space for 160 students. The facility will be open to children of Danfoss employees and other local employers.



## JT Logistics

JT Logistics hosted a groundbreaking in September for their new 300,000-square-foot facility east of Ames. As a family-owned, Iowa-based company, **JT Logistics** provides innovative warehousing, transportation, and fulfillment solutions across the Midwest, with the new facility expanding their regional footprint and creating employment opportunities in Story County.

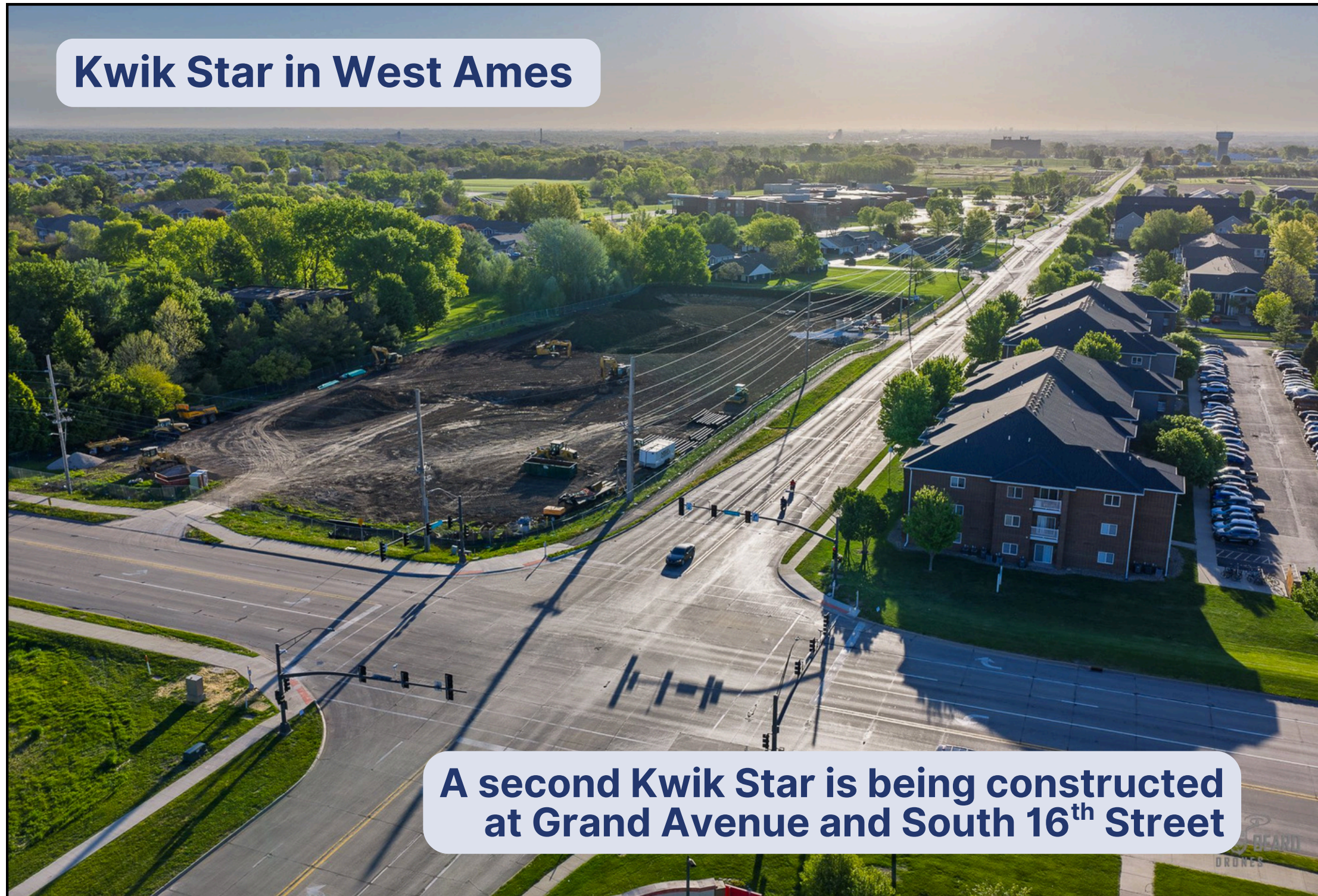
# OLIVE GARDEN IS COMING TO AMES!



- News broke on March 31, 2025
- Ninth Iowa location, the fourth in central Iowa
- Opening June 1, 2026

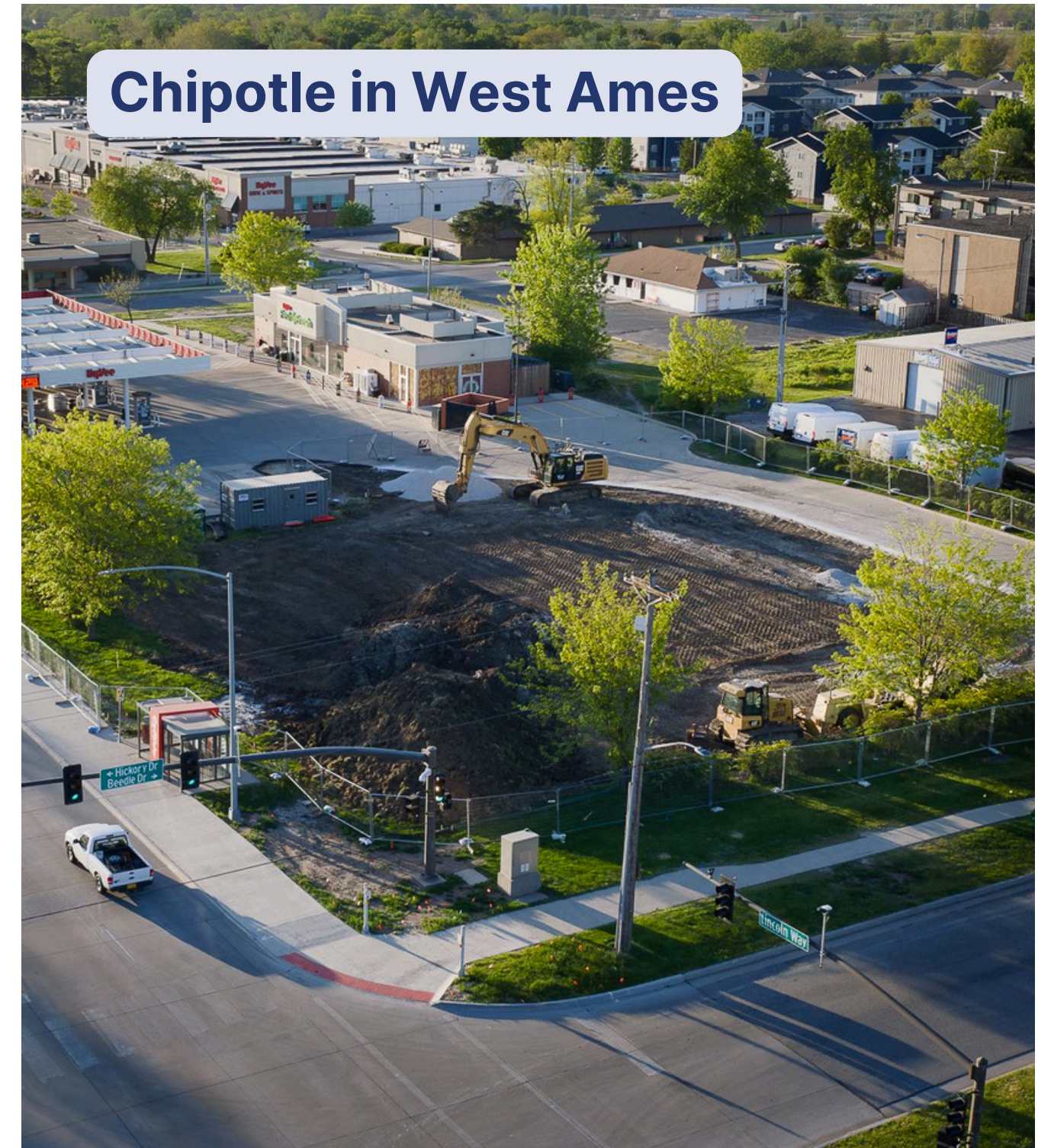
# UNDER CONSTRUCTION

**Kwik Star in West Ames**



**A second Kwik Star is being constructed at Grand Avenue and South 16<sup>th</sup> Street**

**Chipotle in West Ames**



# UNDER CONSTRUCTION



**The Bluffs (Friedrich project)**



**Dakota Townes (Friedrich / Jensen project)**

Northwest corner of Lincoln Way and North Dakota



**Hunziker projects at ISURP**



**Additional Project:**  
City Light Downtown Jensen project



CITYLIGHT

DOWNTOWN AMES

# A GUIDING VISION

for the future



Check out the entire document online

[www.downtownames.org](http://www.downtownames.org)





Premiered April 30, 2026

John McGivern's  
**MAIN  
STREETS**





# Expanded for 2026 Season



8,000 - 10,000+ peak weekend attendance

# AMES REGIONAL ECONOMIC Alliance



**WASHINGTON D.C. FLY-IN**

**April 21-23, 2026**



# INTER-CITY VISITS

2016 - Manhattan, KS • 2017 - Columbia, MO • 2018 - Bloomington, IN • 2019 - Fort Collins, CO  
2022 - Dubuque, IA • 2023 - Lafayette, IN • 2024 - Fargo, ND

## WHAT IS AN INTER-CITY VISIT?

- Connect community leaders
- Venue for them to dream
- Learn best practices from peers
- Find a solution or two
- Likely find out you are doing pretty well back home!

## WHY IS INTER-CITY LEADERSHIP IMPORTANT?

- Offers permission to dream
- Engages those less engaged
- Facilitates connections among your participants
- Lends credibility to your organization
- New source of revenue



**INTER-CITY VISITS OFTEN CONSIST OF BUSINESS, COMMUNITY, AND LOCAL GOVERNMENT LEADERS**



# City of Ames Awarded \$500,000 Federal Grant to Advance Downtown Transit Hub Planning

The City of Ames has been awarded a \$500,000 planning grant through the U.S. Department of Transportation's Rural and Tribal Assistance Pilot Program, supporting the next phase of downtown transportation and infrastructure planning. The grant will fund planning and preliminary design work for the project titled "Multi-Modal Downtown Transit Hub in the City of Ames: Enhancing Downtown Access and Safety."

FOR THE DREAMERS

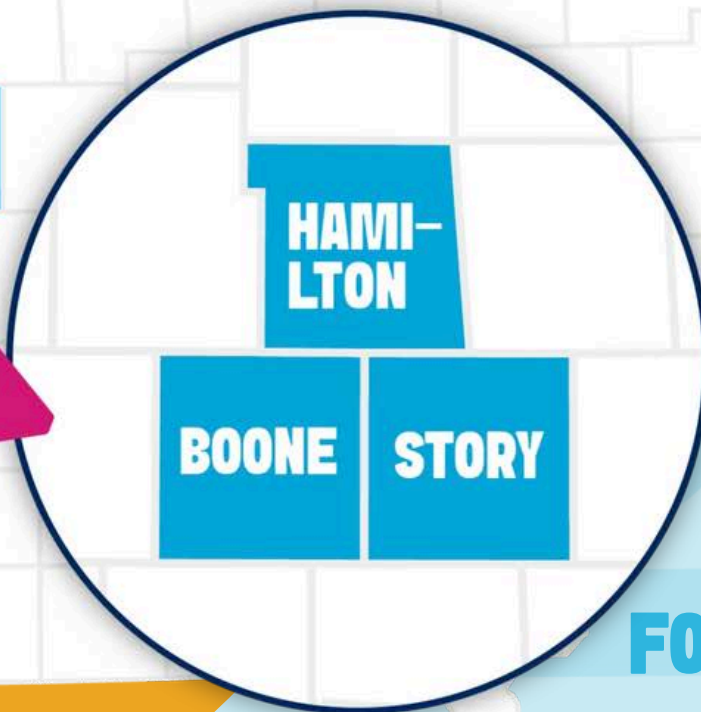
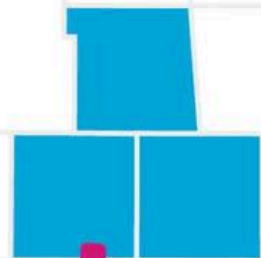
FOR THE AMBITIOUS

# LIVE >>> WORK IN PLAY IN AMES



FOR THE EXPLORERS

FOR THE VISIONARIES



FOR THE DOERS



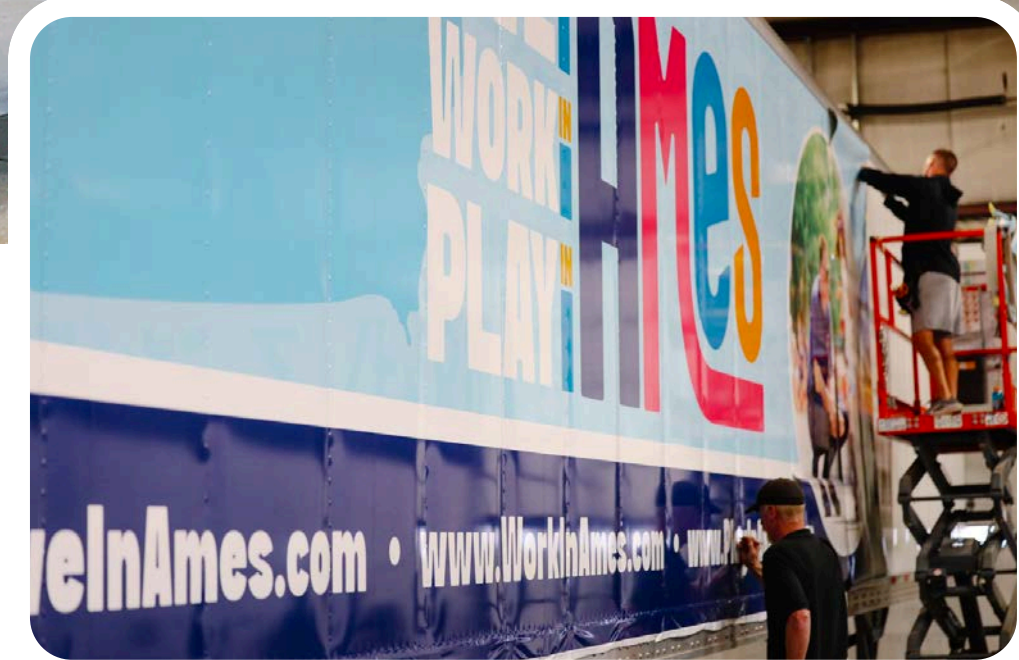


# LIVE >>> WORK <sup>IN</sup> PLAY <sup>IN</sup> AMES

>>> 227,146

View on Facebook from May 14, 2025 – May 13, 2026

**Farmers' Markets • Live Music • County Fairs • Attractions • Connectors • Job Openings • Tasty Tuesdays • Watermelon Days • Stratford on the Loose • Summer Sidewalk Sales • Cost of Living • Fourth of July • Summer Daze in Parc • Ames on the Half Shell • Collins Days • Treehouse at Twilight • Ogden Fun Days • Fresh Air Concerts • Thrift Store Crawl • Parade of Homes**





Ames Regional Economic Alliance

# **INTER-CITY VISIT**



# **ATHENS, GEORGIA**

**SEPTEMBER 23-25, 2026**

# Community Impact



# Regional Storytelling

## QUARTERLY PUBLICATION



## SOCIAL MEDIA



## AREA PODCAST





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# QUESTIONS

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ITEM #: 38

DEPT: CMO

Staff Report

**IMPORTANT UPDATE REGARDING PROPOSED SOLAR PROJECT AT AMES  
MUNICIPAL AIRPORT**

May 26, 2026

**BACKGROUND:**

At a workshop on April 21, the City Council discussed the potential for a solar energy development on property owned by the City at the James Herman Banning Ames Municipal Airport. Subsequently, on May 12, the City Council clarified its intent to avoid pursuing installation of solar equipment on property designated for future development at the Airport. In accordance with this direction, City staff worked with the solar developer to describe 15 separate areas totaling 149.74 acres, which were then incorporated into a lease option agreement with the developer approved by the City Council on May 19.

While the elimination of future developable Airport property from the lease sought to protect the future development of the Airport as a top priority, this direction is having an unintended impact on the economic feasibility of the solar project. **The developer received preliminary engineering information on May 20 indicating that, after excluding the area designated in the Airport Master Plan for future development, the amount of buildable acreage available for the proposed solar project has been reduced to approximately 80 acres. The capacity of the solar generation would therefore reduce from the original goal of 24.9 MW to between 15-18 MW.**

**The 80 remaining buildable acres present less-than-optimal economics for a solar project.** Several of the areas are small and would not be able to support many panels in a single area. Others require long cable runs to connect to inverters or to the electric grid, increasing costs. **At best within the current lease boundaries, the developer estimates a price-per-MWh in the mid-\$90s, a substantial increase from the originally projected pricing in the mid- to upper \$70s per MWh. As a reminder for comparison purposes, the City's 2.2 MW community solar project commissioned in 2020 is priced at \$59 per MWh.**

**The explanation for this anticipated cost change is that the original pricing projections assumed a larger solar-developable area would be made available on the west side of the Airport. That area, now excluded from the lease, accounts for approximately 10 MW of highly efficient buildable area, which would lower the average cost of the project. With the Council's instruction on May 12 to exclude future Airport development areas, this large, solar-efficient area has been excluded from the lease.**

**At the time of the May 12 report, it was emphasized that the approval of a revocable lease by the City Council would allow the developer to meet the "safe harbor" deadline,**

thereby qualifying the project for federal tax credits. However, the agreement is written so the lease of City Airport property will terminate should either party decide not to enter into a subsequent NTP Amendment (Power Purchase Agreement), which will reflect the final details of the transaction.

If the developer was to proceed with the "safe harbor" work, it would need to expend approximately \$300,000 within the next several days to perform that work, with another \$250,000 to \$400,000 in expenses anticipated before the end of the calendar year to develop the project.

Realizing that the anticipated cost of energy from the current lease area configuration is well above the market rate for other solar projects, the developer is now expressing hesitation about proceeding to commit to further development expenditures necessary to achieve "safe harbor" status. The developer has told City staff that the rate at which the power would be produced under the current footprint is not economical, and that the developer is in the business of providing economical power.

The best path to accomplish a solar project that is economically priced is to commit the City's 53-acre property on the west side of the Airport to the solar project. This property is currently leased to John Deere for a spray testing operation based out of John Deere's ISU Research Park facility.

Approximately two-thirds of the area leased to John Deere is designated in the Airport Master Plan for future T-hangar and commercial hangar developments, while the remaining one-third is designated for future non-aeronautical land use. The solar developer has indicated that if the 53-acre property is included in the solar lease, it would be possible to shorten the Purchase Power Agreement (PPA) duration from 25 years to 20 to allow for the land to be "locked up" for less time, or to provide for early removal of portions of the solar project for a predetermined cost to the City if a hangar or non-aeronautical development project comes to fruition prior to the end of the PPA.

The City entered into the lease with John Deere in 2019. Its initial term is for 10 years. John Deere has the option to extend the lease for up to five additional five-year extension terms. The City may cancel the lease with 360 days' notice if the lease must be terminated to accommodate a development on Airport property.

**City staff has not had discussion with John Deere about the prospect of canceling the lease of the impacts it would have on the company. Therefore, it is unknown at this time whether it would be possible to accommodate John Deere's needs in another portion of Airport property.**

#### **OPTIONS:**

1. The City Council could decide to return a portion of the acreage removed from consideration for the solar the project in order to improve project economics and, if necessary, attempt to identify alternative property in the area suitable to the displaced user.

The most attractive area for the solar facility would be the current land that is leased to John Deere for its sprayer testing. The current lease with the company has a

cancellation clause, but it is unknown if this option would be supported by John Deere.

2. If equipment or materials that the developer is contemplating to purchase in order to meet the "Safe Harbor" expenditure requirement can be used by Electric Services for some other project, the City could commit to buy that item from the developer should City ultimately decide not to sign the NTP Agreement.
3. While not binding, the City Council could indicate to the developer that an anticipated cost in excess of \$95 per MWh will not prevent the City from continuing consideration of the project.

The developer has indicated to staff that it does not support pursuing the project if the costs are uneconomical to this degree.

4. Discontinue further consideration of the project.

#### **STAFF COMMENTS:**

This project requires a difficult balance between the City Council's goals related to sustainable electrical energy, future development of the Airport, the interests of existing Airport tenants, and the costs for the benefits of the project. It is clear that the solar project becomes uneconomical without additional cost-effective property on which to install solar. The developer does not expect the City to accept the energy pricing that would result from the current proposed lease area.

**The developer has identified the John Deere lease area on Airport property as the best option to include in the solar lease in order to deliver a cost-effective solar project. This, however, results in impacts to John Deere that may be difficult to completely mitigate. Additionally, development of solar in this area is not consistent with the long-term uses reflected in the Airport Master Plan.**

**Unfortunately, there is little time remaining to appropriately consult with John Deere about this situation. The solar developer has indicated that it must make a decision to pursue "safe harbor" financial obligations by Thursday, May 28, 2026.**

**It should be emphasized that even if this lease area issue is resolved, there remain other interconnection challenges that must later be overcome to make this project viable. Additionally, the NTP Amendment, including the energy pricing, must still be negotiated to the Council's satisfaction.**

#### **ATTACHMENT(S):**

[EMAIL From Recall Strategies.pdf](#)

[Solar Lease Areas with Airport Master Plan.pdf](#)

[MAP7.pdf](#)

## Phillips, Brian

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**Subject:** RE: Council meeting - 4:30  
**Attachments:** AMW Solar - Buildable Subsets 260521.pdf

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**From:** Eric Bergstrom <eric@recallstrategies.com>  
**Sent:** Thursday, May 21, 2026 4:48 PM  
**To:** Kom, Don <donald.kom@cityofames.org>; Phillips, Brian <brian.phillips@cityofames.org>  
**Cc:** Robert Bergstrom <bob@recallstrategies.com>; Chad Little <chad@recallstrategies.com>; Andrew Moore <aj@recallstrategies.com>  
**Subject:** Re: Council meeting - 4:30

[External Email]

Brian,

2pm CT tomorrow works. Should you have time yet today, it might be productive to have a quick chat yet this afternoon. Tomorrow morning is a bit challenging for me (pre-planned PTO), however the team is available tomorrow and tomorrow afternoon works for all.

Bottom line here - the updated layout without John Deere is now confirmed to drive costs up notably and is likely a "Spruce Goose" that likely can't fly under its own economics.

Regardless of the conversation timing, I wanted to layout a few of the challenges we're seeing as of now, so you have all the background and decisions at your disposal.

1. CHANGE TO LAYOUT — Following last week's May 12<sup>th</sup> hearing, we learned (on May 13<sup>th</sup>) that the council voted to remove airport areas designated as future development areas (including 20+year plans) and non-aeronautical use areas.
  - a. At the time, we mentioned this could cause a price increase in the range of \$10-15/MWh, but we needed to perform engineering & design work to determine the actual impacts.
  - a. We immediately began an engineering exercise on the 13th-15th to recalibrate layout scenarios with this new wrinkle. (Previously we expected a temporary removal of such areas pursuant to previous discussions).
  - b. Background — the 53-acre John Deere property, which is listed in the master plan as non-aeronautical land use and 20+year plans for hangar space.
    - i. Of these 53 acres, as many as all 53 are buildable from an FAA/environmental/setback/design perspective, with as few as 48 buildable in our worst-case scenario.
2. BUILDABLE AREA — Quick Math on agreement area as reduced by FAA:
  - a. 149.74 acres — area in legal description in agreement, which is further reduced by the following constraints:
    - i. 137 acres — areas identified by FAA consultant as either High or Low likelihood of receiving FAA approval (12 acres are below low likelihood and very likely non-permittable)
    - ii. 88 acres — acres identified by FAA consultant as High likelihood for FAA approval (we feel, following detailed review, a bit more is possible).
    - iii. 99 acres — acres we believe are likely to be permitting by FAA in coordination with FAA consultant (who has been working this in detail since September 2025).

2. Of the 99 acres above:
    - i. Roughly 85 acres are able to be built economically
    - ii. Roughly 13 acres (split into areas of 1.2 acres, 1.67, 2.28, 2.6, 2.61, and 3.15 acres) are actually more expensive such that they increase the cost of energy to include them - it's more expensive to run cabling and infrastructure to these small areas than the benefit derived from keeping them in.
  
  3. 85 acres of buildable area per FAA, but subject to further constraints due to their shape, north-south alignment, setbacks, and environmental factors.
    - i. About 80 acres of buildable area is likely remaining to be used.
  
  4. ENGINEERING & DESIGN RESULTS - Delivered Tuesday/Wednesday 5/19-5/20.
    - i. Preliminary Update on New Reduced Area Layout — BEST-CASE scenario is this area holds up to 18 MW, but may be as low as 14-15 MW.
    - ii. Assuming 18 MW, we are seeing a price in the mid-\$90's (rather the upper/mid-\$70's for our layout and prior quotes that had all previously included in the John Deere area.) Lower MW would drive this up further.
      1. We simply do not believe it likely that such a rate is marketable in the near future, and we are in the business of providing economical power.
        - a. Perhaps the council disagrees?
  
  5. Please see the attached PDF that shows the areas in the lease in turquoise, the High-likelihood FAA areas in yellow, and the non-economically viable areas in pink.
3. JOHN DEERE LOSS - 100% FAA "high likelihood" - AREA NOT ABLE TO BE REPLACED
    - a. The John Deere area accounts for 40% of the nameplate of the project at 25MW and would be the last portion we would remove from our perspective.
      - i. This property does 2/3rd's of the work on bolstering project economics in making the original scenarios economically viable relative to market rates.
    - b. The remaining areas available are materially full, thus, John Deere removal is a loss of 10 MW, and 100% buildable 48-53 acres, and none of the additional areas provide any reasonable path to certain approval (which we certainly would try).
      - i. The remaining 2-3 acre areas actually increase the price when included, as they are more expensive on the margin.
    - c. *NOTE — We intend to file MANY times into the FAA to push the envelope here, being mindful of all items safety-related first and foremost. It's in our collective interest to file good property that is suitable for solar development into the FAA and have them deem it acceptable or otherwise. Absent such approvals, in which we expect to file many iterations over the next several months with denials likely along the way, we'll get the maximum area allowed. From an investment perspective, we can only bank on what is firm right now.*
  4. POSSIBLE NEXT STEPS:
    - a. After the redesign data came back yesterday, we began conversations on the real challenge this scenario now poses.
      - i. The safe harbor commitment is about \$250,000 due out no-later than May 28<sup>th</sup>, Thursday of next week (with another \$50k execution and design fees), but this kicks off a workflow of engineering & design of an additional \$250-400k to firm up pricing over the next several months before fall, with substantial equipment deposits coming due in Q1 2027, if not earlier at the end of this year (8-figure sums).

1. **Given this fact pattern, Recall doesn't have our ownership's support for such a spend curve for safe harbor and follow-on engineering when the new layout (without John Deere) is now delivering a price that is above market that we don't ultimately or reasonably expect to be accepted by the City of Ames.** We'd need to pursue alternative paths to safe harbor, which also likely come at a cost, or may ultimately require us all to pass on the opportunity.
  - b. OPTION 1 — Add John Deere property back into lease agreement, with commitment/amendment to agreement from council/mayor Tuesday to include land. Removal of facilities from the portions of the >20-year Airport Master Plan can be accommodated via PPA term (set at 20 years rather than 25, for instance, or removal at pre-set date). Removal at earlier dates can also be addressed via the terminal value removal schedule, as is in the agreement with the existing solar project at the airport.
  - c. OPTION 2 — Backstop safe harbor spend in near term while we sort through more iterations of design in the coming months. (We view this as unlikely given the mutual risks)
  - d. OPTION 3 — General acceptance of price above market rates (into upper \$90's) as acceptable in public forum that justifies our \$750k near-term spend. (We don't expect this to occur)
  - e. OPTION 4 — Mutually walk.
  - f. (above are just ideas for options - open to others).

Thanks for your patience with the long email!

Eric

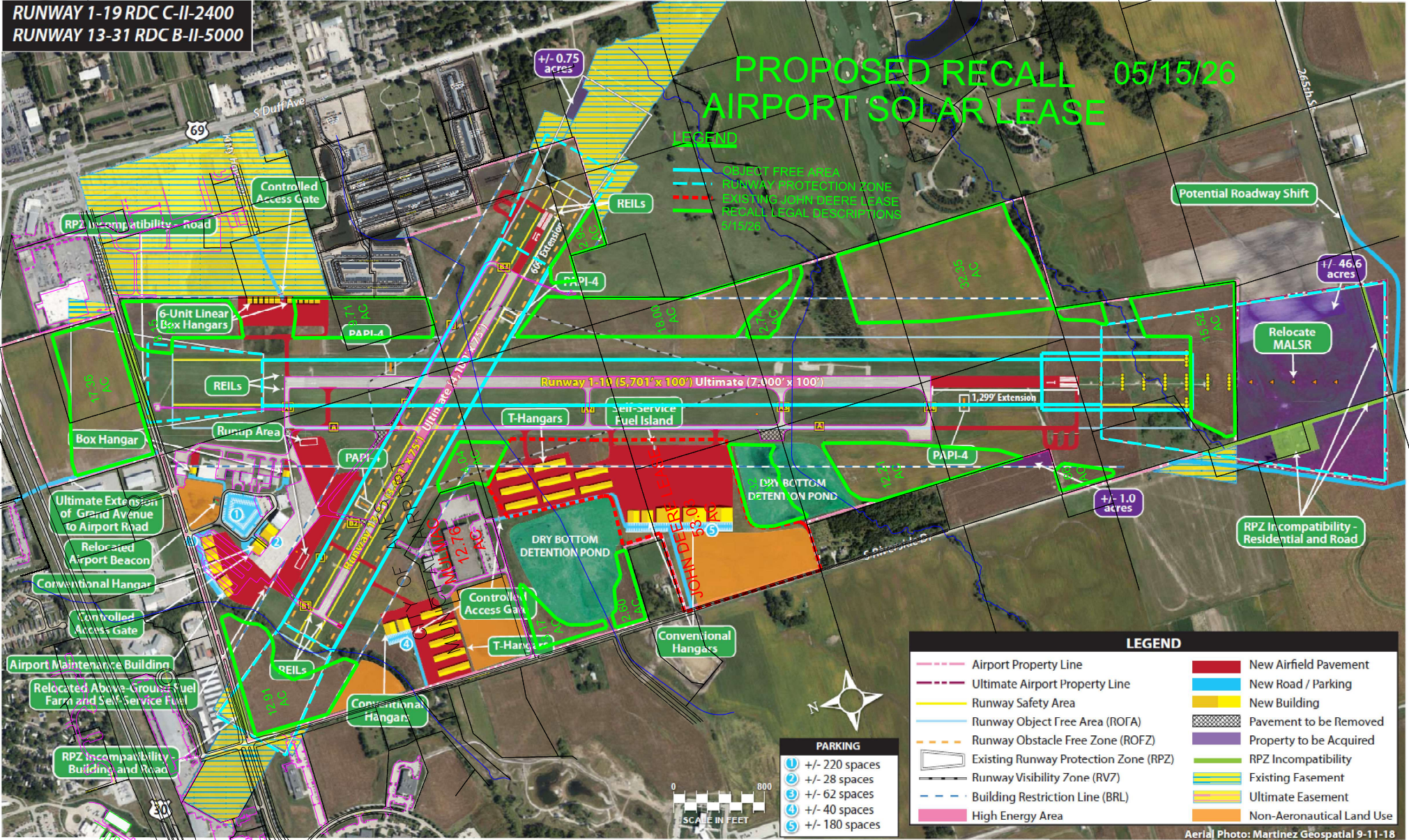


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**RUNWAY 1-19 RDC C-II-2400**  
**RUNWAY 13-31 RDC B-II-5000**

**PROPOSED RECALL AIRPORT SOLAR LEASE** 05/15/26



CITY OF AMES  
MUNICIPAL AIRPORT

MULMAC  
12.76  
AC

JOHN DEERE LEASE  
53.03  
AC

LEGEND

- OBJECT FREE AREA
- RUNWAY PROTECTION ZONE
- EXISTING FARM LEASE AREAS
- EXISTING JOHN DEERE LEASE
- RECALL LEGAL DESCRIPTIONS  
5/15/26

12.91  
AC

8.15  
AC

9.71  
AC

4.04  
AC

3.17  
AC

2.60  
AC

2.95  
AC

18.00  
AC

6.32  
AC

2.74  
AC

12.21  
AC

32.35  
AC

.66  
AC

15.52  
AC

05/15/26

ITEM #:	<u>39</u>
DATE:	<u>05-26-26</u>
DEPT:	<u>PW</u>

**COUNCIL ACTION FORM**

**SUBJECT: 2025/26 MULTI-MODAL ROADWAY IMPROVEMENTS (WILDER BOULEVARD - MINI ROUNDABOUT CORRIDOR IMPROVEMENT)**

**BACKGROUND:**

The Multi-Modal Roadway Improvements Program is intended to improve safety and operations for multiple roadway users, including motorists, bicyclists, and pedestrians. **The Wilder Boulevard Mini-Roundabout Corridor project was programmed in the CIP to accomplish traffic calming improvements between Lincoln Way and Mortensen Road.**

**The Wilder Boulevard corridor has been the subject of traffic calming discussions for several years following the extension of Mortensen Road and the connection of Wilder Boulevard. While the corridor has not experienced a significant crash history (seven total crashes since 2016), concerns raised by residents and observed by staff have included excessive vehicle speeds, cut-through traffic, inconsistent compliance with stop controls, and pedestrian safety along a corridor with significant neighborhood walking activity, including access to Edwards Elementary School and Daley Park.**

To better understand corridor conditions, a speed study was completed in 2022, utilizing data collected in 2020 and 2021. The study reviewed average vehicle speeds, 85th percentile speeds, pace speeds, and the percentage of vehicles traveling 10 MPH or more above the posted speed limit. **The study identified notable levels of excessive speeding at multiple locations along the corridor, particularly on the northern portion of Wilder Boulevard.**

**Based on those findings, all-way stop control was implemented at selected intersections as an interim traffic calming measure in 2023 while longer-term improvements continued to be evaluated through the Capital Improvements Plan (CIP) process.**

**MINI ROUNDABOUT DESIGN DEVELOPMENT:**

At its October 14, 2025 meeting, City Council approved a professional services agreement with Strand Associates, Inc. of Ames, Iowa, to complete the design of the project, including public engagement activities and at least one public information meeting. Strand has been involved in the successful deployment of mini-roundabout designs elsewhere in the Midwest.

The proposed improvements were intended to:

- Reduce excessive speeds through physical traffic calming;
- Improve consistency of driver behavior compared to stop-control noncompliance;
- Reduce conflict points at intersections\*;
- Maintain traffic flow while slowing vehicle movements; and

- Improve overall corridor function as the surrounding area continues to develop.

\*[FHWA-RD-00-067; Chapter 5] A conventional four-legged intersection has 32 vehicle conflict points and 24 pedestrian conflict points. By comparison, a single-lane roundabout has only 8 vehicle conflict points and 8 pedestrian conflict points. This is a 75% reduction in potential crash locations.

**Following implementation of the all-way stop controls in 2023, staff continued to receive comments regarding speeding, stop sign compliance, pedestrian safety, and increasing traffic volumes associated with continued area development and future amenities such as the Daley Park splash pad.**

### **PUBLIC OUTREACH:**

Following the development of preliminary layouts and visual exhibits for the proposed improvements, a public information meeting was held on April 16, 2026 at Edwards Elementary School. Invitations for the meeting were mailed to 156 addresses using a minimum notification distance of approximately 400 feet, while also expanding the mailing area to include properties that require travel through one of the three proposed intersections. Social media posts and dynamic message boards displaying meeting information were also utilized prior to the meeting.

Approximately 79 attendees signed in, with estimated actual attendance around 100 people. Written comments and emails submitted before, during, and after the meeting reflected a wide range of opinions regarding both the need for improvements and the proposed use of mini-roundabouts (see attachments).

### **PUBLIC FEEDBACK SUMMARY:**

Public feedback received generally fell into one of three categories:

- Residents opposed to mini-roundabouts or opposed to corridor changes altogether;
- Residents supportive of the proposed mini-roundabouts;
- Residents supportive of addressing traffic and safety concerns, but uncertain whether mini-roundabouts were the preferred solution.

A summary prepared following the public meeting categorized comments as approximately:

- 50% opposed to mini-roundabouts,
- 21% supportive, and
- 29% seeking additional information or alternative approaches.

While opinions differed significantly regarding the proposed solution, several themes consistently emerged during discussions and written comments:

### **CONTINUED CORRIDOR SAFETY CONCERNS:**

Even among some residents opposed to mini-roundabouts, there was acknowledgment that issues exist along the corridor, including:

- Vehicles speeding between stop-controlled intersections

- Drivers failing to fully stop at all-way stop intersections
- Increasing cut-through traffic associated with west Ames development, and
- Concern regarding pedestrian crossings, particularly for children accessing Edwards Elementary School and Daley Park.

### **CONCERNS REGARDING MINI-ROUNDBABOUTS:**

The most common concern expressed at the meeting and in written comments related to pedestrian safety at crosswalks associated with mini-roundabouts. Many residents expressed concern that drivers may fail to yield to pedestrians because vehicles would no longer be required to stop at intersections.

Staff notes that this concern is commonly expressed during public engagement processes for roundabout projects nationally, particularly in areas where residents have limited familiarity with mini-roundabouts. Discussions with peer agencies and traffic engineering professionals indicate that concerns regarding pedestrian yielding are frequently raised prior to implementation, but do not generally manifest at the level anticipated once roundabouts are operational.

### **ADDITIONAL CONCERNS:**

Residents also expressed concerns regarding:

- Construction impacts and neighborhood access
- Potential loss of parking
- Accommodation of school buses, snowplows, and emergency vehicles
- Project cost, and
- Whether three roundabouts were necessary versus one or two locations.

Staff recognizes that the construction process brings challenges and inconveniences. However, these are typically short lived while construction activities are occurring. Staff would work with impacted residents in a manner similar to all CIP projects to minimize those impacts during construction. Additionally, the mini-roundabouts are designed to accommodate and work with larger vehicles including buses, snowplows, and emergency response vehicles. The designs may require that trailing axles of larger vehicles utilize the sloped curb in the middle of the mini-roundabout. Those areas are intentionally designed to withstand vehicular loads when necessary.

### **OUTREACH CONCERNS:**

An additional topic at the public meeting was concern regarding the extent of mailed notification for the project. While staff mailed notices to properties directly adjacent to Wilder Boulevard, side streets requiring travel through the impacted intersections, and an area greater than 400 feet from the corridor; several residents felt a broader area should have been included in the mailing.

At the same time, staff observed that neighborhood word-of-mouth communication, social media, and the use of dynamic message boards proved highly effective, resulting in substantially higher meeting attendance than is typical for similar neighborhood infrastructure projects.

## **ALTERNATIVES:**

### **1. Conduct additional neighborhood outreach or survey efforts to a designated area.**

Council could direct staff to perform additional outreach efforts, such as an online survey distributed to a larger neighborhood area or a greater selected buffer distance determined by Council. This outreach would provide an additional opportunity to better understand broader neighborhood perspectives regarding the proposed use of mini-roundabouts within this corridor area prior to determining whether to proceed with, delay, or modify the project.

The purpose of the additional outreach would be to gauge broader community comfort, familiarity, and acceptance regarding the proposed traffic calming approach and corridor improvements, rather than to conduct a public selection process for specific engineering treatments or traffic control measures. Engineering evaluation, safety analysis, operational considerations, and final improvement recommendations would continue to be developed by staff utilizing established traffic engineering practices, applicable guidance, and corridor-specific conditions.

### **2. Delay the project to allow additional community familiarity with mini-roundabouts through implementation at other locations in Ames, and reprogram the funds for other multi-modal improvements.**

Council could direct staff to delay the project and revisit the corridor in the future after mini-roundabouts have been implemented at other locations within Ames. This option would allow residents time to gain additional familiarity with mini-roundabouts before reconsidering their use along Wilder Boulevard, while maintaining the current all-way stop controls in the interim. If this option is selected, future reevaluation of the corridor could occur if:

- Speeding concerns increase
- Stop sign compliance significantly deteriorates, or
- Additional corridor development changes traffic conditions.

Staff notes that if the corridor is revisited in the future due to stop sign compliance concerns, mini-roundabouts would likely remain a leading traffic calming solution because of their operational and safety benefits compared to continued all-way stop control.

### **3. Proceed with all or part of the proposed mini-roundabout project.**

Council could direct staff to proceed with final design and construction of all three proposed mini-roundabouts, or selected portions of the project. This option would continue implementation of the originally proposed traffic calming strategy intended to address speeding, stop sign compliance, and pedestrian safety concerns along the corridor.

### **4. Pursue an alternative approach as directed by Council.**

Council could direct staff to pursue alternative traffic calming measures or operational

changes, including but not limited to:

- Raised crosswalks (engineered speed hump with sidewalk integration)
- Rectangular Rapid Flashing Beacon (RRFB) pedestrian crossings
- Dynamic speed feedback signs
- Additional enforcement
- Modifications to existing stop controls, or
- Reevaluation of all-way stop warrants.

Staff notes that while there were several comments related to increasing enforcement of speed and stop-controlled intersections along Wilder Boulevard, police resources need to be considered before relying on sustained enforcement efforts as the primary method to maintain corridor operations and compliance. Additionally, staff believes alternatives heavily reliant on continued enforcement activities may not represent the most sustainable long-term corridor solution.

**Many of the alternative traffic calming measures identified in this option can be effective when applied in appropriate roadway contexts; however, their effectiveness varies depending on corridor conditions and the specific operational concerns being addressed.**

Several measures, such as raised crosswalks and RRFB pedestrian crossings, are generally most effective at midblock pedestrian crossing locations rather than at, or in close proximity to, all-way stop-controlled intersections where vehicles are already expected to slow or stop. Additionally, treatments intended to introduce or reinforce motorist yielding behavior are generally not compatible with stop-controlled intersection approaches under applicable State and Federal traffic control guidance and standards.

**Implementation of traffic calming measures in locations where they are not optimally suited may result in diminished long-term effectiveness while still requiring ongoing maintenance and operational costs. Based on the combination of observed speeding patterns, cut-through traffic, inconsistent stop-control compliance, and pedestrian activity along the corridor, the mini-roundabout concept was identified through the engineering evaluation process as the most comprehensive approach for addressing the corridor's multiple operational and safety concerns.**

#### **CITY MANAGER'S RECOMMENDED ACTION:**

The current all-way stop controls along Wilder Boulevard were originally implemented as an interim measure intended to reduce speeds and aid in corridor transition as development expanded in west Ames. **Public feedback received during this process indicates neighborhood support for maintaining the existing stop controls at this time.**

Staff acknowledges that all-way stop compliance may continue to decline over time due to relatively low side-street traffic volumes at several intersections. Reduced compliance with stop-controlled intersections is a known operational issue in corridors where drivers perceive low conflicting traffic demand. Several meeting attendees specifically acknowledged that rolling stops and stop sign violations already occur today.

Mini-roundabouts were selected for evaluation because they provide continuous physical traffic calming and reduce the ability for vehicles to accelerate aggressively between intersections, while also reducing the number and severity of vehicle conflict points compared to traditional intersections.

**However, based on the public feedback received, staff believes there may be value in allowing residents additional time to become familiar with mini-roundabouts through implementation in other areas of the community before reconsidering their use on Wilder Boulevard. Staff notes that the design work completed through this project has already resulted in mini-roundabout templates that are being incorporated into other developments currently under design within Ames, including new proposed Auburn Trail Development west of Ada Hayden Park. Additionally, FY 2030/31 of the current CIP also includes a mini-roundabout corridor project along Hyde Avenue to help with similar traffic calming through the local neighborhood.**

**Staff also recognizes that additional outreach could be conducted if directed by Council. However, staff believes much of the current public concern is associated with limited local familiarity with mini-roundabouts, which may change as additional examples are constructed elsewhere within the community.**

**If this project is delayed, staff would recommend that the available funds for this project be reallocated to make multi-modal improvements in coordination with other active improvement projects.** Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 2, as noted above.

**ATTACHMENT(S):**

[Wilder Crash Report.pdf](#)

[Speed Study Summary.pdf](#)

[Wilder Mailing Map.pdf](#)

[Wilder Blvd Meeting Comment Summary.pdf](#)

[Wilder Public Emails\\_05112026.pdf](#)

[Received Letters.pdf](#)

[Mini Roundabout Exhibits.pdf](#)



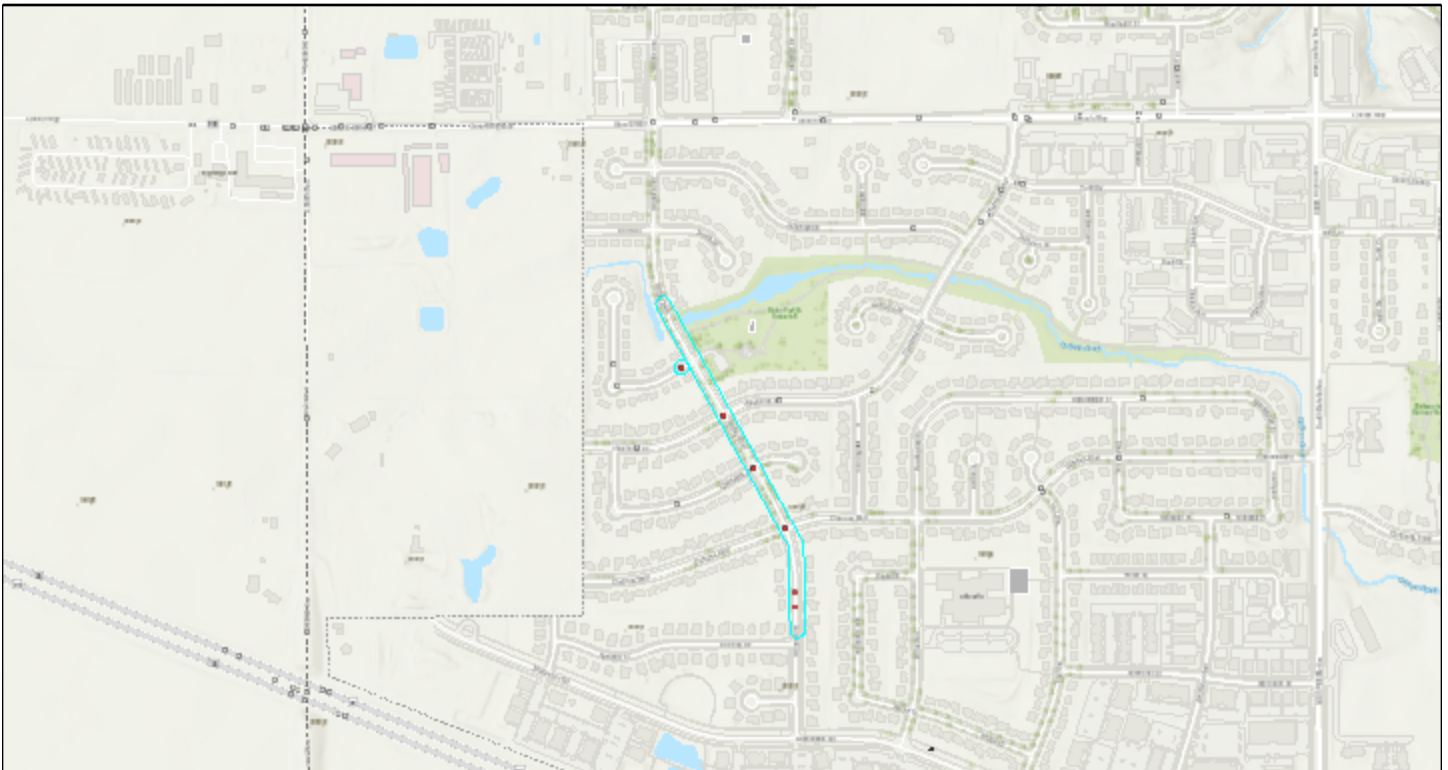
Iowa Crash Analysis Tool  
Quick Report  
2016-2026

<b>Crash Severity</b>	<b>7</b>
Fatal Crash	0
Suspected Serious Injury Crash	0
Suspected Minor Injury Crash	0
Possible/Unknown Injury Crash	0
Property Damage Only	7

<b>Injury Status Summary</b>	<b>1</b>
Fatalities	0
Suspected serious/incapacitating	0
Suspected minor/non-incapacitating	0
Possible (complaint of pain/injury)	0
Uninjured	0
Unknown	0
Not Reported	1

<b>Property/Vehicles/Occupants</b>	
Property Damage Total (dollars):	48,175.00
Average (per crash dollars):	6,882.14
Total Vehicles:	12.00
Average (per crash):	1.71
Total Occupants:	35.00
Average (per crash):	5.00

<b>Average Severity</b>	
Fatalities/Fatal Crash:	0.00
Fatalities/Crash:	0.00
Injuries/Crash:	0.00
Major Injuries/Crash:	0.00
Minor Injuries/Crash:	0.00
Possible/Unknown Injuries/Crash:	0.00





Iowa Crash Analysis Tool  
Quick Report  
2016-2026

Major Cause			7
Animal	0	Ran traffic signal	0
Ran stop sign	0	Failed to yield to emergency vehicle	0
FTYROW: At uncontrolled intersection	1	FTYROW: Making right turn on red signal	0
FTYROW: From stop sign	1	FTYROW: From yield sign	2
FTYROW: Making left turn	0	FTYROW: From driveway	0
FTYROW: From parked position	0	FTYROW: To pedestrian	0
FTYROW: Other	0	Drove around RR grade crossing gates	0
Disregarded RR Signal	0	Crossed centerline (undivided)	0
Crossed median (divided)	0	Traveling wrong way or on wrong side of road	0
Aggressive driving/road rage	0	Driving too fast for conditions	0
Exceeded authorized speed	0	Improper or erratic lane changing	0
Operating vehicle in an reckless/erratic/care...	0	Followed too close	0
Passing: On wrong side	0	Passing: Where prohibited by signs/markings	0
Passing: With insufficient distance/inadequa...	0	Passing: Through/around barrier	0
Passing: Other passing	0	Made improper turn	0
Driver Distraction: Manual operation of an e...	0	Driver Distraction: Talking on a hand-held d...	0
Driver Distraction: Talking on a hands free ...	0	Driver Distraction: Adjusting devices (radio...	0
Driver Distraction: Other electronic device ...	0	Driver Distraction: Passenger	0
Driver Distraction: Unrestrained animal	0	Driver Distraction: Reaching for object(s)/f...	0
Driver Distraction: Inattentive/lost in thou...	0	Driver Distraction: Other interior distracti...	1
Driver Distraction: Exterior distraction	0	Ran off road - right	0
Ran off road - straight	0	Ran off road - left	0
Lost control	1	Swerving/Evasive Action	0
Over correcting/over steering	0	Failed to keep in proper lane	0
Failure to signal intentions	0	Traveling on prohibited traffic way	0
Vehicle stopped on railroad tracks	0	Other: Vision obstructed	1
Other: Improper operation	0	Other: Disregarded warning sign	0
Other: Disregarded signs/road markings	0	Other: Illegal off-road driving	0
Downhill runaway	0	Separation of units	0
Towing improperly	0	Cargo/equipment loss or shift	0
Equipment failure	0	Oversized load/vehicle	0
Other: Getting off/out of vehicle	0	Failure to dim lights/have lights on	0
Improper backing	0	Improper starting	0
Illegally parked/unattended	0	Driving less than the posted speed limit	0
Operator inexperience	0	Other	0
Unknown	0	Not reported	0
Other: No improper action	0		



**Iowa Crash Analysis Tool  
Quick Report  
2016-2026**

Time of Day/Day of Week														
Day of Week	12 AM to 2 AM	2 AM to 4 AM	4 AM to 6 AM	6 AM to 8 AM	8 AM to 10 AM	10 AM to Noon	Noon to 2 PM	2 PM to 4 PM	4 PM to 6 PM	6 PM to 8 PM	8 PM to 10 PM	10 PM to 12 AM	Not reported	Total
Sunday	0	0	0	0	1	0	0	0	0	0	0	0	0	1
Monday	0	0	0	0	0	0	0	0	1	0	0	0	0	1
Tuesday	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Wednesday	0	0	0	0	1	0	0	0	0	1	0	0	0	2
Thursday	0	0	0	0	0	0	1	0	0	0	0	0	0	1
Friday	0	0	0	0	1	0	0	0	0	0	0	0	0	1
Saturday	0	0	0	0	0	0	0	1	0	0	0	0	0	1
<b>Total</b>	0	0	0	0	3	0	1	1	1	1	0	0	0	7

Manner of Crash Collision	7
Non-collision (single vehicle)	2
Head-on (front to front)	0
Rear-end (front to rear)	1
Angle (oncoming left turn)	0
Broadside (front to side)	4
Sideswipe (same direction)	0
Sideswipe (opposite direction)	0
Rear to rear	0
Rear to side	0
Not reported	0
Other	0
Unknown	0

Surface Conditions	7
Dry	7
Wet	0
Ice/frost	0
Snow	0
Slush	0
Mud/dirt	0
Water (standing or moving)	0
Sand	0
Oil	0
Gravel	0
Not reported	0
Other	0
Unknown	0

Fixed Object Struck	12
Bridge overhead structure	0
Bridge/bridge rail parapet	0
Ditch	0
Ground	0
Guardrail - face	0
Concrete traffic barrier (median or right sid...	0
Cable barrier	0
Utility pole/light support	1
Traffic signal support	0
Fire hydrant	0
Tree	0
Snow bank	0
Wall	0
Other fixed object	0
Bridge pier or support	0
Curb/island/raised median	0
Embankment	0
Culvert/pipe opening	0
Guardrail - end	0
Other traffic barrier	0
Impact attenuator/crash cushion	0
Traffic sign support	0
Other post/pole/support	0
Mailbox	1
Landscape/shrubbery	0
Fence	0
Building	0
None (no fixed object struck)	10



Iowa Crash Analysis Tool  
Quick Report  
2016-2026

Driver Age/Driver Gender					
Driver Age - 5 year Bins	Female	Male	Not reported	Unknown	Total
< 14	0	0	0	0	0
= 14	0	0	0	0	0
= 15	0	0	0	0	0
= 16	0	1	0	0	1
= 17	0	0	0	0	0
= 18	0	1	0	0	1
= 19	0	0	0	0	0
= 20	0	1	0	0	1
>= 21 and <= 24	1	1	0	0	2
>= 25 and <= 29	0	0	0	0	0
>= 30 and <= 34	0	0	0	0	0
>= 35 and <= 39	0	0	0	0	0
>= 40 and <= 44	0	1	0	0	1
>= 45 and <= 49	1	1	0	0	2
>= 50 and <= 54	1	1	0	0	2
>= 55 and <= 59	0	0	0	0	0
>= 60 and <= 64	0	0	0	0	0
>= 65 and <= 69	0	1	0	0	1
>= 70 and <= 74	0	0	0	0	0
>= 75 and <= 79	0	0	0	0	0
>= 80 and <= 84	0	0	0	0	0
>= 85 and <= 89	0	0	0	0	0
>= 90 and <= 94	0	0	0	0	0
>= 95	0	0	0	0	0
Not reported	0	0	0	0	0
Unknown	0	0	1	0	1
<b>Total</b>	<b>3</b>	<b>8</b>	<b>1</b>	<b>0</b>	<b>12</b>

Alcohol Test Given	12
None	11
Blood	0
Urine	0
Breath	0
Vitreous	0
Refused	0
Not reported	1

Drug Test Given	12
None	11
Blood	0
Urine	0
Breath	0
Vitreous	0
Refused	0
Not reported	1

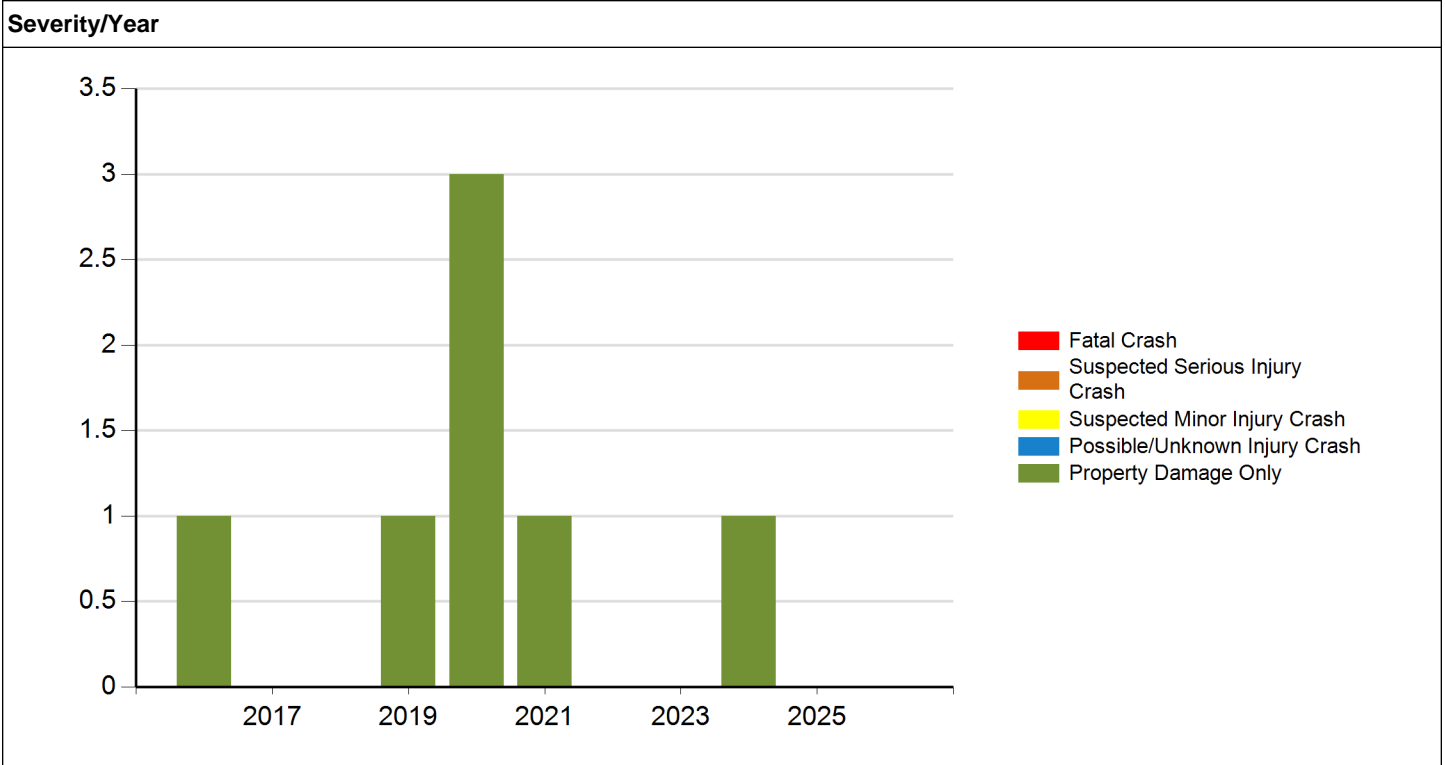
Drug Test Result	12
Negative	0
Cannabis	0
Central Nervous System depressants	0
Central Nervous System stimulants	0
Hallucinogens	0
Inhalants	0
Narcotic Analgesics	0
Dissociative Anesthetic (PCP)	0
Prescription Drug	0
Not reported	12
Other	0

Drug/Alcohol Related	7
Drug	0
Alcohol (< Statutory)	0
Alcohol (Statutory)	0
Drug and Alcohol (< Statutory)	0
Drug and Alcohol (Statutory)	0
Refused	0
Under Influence of Alcohol/Drugs/Medications	1
None Indicated	6



Iowa Crash Analysis Tool  
Quick Report  
2016-2026

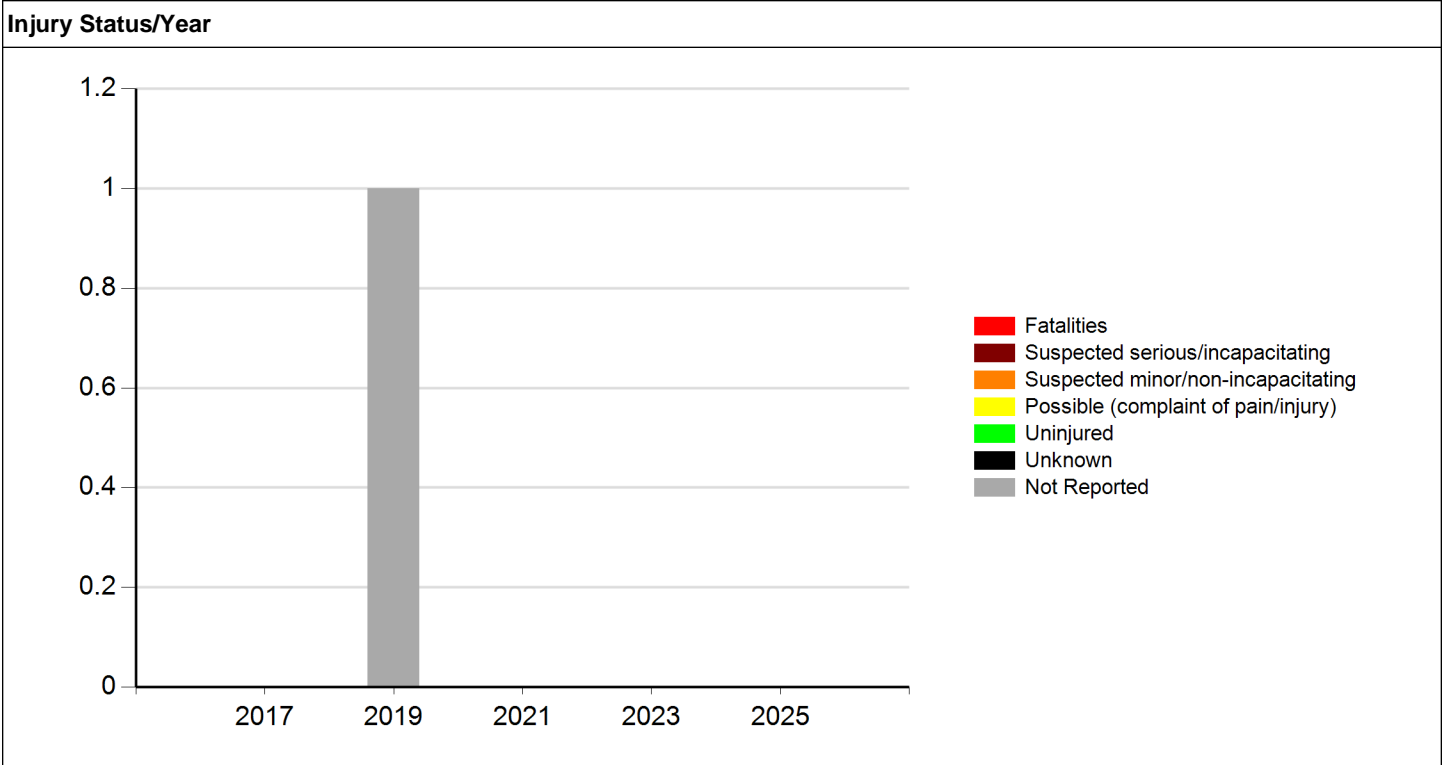
Crash Severity - Annual							
Crash Year	Fatal Crash	Suspected Serious Injury Crash	Suspected Minor Injury Crash	Possible/Unknown Injury Crash	Property Damage Only	Total	
2016	0	0	0	0	1	1	1
2017	0	0	0	0	0	0	0
2018	0	0	0	0	0	0	0
2019	0	0	0	0	1	1	1
2020	0	0	0	0	3	3	3
2021	0	0	0	0	1	1	1
2022	0	0	0	0	0	0	0
2023	0	0	0	0	0	0	0
2024	0	0	0	0	1	1	1
2025	0	0	0	0	0	0	0
2026	0	0	0	0	0	0	0
<b>Total</b>	0	0	0	0	7	7	7





Iowa Crash Analysis Tool  
Quick Report  
2016-2026

Injury Status - Annual								
Crash Year	Fatalities	Suspected serious/incapacitating	Suspected minor/non-incapacitating	Possible (complaint of pain/injury)	Uninjured	Unknown	Not Reported	Total
2016	0	0	0	0	0	0	0	0
2017	0	0	0	0	0	0	0	0
2018	0	0	0	0	0	0	0	0
2019	0	0	0	0	0	0	1	1
2020	0	0	0	0	0	0	0	0
2021	0	0	0	0	0	0	0	0
2022	0	0	0	0	0	0	0	0
2023	0	0	0	0	0	0	0	0
2024	0	0	0	0	0	0	0	0
2025	0	0	0	0	0	0	0	0
2026	0	0	0	0	0	0	0	0
<b>Total</b>	0	0	0	0	0	0	1	1





**Meeting the following criteria**

Jurisdiction: Statewide  
Year: 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026  
Map Selection: Yes  
Filter: None

**Analyst Information**

Empty box for Analyst Information

## Summary

Staff reviewed speed data from several detectors placed along the corridor. This data was collected from primarily radar detectors in late June/early July 2020. However, one location (Wilder & Clemens – Location #4) utilized data from a Gridsmart video detection system which collected data in mid-April 2021. The map below summarizes the detector locations.



Staff calculated various speed metrics from the dataset at each location for both directions of travel which included: the average speed, the 85<sup>th</sup> percentile speed (the speed at which 85% of vehicles travel at or below), the pace (the 10 MPH range at which the most vehicles are traveling at), and the excessive speeding percentage (the percentage of vehicles travel at or above 10 MPH over the posted speed limit). The table below

summarizes these metrics for all the locations. Metrics highlighted in orange or red are a key indicator that a notable level of excessive speeding is occurring at the given location.

Location #	Detector Type	Location	Avg. Speed (MPH)		85th Per. Speed (MPH)		Pace (MPH)		Excessive Speed %	
			NB	SB	NB	SB	NB	SB	NB	SB
1	Radar	926 Wilder	23.3	24.5	27	28	19-28	20-29	0.4	0.7
2	Radar	812 Wilder	25.4	28.7	30	34	23-32	25-34	3.1	13.0
3	Radar	708 Wilder	23.1	22.0	27	26	19-28	19-28	0.7	0.6
4	Gridsmart	Wilder & Clemens	21.4	25.8	24	30	17-26	22-31	0.0	1.5
5	Radar	600 Block Wilder	21.2	22.0	26	25	18-27	17-26	0.0	0.2
6	Radar	500 Block Wilder	27.0	26.5	32	32	23-32	24-33	5.4	8.6
7	Radar	400 Block Wilder	28.5	27.3	33	33	25-34	24-33	10.8	9.9
8	Radar	300 Block Wilder	27.9	28.4	33	33	25-34	24-33	11.0	9.7
9	Radar	200 Block Wilder	28.0	27.6	32	32	24-33	24-33	6.8	5.7

\*NB = Northbound traffic, SB = Southbound traffic

The above results indicate that notable levels of excessive speeding are occurring at several locations along the corridor, particularly on the northern half of the corridor. The City is already planning to install new stop signs at several intersections along this corridor (including all-way stop control at the intersections of Wilder Blvd & Frost Dr and Wilder Blvd & Clemens Blvd) per the attached map. These new stop signs will likely be installed within the next couple months. This new traffic control will likely have significant impacts to vehicle speeds along the corridor, due to Wilder Blvd traffic now having to stop at two intersections, Frost Dr at Daley Park and Clemens Blvd. Therefore, staff will monitor the changes in observed vehicle speeds after the implementation of the proposed traffic control along the corridor to determine whether excessive speeding is still occurring.

Thanks,

**Kyle Thompson**

Transportation Planner

Ames Area Metropolitan Planning Organization

Ames City Hall, 515 Clark Ave. | Ames, IA 50010

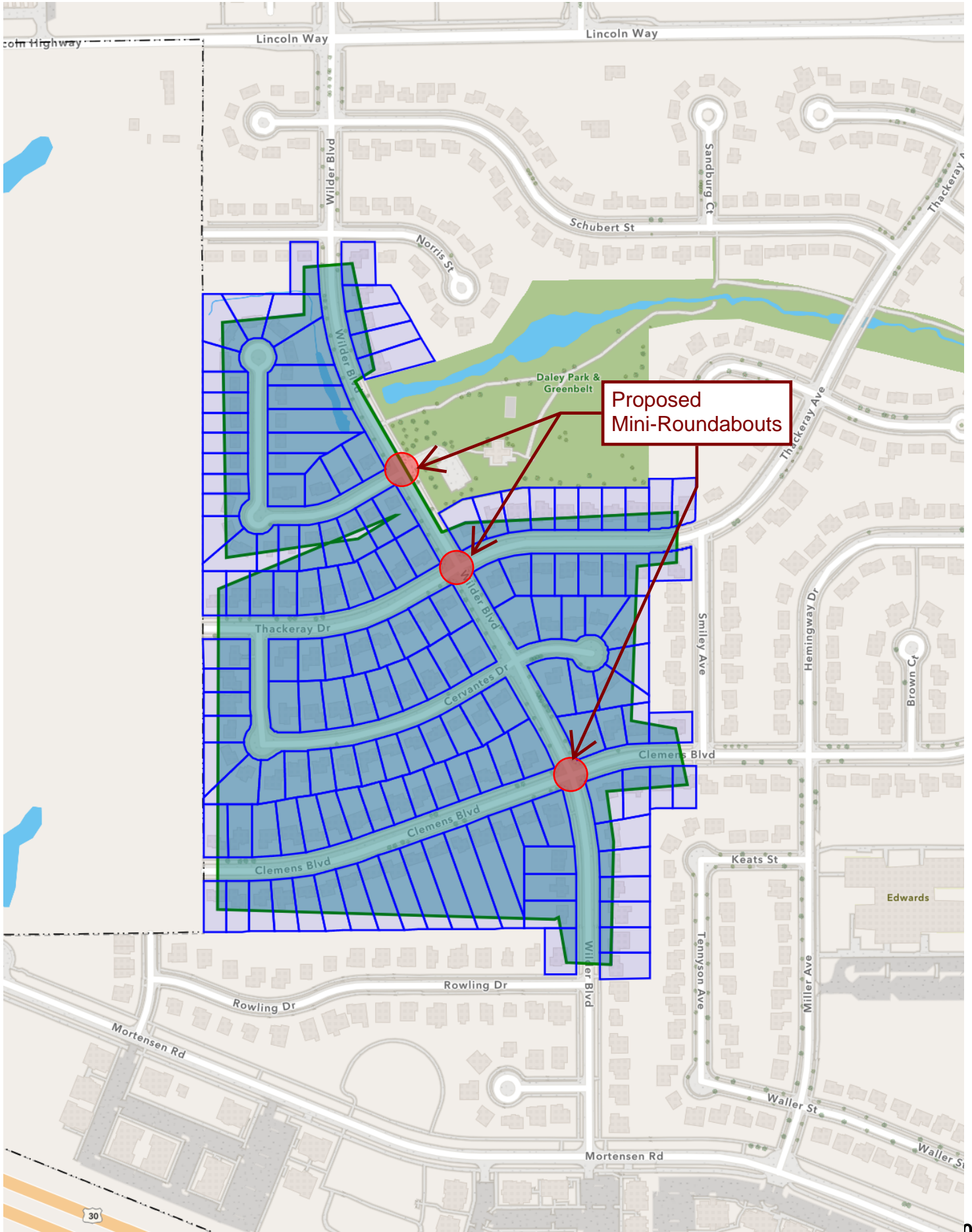
515.239.5169 direct

515.239.5160 main

515.239.5404 fax

[kyle.thompson@cityofames.org](mailto:kyle.thompson@cityofames.org)

# Wilder Boulevard Public Meeting Mailing Addresses



April 23, 2026

Mark Gansen, P.E.  
City of Ames  
515 Clark Avenue  
Ames, IA 50010

Re: Wilder Boulevard Mini-Roundabouts Public Involvement Comments

Dear Mark

The following is a summary of the public information meeting held on April 16, 2026 from 4:30 PM to 6:30 PM at Edwards Elementary School. At the meeting we provided preliminary drawings of the three intersections, information on the roadway typical section, and a general overview of the area with the three mini roundabouts. We will summarize the attendees, general comment themes, and alternative ideas that were proposed by various attendees.

Seventy nine people signed in for the meeting and the general consensus was total attendance was around 100 people. We received a total of 32 written comment sheets at the meeting and also received ten additional comments via email before or directly after the meeting.

From reading the comments received there are three main groups of residents. The first are firmly against any type of roundabout improvement and several of these people are also no to any improvements as they see no problem in the area. There is also a group that are firmly in support of the proposed mini roundabouts. The third group support something to be done but have concerns with the proposed alternative or would like more information and consideration of other ideas. Below is a breakdown of the percentage of these groups:

Summary of Comments Received		
Against Mini-Roundabouts	Support Mini-Roundabouts	Need More Information
21 (50%)	9 (21%)	12 (29%)

The following are some of the common themes that were expressed in the comments from each group

1. Comments against mini-roundabouts

- Concern for pedestrian (particularly children) safety, sight lines, and fear drivers will not yield to pedestrians.
- Traffic volumes on Wilder Boulevard are too low to warrant adding mini-roundabouts.
- Stop signs work fine.
- Speeding is not an issue on the corridor.
- Concern about property impacts during of after the construction.
- Costs of improvements will be too high.
- Large vehicles (busses, snow plows, garbage trucks) will have problems with the intersection.
- Will cause loss of street parking near the intersections.

We performed a further review of the dissenting comments to determine if they did acknowledge that there were issues along the corridor. 43 percent of the dissenting comments did acknowledge that there are issues with the Wilder Boulevard corridor. These issues were referenced in their comments:

- Vehicles not stopping at stop signs.
- Vehicle speeds have increased on the roadway.
- General corridor safety.
- Increase in cut-through traffic with surrounding development.

2. Comments for mini-roundabouts

- Speeding and cut through traffic would typically be reduced. Believe there will be a traffic calming effect.
- Provide a more reliable function of the intersections and the potential for increased pedestrian safety.
- Support the ability to control the intersections while not impeding traffic flow like the all-way stop control does.
- General support for roundabouts as they have seen them work in other countries or communities.
- Requested similar treatments to other roadways in the area.

3. Comments looking for more information or revisions to planned project

- Support roundabouts, but three are too many. Would like to see one or two rather than all three.
- Support roundabouts but would like additional or alternative pedestrian focused improvements to be considered.
- Requested additional data/information on the speed or intersection issues that show justification for the project.
- How long will the construction process take?
- Neutral towards roundabouts, but provided other ideas for improvements to consider. (Summarized in next section)

As indicated in Item 3 above, several of the comment sheets requested alternative treatments be considered. Below is a list of treatments that were suggested:

- Install raised crosswalks at one or more of the intersections.
- Install warning lights on the existing stop signs and maintain stop control.
- Paint lane lines on the corridor and add speed limit signs with flags.
- Paint crosswalks so they show brighter.
- Add speed bumps along Wilder Boulevard.
- Put in flashing crosswalk signs.
- Connect Mortenson to Y Avenue.
- Install speed cameras.
- Increase police enforcement.

City of Ames  
Mark Gansen, P.E.  
Page 3  
April 23, 2026

**DRAFT**

City of Ames  
Mark Gansen, P.E.  
Page 4  
April 23, 2026

**DRAFT**

If there are any questions or comments please let us know and we can update the summary.

Sincerely,

STRAND ASSOCIATES, INC.®

Kyle R. Henderson, P.E. (WI)

Mitch Holtz, P.E.

**Gansen, Mark**

---

**From:** Andrea Hrbek <andreahrbek146@gmail.com>  
**Sent:** Monday, May 11, 2026 8:32 AM  
**To:** Gansen, Mark  
**Subject:** Council about Wilder Blvd

[External Email]

Please include this correspondence for the May 26 meeting I cannot attend.

I went to the meeting in April to get public opinion for the proposed changes. Talking to my neighbors at the meeting the neighborhood is against these changes. It is unnecessary and seems to be a waste of money not based on any injuries or concrete history of excessive speed on this street. There are many other ways to create another main thoroughfare and to leave this nice quiet street alone! Speed bumps were dismissed as it would impede emergency vehicles but 3 mini roundabouts wouldn't? No good answers why Mortensen isn't extended and the NS gravel road made into a connecting street. Told they tried (not how) and no success.

The staff at that meeting most were ill informed and couldn't answer questions. They stood there and when I asked questions were silent not properly informed.

Please leave this nice quiet street alone there are many other problem areas in the city. Wilder Blvd is not a problem!

Thanks  
Andrea Hrbek  
306 Wilder Blvd, Ames,  
At this residence 14 years. I've been a walker runner, dog walker in this neighborhood no issues w traffic problems

**Gansen, Mark**

---

**From:** Paula Higgs <pm.givens46@gmail.com>  
**Sent:** Tuesday, April 28, 2026 5:55 PM  
**To:** Gansen, Mark  
**Subject:** Wilder roundabout

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

[External Email]

We do not think it would be necessary to have this in our residential area. The safety of the children, bicyclist, pedestrians and pets would be at risk when crossing over to the park. If you think people aren't stopping at the stop sign they surely aren't going to stop where the pedestrians cross. We do not have that much traffic on our street. I have not seen many people running the stop sign- if anything a small minority of motorists slow down at the stop sign and dont come to a complete stop. Most of the motorists stop and obey the traffic laws.

## Gansen, Mark

---

**From:** PAUL Green <pandlgreen@msn.com>  
**Sent:** Tuesday, April 28, 2026 3:37 PM  
**To:** Gansen, Mark  
**Subject:** Proposed Wilder Roundabout Project

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

[External Email]

Hello Mark

I am writing to you regarding the proposed project that would build roundabouts on Wilder Boulevard. I would like to state first that I am 100% against this. I do not see a need for something like this in a purely residential neighborhood. Many of the roads that will be affected are dead ends or cul-de-sacs, and there is no flow of traffic that needs calming. Which brings me to another concern. During construction of the roundabouts the roads would most likely be closed, which means people living on those side roads would not be able to get to their homes for an extended period since there is only one way in or out. That is not acceptable. This project would be very disruptive to everyone in the area. There is also a safety concern with having roundabouts, particularly near a park. There is an abundance of pedestrian traffic that has to cross Wilder at all of these intersections. I believe it would be better to have vehicles come to a stop in order to avoid anyone getting hit. Overall, I think this project is completely unnecessary and the money it would take could be much better spent somewhere else.

Sincerely,

Paul Green

## Gansen, Mark

---

**From:** Jeannette Joh <jvmfbook@gmail.com>  
**Sent:** Monday, April 27, 2026 10:03 AM  
**To:** Gansen, Mark  
**Subject:** Wilder Blvd project

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

[External Email]

Dear Mr Gansen,

First, I'd like to thank the engineers who attended the meeting and listened to and responded to our questions and concerns. (I am assuming they were City of Ames employees, as they did not wear any name tags or Ames-branded apparel.) While we do not live on or close to Wilder, we do walk in both Hillside and Bentwood neighborhoods. Our biggest concern about this proposed project is pedestrian safety. There are lots of kids, especially in Daley Park, as well as walkers, dogs, and cyclists. My husband and I came away from the presentation thinking these islands could potentially slow traffic, but we're concerned about pedestrian crossings that are no longer marked by a stop sign. At a stop sign, you should look both ways, and notice anyone hoping to cross. When a car enters a roundabout, the driver's immediate concern is yielding to traffic coming from the left. With crosswalks immediately to the right, is there enough distance for a driver to notice a pedestrian in the crosswalk? For example, traveling west on Clemens to turn north on Wilder, a driver looks left, enters the roundabout, and THEN meets a crosswalk. Has such a visibility issue been tested/addressed?

This is our first concern with this project, and we hope this situation will be addressed before any construction begins. Thank you,

Andreas and Jeannette Johannsen  
4708 Hemingway Drive

Sent from my iPhone

## Gansen, Mark

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**From:** Sly Upah <upah.sly@gmail.com>  
**Sent:** Friday, April 24, 2026 10:35 AM  
**To:** Gansen, Mark  
**Cc:** kyle.henderson@strand.com  
**Subject:** comments on Wilder Boulevard corridor improvements

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

[External Email]

My wife and I live at 5242 Thackeray Drive. We would like to provide some feedback regarding the three mini-roundabouts.

1) One concern is how the installation of the roundabouts will impact parking. Currently, overflow parking for Daley Park is usually along the west side of Wilder and doesn't really impact the residential neighborhoods that much (but occasionally they do utilize Thackeray). We are concerned overflow parking will now be a regular occurrence in front of our house, especially with the addition of the splash pad being installed at Daley Park (among other activities people reserve the shelter for at Daley Park). Overflow parking is a concern if street parking on Wilder is eliminated.

2) Will snow removal be impacted by the roundabouts? It already piles up on our streets quite a bit.

3) How will the school bus stops on Wilder be redirected?

4) Why three roundabouts? We can possibly understand the rationale for the one at Frost, and maybe Clemens, but three in a row, and that close together, just seems to be excessive.

5) We don't know what data prompted or complaints initiated this project. However, in living here for the last 8 years and going on many walks over the years, we have not heard, seen, or witnessed any pedestrian or vehicle accidents. I know there are occasionally speeders on Wilder as the warmer weather approaches, but nothing unlike the rest of Ames (especially on Bloomington!).

Karen Upah, and  
*Sylvester (Sly) Upah Jr., PhD.*

## Gansen, Mark

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**From:** Ben Drout <bdROUT@gmail.com>  
**Sent:** Sunday, April 19, 2026 2:24 PM  
**To:** Gansen, Mark; kyle.henderson@strand.com  
**Subject:** Wilder Blvd Comments

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

[External Email]

Mark & Kyle,

Thank you again for coming out on Thursday to discuss the proposed mini-roundabouts on Wilder Blvd. Since moving back to Ames a few years ago I have had multiple chances to be impressed with the willingness of Public Works staff and their associates to engage with the community and respond directly to resident questions and comments. I am also encouraged that we are actively looking for ways to make our streets work well, and safely, for all users, not just those in vehicles.

I mentioned much of my comments to Damion, but since I wasn't able to fill out a comment sheet I just wanted to say for the record that I am enthusiastic about seeing this project move forward. I am a fan of roundabouts in general given what I have seen regarding their positive effect on crash rates and severity and I think installing compact versions within the existing right of way will be a great fit for this neighborhood.

When it comes to pedestrian safety at the intersections themselves I can understand those who are concerned that drivers will no longer be required to stop and must look for pedestrians at a crosswalk before the intersection proper. However, I suspect most of the issues leading to complaints along this corridor are being caused by drivers who are already not stopping at the stop signs - those willing to ignore signs and paint. For the drivers conscientious enough to be stopping at the existing stop signs, I don't expect systemic problems with properly yielding to pedestrians and vehicles already in the intersection- and this will be made easier due to the reduced points of conflict in a roundabout. For the drivers who already ARE speeding through the corridor and running the signs the physical barrier of an obstacle to be avoided will be much more effective than the all-way stops currently installed. It will also be much more COST effective than increased enforcement since the roundabout is there 24/7. I assume it would be cost-prohibitive for the city to have a traffic enforcement officer present often enough to raise the chances of being caught running a stop sign to anything close to that!

Lastly, I think another benefit of the roundabouts is how annoying they may be to drivers just trying to get through the area. No doubt many of the reported speeding concerns on Wilder involve drivers using the corridor as a cut through between Lincoln Way and Mortensen to avoid having to go all the way to South Dakota. While the street does form that connection, my understanding is that its primary purpose as a collector is to efficiently move traffic between the local streets and those arterials. For those whose origin or destination is within the neighborhood, going through one or two roundabouts is unlikely to be overly burdensome, especially as they are unlikely to be speeding through. The benefit may be that those who are just trying to get through as quickly as possible, possibly some of the worst "trouble makers", will be incentivized to avoid the corridor entirely and remove themselves as a problem. To that end, I think three roundabouts is the right number as with only one or two those drivers may decide it is still worth it to cut through the neighborhood.

It is possible that much of these goals could be accomplished by raised crosswalks combined with the all-way stops instead, especially across Wilder Blvd. That is worth exploring and it would be interesting to see a cost comparison between the mini-roundabout and associated elements and four raised crosswalks. Even if the latter is favorable, the raised crosswalks would still not reduce the points of conflict however, which must be considered.

No doubt there are other streets in Ames that could see safety benefits from mini-roundabouts, perhaps some even more significantly than on Wilder. My hope is that we are able to proceed with a project similar to what was presented and, if it proves effective, deploy similar treatments to those other areas in the future.

Thanks again for your time (and how long this email turned out!)

-Ben Drout  
Ames Resident

**Gansen, Mark**

---

**From:** Andrea Hrbek <azhrbek@gmail.com>  
**Sent:** Friday, April 17, 2026 6:41 AM  
**To:** Gansen, Mark  
**Subject:** Wilder

[External Email]

i live on Wilder have for 13 yrs. I am upset about these proposed changes for no good reason. There is no excessive speed no accidents no deaths. Why not ask the people how they think? We should vote on it. Waste of money and ruin a nice neighborhood for no good reason.

I vote NO!!!

A Hrbek

## Gansen, Mark

---

**From:** sara kellogg <sara.s.kellogg@gmail.com>  
**Sent:** Wednesday, April 15, 2026 7:06 AM  
**To:** Gansen, Mark; kyle.henderson@strand.com  
**Cc:** sara kellogg  
**Subject:** Wilder Boulevard Traffic Calming Project – Data and Design Rationale Clarification

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

[External Email]

Dear Mr. Gansen and Mr. Henderson,

I have lived on Cervantes Drive, just off Wilder Boulevard, for 20 years. We raised our three children in this neighborhood and travel this corridor daily. We received a letter regarding this proposal, and are unable to attend the April 16 public meeting. However, I have reviewed the information shared regarding the "traffic calming project," and have some questions and concerns.

From the description, it appears the primary goal is to slow traffic and improve safety by installing mini-roundabouts at Clemens and at the adjacent intersections of Thackeray and Frost. I understand the general purpose of traffic calming, but am struggling to see how this particular solution aligns with the actual conditions on this corridor.

In my experience, Wilder does not carry particularly high traffic volumes, and while there has been some increase with development west of Wilder off Mortensen, it still does not function as a major through route. Given that, installing three mini-roundabouts in close succession feels disproportionate to the level of traffic and activity.

To better understand the rationale, could you share:

- Traffic volume data (AADT) for this segment of Wilder
- Any recent speed studies conducted along the corridor
- Crash history data for the intersections at Clemens, Thackeray, and Frost
- The criteria used to determine that three mini-roundabouts were the appropriate solution, rather than more limited, intersection-specific changes that could address concerns without the construction to redesign multiple intersections.

I would also be interested in understanding whether alternative configurations were considered, such as focusing improvements at higher-volume intersections (e.g., Wilder/Mortensen or Clemens alone) rather than distributing multiple installations along a relatively low-volume residential corridor.

Additionally, because this project appears to involve physical reconstruction of the intersections, I would appreciate clarification on how it is being classified from a funding standpoint. Specifically, will any portion of the cost be assessed to adjacent property owners, or is it being fully funded through citywide sources?

Thank you for the opportunity for public input. I would appreciate any additional information you can provide to help residents better understand how this proposal reflects actual safety needs and priorities.

Thank you for your time,  
Sara Kellogg

**Gansen, Mark**

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**From:** Gretchen Meyer <meyerg150@gmail.com>  
**Sent:** Tuesday, April 14, 2026 12:07 PM  
**To:** Gansen, Mark  
**Subject:** Wilder Blvd mini roundabouts

[External Email]

Hi,

I live on Frost Drive and can't be at the public meeting this Thursday. I lost the letter we received so I'm not sure if there is a better email address.

I think it's a good idea to deal with increased traffic on Wilder but I'm not sure how this fixes things. I have a few concerns. There is already an awful lot of foot traffic on both sides of Wilder Blvd and with the new splash pad at Daley Park I assume that will increase. I understand how the improvements address traffic flow but I am concerned about pedestrian safety trying to cross the street when cars don't stop. From the maps sent out, it looks like crossings will be placed right where cars start to pick up speed as they leave the roundabout.

I'm wondering if safety for pedestrians crossing Lincoln Way has been or will be considered at any point? There are parks on both sides of Lincoln Way within easy walking distance of each other, with sidewalks leading right up to Lincoln Way but there is no safe way to cross. Traffic is running at least 45 mph and often considerably faster and there is a blind spot to the west where a car can hide in a dip just before the intersection. It's scary and dangerous, but people cross there all the time.

One more thing, I'd like to know how access to the side streets will be maintained during construction. Frost is about 1 1/2 blocks long and I live at the very end. If we have to park on Wilder, that's a long trek with groceries, or if you're sick, or in bad weather. I hope that will be taken into consideration.

Please forward this to the correct person if need be. Thank you!

Gretchen Meyer  
5465 Frost Drive

## Gansen, Mark

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**From:** Lisa Kuehl <lkkuehl@gmail.com>  
**Sent:** Tuesday, April 14, 2026 11:04 AM  
**To:** Gansen, Mark; kyle.henderson@strand.com  
**Subject:** Thoughts for you on the Wilder Blvd. roundabouts...

[External Email]

Dear Mark and Kyle -

Thank you for the upcoming public meeting regarding the proposed Wilder Boulevard roundabout project. I live at the northeast corner of Wilder and Cervantes Drive, so I have a very good vantage point from which to observe driver behaviors on this stretch of residential street. I plan to attend your presentation but wanted to send these notes in advance.

Several years ago, I was able to work with Damion P. at Traffic and he was able to add two four-way stop signs for enhancing pedestrian safety along Wilder. These are located at the intersection of Wilder and Clemens and at the entrance to Daley Park. Prior to these stop signs being installed, I saw a lot of aggressive driving and accompanying noise coming from speeding vehicles. The stop signs have helped, but what I currently observe is many incomplete stops, some drivers still running the stop signs and drivers speeding in-between stop signs.

I have several questions regarding the new roundabout project and how they will improve traffic calming along Wilder Boulevard.

**1. What will be the maximum speed within the roundabout in order to safely drive through it?** *Because drivers do not actually have to stop, my concern is that this will be a similar situation to doing a rolling stop through a stop sign, allowing for more rapid acceleration upon leaving the intersection.*

**2. What will be the anticipated distance required from the start of the roundabout to begin deceleration from the current 25 mph posted speed limit?** *Will this distance prevent drivers from being able to easily accelerate in-between the roundabouts to speeds above the posted 25 mph?*

**3. Will the City be performing an updated traffic and speed study in advance of this project?** I'd like to know these statistics to have a better idea of what the biggest speed concerns might currently be.

**4. Can you address which other traffic calming options are being considered,**

**as well as cost-comparisons to the roundabout construction? I already see many of these in use in other parts of Ames:**

- adding more speed limit signs with visibility enhancements, such as red flags or solar flashing lights and reminders,
- adding more stop signs, also with visibility enhancements,
- adding speed humps or rumble strips,
- adding signage requesting NO SEMIS or LOCAL TRAFFIC ONLY as a way to reduce excess cut-through traffic coming from west Lincolnway going to the US 30 area and reverse and make Wilder Boulevard less appealing as a perceived time-saver for non-local traffic.

Thank you again for considering public input on this project. With the development of the Daley Park splash pad, the addition of more new homes in Sunset Ridge and the new Hope Church and pending Ontario Park, I expect much more traffic on Wilder Boulevard that is not local in nature. Hopefully, drivers will be respectful of residents living in this area and will learn to mind the speed limits to keep everyone safe and to reduce excess vehicle noise.

**Lisa K. Kuehl**  
5225 Cervantes Drive  
Ames, IA 50014-6919  
(515) 451-1039 cell & text / (515) 450-5551 landline  
"FaceTime" me with your Apple device at [lkkuehl@gmail.com](mailto:lkkuehl@gmail.com)

***"You can find excuses...or, you can find a way."***

## Gansen, Mark

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**From:** Joshua Przybyszewski <josh.prezby@gmail.com>  
**Sent:** Saturday, April 11, 2026 9:06 AM  
**To:** Gansen, Mark; Kyle.henderson@strand.com  
**Subject:** Resident near Wilder Blvd  
**Attachments:** PXL\_20260227\_204443190.jpg

[External Email]

Hey Mark and Kyle,

I saw the news about the proposed changes to Wilder, and got your info from [this website](#). I'm traveling out-of-town for work this week, so I cannot be at the meeting scheduled for Thursday. I'd love the chance to get to hear from you directly about the plans and intentions behind it, and get the chance to ask my questions in person. However, since I can't make it to that event in person, I'd like to write you a brief note over email to hear about how I should be thinking about this.

First off, I'd just like to say that I'm so thankful you're making improvements to Wilder. I love living in a city that's prioritizing caring for roads and neighborhoods where a lot of people live. I've lived on Norris St for 5 years, and it's been nice to see the care that has been taken in our neighborhood.

Second, I'd like to acknowledge that I'm a resident and a software engineer -- not a civil engineer or an expert in city design.

I'm a runner and a father of two toddlers. I train for half marathons starting from my house on Norris St, and I often use Wilder as a running route to head east on Mortensen. My wife (and/or I) also often (at least once a week, sometimes daily) take our toddlers (walking or in strollers) through the neighborhood, and Wilder is a primary path to Daley park and to Edwards elementary.

With that biographical context, I'd like to say that my *preference* is that our intersections be safer and easier for pedestrians rather than prioritizing throughput of vehicle traffic.

I'm not an expert in roundabout designs, or the pros/cons tradeoffs when swapping a four-way stop for a roundabout. Could you help me understand how this particular roundabout design would be safer and easier for pedestrians than the current layout?

Thanks for all you do. If there's another chance to meet (in person, over phone, or another way) that you'd prefer, I'd love the chance to connect and learn from you!

Josh Przybyszewski  
*Runner of long distances*  
*Father of energetic toddlers*  
*Software Engineer at Workiva*  
*Fellow Ames Resident*  
515.229.6766  
5315 Norris St

**Gansen, Mark**

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**From:** Daphne Burgason <burgasond@yahoo.com>  
**Sent:** Thursday, April 9, 2026 6:10 PM  
**To:** Gansen, Mark  
**Subject:** Wilder Roundabouts

[External Email]

Good Evening Mr. Gansen,

My name is Daphne Burgason, and we live on Norris Street just off of Wilder. We travel via Wilder and Mortensen nearly daily. I do not think the traffic on this road necessitates the inclusion of roundabouts. In my opinion, this costly change would be a misuse of public funds as it seems to be more of an esthetic change rather than a traffic issue. Additionally, it would cause more of a traffic headache having to close portions of Wilder while the roundabouts would be installed. Please do not install these. The stop signs are enough. Installation of these would be foolish.

Thank you for your time and attention to this matter.

Sincerely,  
Daphne Burgason  
Burgasond@yahoo.com  
(515)528-3122  
Sent from my iPhone

## Gansen, Mark

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**From:** Judy Snyder <judy.snyder@me.com>  
**Sent:** Thursday, April 9, 2026 1:08 PM  
**To:** Gansen, Mark  
**Subject:** Roundabouts on Wilder

[External Email]

I've lived in this area before "Wilder Blvd was born". I also walk that area at least once a day and have seen no issues with anyone almost getting hit, speeding or at least no more than any other street in Ames. There appears to be one house constantly complaining. The city finally puts in stop signs. Then she's still unhappy and wants speed bumps or roundabouts or maybe mobile speed signs or a bigger police presence. It's endless the things she complains about and yet the problem is never good enough. These are not busy streets and feel it will confuse kids even more. Drivers don't stop at roundabouts and kids are taught to stop at the corner and wait for traffic. I don't like riding my bike or cross roundabouts as a pedestrian. It's unsettling trying to figure out who is going to stop. It'll make people go even faster with the sheer challenge to see how fast they can go. The stop signs seem to work well. Probably a cheaper solution to add the crosswalks with the flashing lights. My grandkids live on Wilder so I am very familiar with the area and see no difference with other streets except for someone constantly complaining and never happy with any solution so far and making more out of it than need be and always using "all the children in the area as an excuse". She doesn't even have any children.

312 Schubert Cir

## Gansen, Mark

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**From:** K.Fischer <stepbrat1@yahoo.com>  
**Sent:** Sunday, April 5, 2026 7:26 AM  
**To:** Gansen, Mark  
**Subject:** Roundabouts on Wilder

[External Email]

I FIRMLY believe that building roundabouts at these intersections is a huge mistake.

We live in the Hillside subdivision and have since 2007. Since building the apartment at the end of Mortensen, yes Mortensen has more traffic. I also acknowledge that Wilder's traffic has increased. HOWEVER, I think the same results could be accomplished by the following:

1. A traffic light at the corner of Mortensen and Wilder. This is the only place I would **even** consider a roundabout..
2. Stop signs at Thackeray and Frost, and Clemens there is already a 4 way stop
3. And definitely a traffic light at Wlder and Lincoln Way, especially now that they have built the large Luthern Church on Lincoln
4. Speed bumps could be installed for a fraction of the cost of the roundabouts which would slow down traffic.

I believe the mini traffic circles are dangerous. They do not accommodate large vehicles, cars with trailers, or Motor homes pulling cars well

There is also the factor of homes that have been here for many years losing part of their property.

I sincerely hope you reconsider!  
Karen

## Gansen, Mark

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**From:** Bonnie Alley <bonnie.alley@gmail.com>  
**Sent:** Thursday, April 2, 2026 12:54 PM  
**To:** Betcher, Gloria  
**Cc:** Gansen, Mark; Kyle R. Henderson; Clausen, Justin; Phillips, Brian; Schainker, Steve  
**Subject:** Re: Wilder Boulevard Corridor Improvements

[External Email]

Thank you. I am not aware of any email lists that are out there. I think if you have this one, and then a second, before putting final decisions in place, it will give those that attended the first to discuss among their networks. Has the school been notified? I would think that the administration would want to know of any construction that could potentially impact the traffic on that street.

On Wed, Apr 1, 2026 at 7:15 AM Betcher, Gloria <[gloria.betcher@amescitycouncil.org](mailto:gloria.betcher@amescitycouncil.org)> wrote:  
Thank you, Bonnie, for your detailed questions and input, and Mark for your thorough response!

Outreach is always a question for these projects: how much to do, what radius to cover. How to arrive at the best outcomes. I'm glad to hear that additional publication of meetings is planned in addition to the direct mailings.

Bonnie, do you know of any neighborhood email lists or word of mouth means to reach more of the folks living in your area? If you do, please share those suggestions with staff. We want to get the word out to as many impacted residents as possible so they are aware of the project and can provide input.

Best,

Gloria

Gloria J Betcher  
Ward 3 Representative  
Ames City Council  
531 Hayward Avenue  
Ames, IA 50014  
(515) 460-2512

On Mar 31, 2026, at 4:18 PM, Gansen, Mark <[Mark.Gansen@cityofames.org](mailto:Mark.Gansen@cityofames.org)> wrote:

Hi Bonnie,

Thank you for your thoughtful email and for taking the time to share your perspective. We appreciate your interest in the proposed Wilder Boulevard improvements and your desire to stay engaged in the process.

Regarding the mailed notices, each project is unique in terms of how far its impacts extend and how notifications are distributed. For this project, mailings were sent to properties directly adjacent to Wilder Boulevard (between Rowling Drive and Norris Street), properties directly adjacent to Clemens Blvd and Thackeray Avenue (from Wilder Blvd to Smiley Ave), as well as to properties that require travel through the impacted intersections, including Frost Drive, Thackeray Drive, Cervantes Drive, and Clemens Boulevard. This approach ended up reaching out between 400' to 1,000' from the impacted intersections and identified a total of 156 properties. That said, we recognize that Wilder serves a broader area, and we are supplementing those mailings with additional outreach, including social media and other communications, to help ensure that interested residents are aware of the project and the upcoming meeting.

You've raised a number of good questions regarding project background, design considerations, cost, construction, and neighborhood impacts. These are exactly the types of topics we are preparing information on and plan to cover in more detail at the public information meeting. The intent of that meeting is not only to share information, but also to hear feedback from residents and incorporate that input as the project moves forward.

We appreciate your suggestion to broaden outreach and will continue to look for ways to ensure residents who use and are affected by Wilder Boulevard have opportunities to stay informed and engaged.

We look forward to your participation in the upcoming meeting and to continuing the conversation.

Thanks,

**Mark Gansen, P.E.**

Civil Engineer II

Public Works | City of Ames

515.239.5291

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**From:** Bonnie Alley <[bonnie.alley@gmail.com](mailto:bonnie.alley@gmail.com)>

**Sent:** Tuesday, March 31, 2026 9:35 AM

**To:** Gansen, Mark <[Mark.Gansen@cityofames.org](mailto:Mark.Gansen@cityofames.org)>; Kyle.henderson@strand.com; Betcher, Gloria <[gloria.betcher@amescitycouncil.org](mailto:gloria.betcher@amescitycouncil.org)>

**Subject:** Wilder Boulevard Corridor Improvements

[External Email]

Dear Gloria, Mark, and Kyle,

I hope you are all doing well.

A fellow neighbor shared their notification regarding the proposed Wilder Boulevard corridor improvements. I appreciate the opportunity for community input and the effort to enhance safety and traffic flow in our area.

First, I am curious who received this notification. After speaking with several neighbors and others who frequently use Wilder Boulevard, it appears that many in the surrounding community were not aware of the proposed project, did not receive the mailed notice, and were not invited to the public forum.

While I am not opposed to the project, this lack of awareness raises concerns about transparency in how information has been shared. It limits the community's ability to ask questions, engage in the process, and provide meaningful feedback. Given how heavily this corridor is used, I would strongly encourage expanding outreach to include a broader group of residents who are impacted by and rely on this roadway daily.

In addition, I believe homeowners on the streets east of Wilder Boulevard should be included in future communications. Any changes to traffic flow have the potential to shift traffic into adjacent neighborhoods, which could impact residential streets through increased volume, as well as additional street parking pressures.

As I learn more about the proposal, I would appreciate insight on several items:

**Project Background & Planning**

- Why was this project proposed?
- What data or concerns led to this recommendation?
- Have you received any feedback or input from residents thus far?
- Will community questions and concerns meaningfully influence the project, or is the public forum informational in nature?

**Cost & Previous Investments**

- What is the estimated cost of this proposed project?
- I am also interested in how much was previously invested in ADA-compliant sidewalks in this area that may now need to be removed or reworked.

**Timeline & Construction Impact**

- How long is the project expected to take?
- Will construction occur all at once, or will it be phased?
- What will traffic rerouting look like during construction?

- How will traffic be managed to avoid shifting congestion to streets like Miller, especially with school traffic and children in the area?

#### **Neighborhood & Access Impacts**

- How will this affect streets to the west that currently function as dead-end roads?
- How will bus stops be impacted during and after construction?
- How will snow removal be handled with the new design?

#### **Safety & Daily Use**

- How will pedestrian crossings be impacted, particularly given the number of individuals and families who walk in this area?
- Are there examples of similar roundabouts in high residential areas like ours, and what has been the outcome?
- How have other roundabouts in Ames affected speed, safety, and travel flow?

I am supportive of thoughtful improvements that enhance safety and overall livability. My goal is simply to ensure that all impacted residents are informed, considered, and have an opportunity to provide meaningful input.

Thank you for your time and for the work you are doing on this project. I look forward to learning more and participating in the upcoming public meeting.

#### **Bonnie Alley**

*" There is a powerful driving force inside every human being that, once unleashed, can make any vision, dream, or desire a reality"*

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#### **Bonnie Alley**

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## Gansen, Mark

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**From:** Bonnie Alley <bonnie.alley@gmail.com>  
**Sent:** Tuesday, March 31, 2026 9:35 AM  
**To:** Gansen, Mark; Kyle.henderson@strand.com; Betcher, Gloria  
**Subject:** Wilder Boulevard Corridor Improvements

[External Email]

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First, I am curious who received this notification. After speaking with several neighbors and others who frequently use Wilder Boulevard, it appears that many in the surrounding community were not aware of the proposed project, did not receive the mailed notice, and were not invited to the public forum.

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I am supportive of thoughtful improvements that enhance safety and overall livability. My goal is simply to ensure that all impacted residents are informed, considered, and have an opportunity to provide meaningful input.

Thank you for your time and for the work you are doing on this project. I look forward to learning more and participating in the upcoming public meeting.

**Bonnie Alley**

*" There is a powerful driving force inside every human being that, once unleashed, can make any vision, dream, or desire a reality"*

**Gansen, Mark**

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**From:** Andrea Hrbek <andreahrbek146@gmail.com>  
**Sent:** Tuesday, March 31, 2026 9:11 AM  
**To:** Gansen, Mark; Kyle.henderson@strand.com  
**Subject:** Wilder Blvd changes

[External Email]

I am writing to complain about the proposed mini roundabouts.

I live at 306 Wilder Blvd. I have now for 14 years. These changes would ruin this nice neighborhood. There is no problem with traffic on this street. If one person has complained it isn't accurate. If there needed to be changes 3 roundabouts is too extreme in addition to the adding of a splash park.

What about speed bumps if the complaint is the speed? It is worrisome enough that I'm considering moving out of the neighborhood.

I hope you reconsider this proposed plan.

Andrea Hrbek  
306 Wilder Blvd  
Ames Iowa 50014

## Gansen, Mark

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**From:** andrew smalley <pappasmallz@gmail.com>  
**Sent:** Monday, March 30, 2026 9:31 AM  
**To:** Gansen, Mark  
**Subject:** Re: PIM for proposed Wilder roundabouts

[External Email]

Mark,

Thanks for the information. I am curious as to what precipitated this proposal, I am unaware of any traffic flow concerns, or high incidents of crashes, which are what roundabouts are usually prescribed to help abate. Also each of these intersections has very recently had curb work done, including Frost that was only completed this past fall, that will now need to be torn out.

thank you

On Mon, Mar 30, 2026 at 9:21 AM Gansen, Mark <[Mark.Gansen@cityofames.org](mailto:Mark.Gansen@cityofames.org)> wrote:

Hi Andrew,

Each project is unique in terms of how far its impacts extend and how notifications are distributed. For this project, mailings were sent to properties directly adjacent to Wilder Boulevard (between Rowling Drive and Norris Street), as well as to properties that require travel through the impacted intersections, including Frost Drive, Thackeray Drive, Cervantes Drive, and Clemens Boulevard.

In addition to the mailed notices, we will be sharing information about the meeting through a series of social media posts to help broaden public awareness. We also recognize that word of mouth is an effective way to reach neighbors, and we appreciate your willingness to help share the information within your community.

Please feel free to reach out if you have any additional questions or concerns.

Thanks!

Mark Gansen, P.E.  
Civil Engineer II  
City of Ames, Iowa  
515.239.5291

-----Original Message-----

From: Andrew Smalley <[pappasmallz@gmail.com](mailto:pappasmallz@gmail.com)>  
Sent: Sunday, March 29, 2026 6:36 PM  
To: Gansen, Mark <[Mark.Gansen@cityofames.org](mailto:Mark.Gansen@cityofames.org)>  
Subject: PIM for proposed Wilder roundabouts

[External Email]

Mark,

I have been shown a letter your office sent out about a public information meeting concerning proposed "mini roundabouts" to be built on Wilder Blvd between Mortenson and Lincoln Way.

As a property owner on Rowling Drive I am curious as to who these letters were sent to and the reasoning behind seeming to limit them to only those directly on Wilder Blvd.

Many of my neighbors are interested in attending the meeting, I only hope we can alert as many of them as possible.

Andrew Smalley  
5441 Rowling Drive

Sent from my iPhone

**Gansen, Mark**

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**From:** Andrew Smalley <pappasmallz@gmail.com>  
**Sent:** Sunday, March 29, 2026 6:36 PM  
**To:** Gansen, Mark  
**Subject:** PIM for proposed Wilder roundabouts

[External Email]

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As a property owner on Rowling Drive I am curious as to who these letters were sent to and the reasoning behind seeming to limit them to only those directly on Wilder Blvd.  
Many of my neighbors are interested in attending the meeting, I only hope we can alert as many of them as possible.  
Andrew Smalley  
5441 Rowling Drive

Sent from my iPhone

**Gansen, Mark**

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**From:** Joe Charbonnet <joecharbonnet@gmail.com>  
**Sent:** Sunday, March 22, 2026 3:55 PM  
**To:** Gansen, Mark; kyle.henderson@strand.com  
**Subject:** Wilder Boulevard Roundabouts

[External Email]

Dear Mark and Kyle,

I'm writing to express my strong support for the proposed mini-roundabouts on the Wilder Boulevard corridor between Mortensen Rd and Lincoln Way. Traffic--and particular traffic speed--are a major concern for us living on this street. Through traffic between the residential developments on Mortensen Rd and Lincoln Way often moves at excessive speeds down Wilder Blvd. This hazard is a major concern for our family and limits the ability of our young children to enjoy our neighborhood.

The proposed roundabouts could help to address this issue in a meaningful way.

Thanks and best,  
Joe Charbonnet

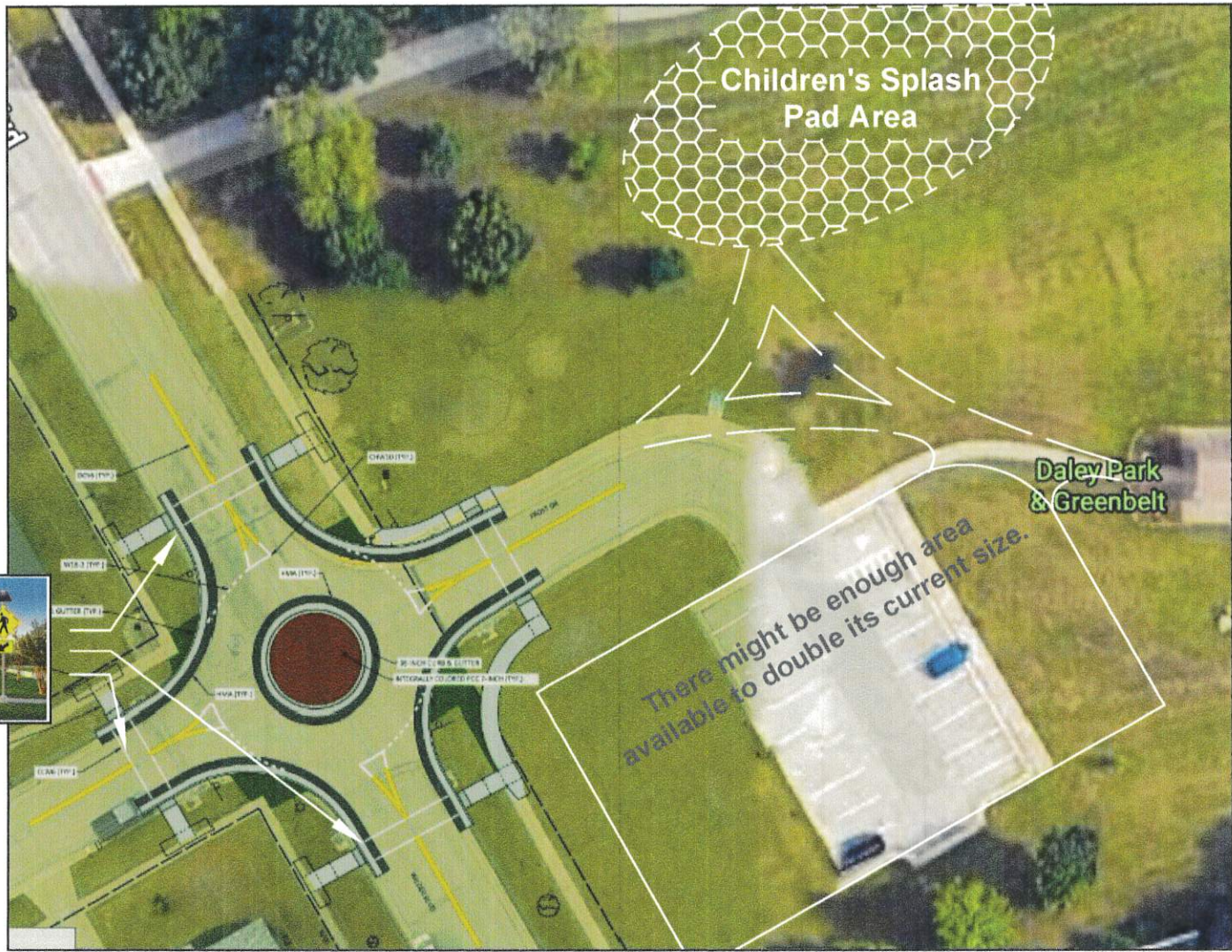
To: Mark Gansen, P.E., City of Ames, Project Manager  
Kyle Hendersen, Strand Associates, Project Manager

Regarding: Wilder Boulevard Corridor Improvements;  
Specifically Frost Drive Mini-Roundabout,  
Children's Safety

From: David Kovach, 5433 Frost Dr, Ames, IA 50014

Some things to consider to increase children's safety:

1. Increase Parking Lot Size.
2. Flashing LED Pedestrian Crosswalks.









Staff Report

**UPDATE ON RUNWAY 01/19 RECONSTRUCTION PROJECT**

May 26, 2026

**BACKGROUND:**

Runway 01/19 is the primary runway at the Ames Municipal Airport and has reached a condition where full reconstruction is needed to maintain long-term operational reliability and safety. **The existing pavement has a Pavement Condition Index (PCI) score of 45 out of 100 and is in need of full replacement.**

On April 8, 2025, the City Council approved a Professional Services Agreement with Bolton & Menk, Inc. for project design, FAA coordination, construction phasing, bidding documents, and grant administration. On September 9, 2025, the City Council accepted an FAA Airport Improvement Program (AIP) grant agreement in the amount of \$1,140,095 to fund the design phase of the project.

**The construction and inspection portion of the project continues to be coordinated with FAA staff regarding future construction grant timing and eligibility. This portion of the project is programmed in the City's Capital Improvements Plan (CIP) in two fiscal years: FY 2025/26 (\$10,635,000) and FY 2026/27 (\$16,440,000), for a project total of \$27,075,000.**

**PROJECT OVERVIEW:**

The project includes full reconstruction of Runway 01/19 and associated airfield improvements, including certain taxiways, lighting, drainage, grading, signage, and pavement markings necessary to maintain FAA design standards and long-term operational functionality.

The runway is being designed to support regular use by larger business jet aircraft, with a proposed pavement section intended to accommodate aircraft operations up to approximately 100,000 pounds without special operating restrictions. This is not an absolute regulatory limit; larger aircraft may still be accommodated on a case-by-case basis when operational conditions, pavement capacity, and airport procedures allow.

**Although the Airport Master Plan conceptualizes a future extension to the existing length of Runway 01/19, there is no extension included as part of this project at this time. However, the proposed improvements are being designed so that a future runway**

extension could be considered without jeopardizing the improvements included in this project. The future runway profile would continue from the elevations established at the south end of the current reconstruction limits.

#### **GRANT APPLICATION AND CONSTRUCTION TIMING:**

The FAA has indicated that construction funding is anticipated to be awarded through **two separate grants over two federal fiscal years**. Staff intends to bring preliminary plans and specifications to the City Council for consideration to solicit bids at the June 9, 2026 meeting, with bid results and contract award anticipated for consideration at the July 14, 2026 meeting.

**Following bid receipt and a conditional award which will be contingent upon FAA grant approval, Staff expects to apply for the first FAA construction grant, with the first grant offer award anticipated in August or September 2026.** The second FAA construction grant application is anticipated after October 1, 2026, with the second grant offer award anticipated in Spring 2027, likely around May 2027.

The project is being designed with separate Notices to Proceed (NTP) tied to the applicable FAA grant awards. **NTP #1 would authorize preparatory work, drainage, and some runway paving following the first grant offer award in 2026. NTP #2 would authorize the remaining major 2027 construction phases after the second grant authorization is in place.**

This structure is intended to limit the City's financial exposure while ensuring that each authorized portion of work results in a usable unit of work and does not leave the runway in an unusable condition. **If the second FAA grant offer award is delayed, NTP #2 could also be delayed. This could compress the 2027 construction window, extending runway closure periods later into the 2027 construction season, or require additional work to carry over into 2028.**

Preparatory work and drainage improvements are anticipated in late 2026 without runway closures. **Major runway paving and runway closure activities are planned for calendar year 2027, with Runway 01/19 closed from April through October 2027 and Runway 13/31 closed from July through September 2027.** Remaining Phase 3 work, restoration, punch list items, and project closeout activities are anticipated to extend into 2028, including a temporary Runway 13/31 closure in March and April 2028.

#### **PROJECT SCHEDULE AND PHASING:**

The schedule below summarizes the anticipated grant sequence, Notices to Proceed, construction phases, and runway closures. **The overall schedule remains dependent on FAA grant timing, annual federal funding availability, issuance of Notices to Proceed, and final approval of the Construction Safety and Phasing Plan.**

Activity	Jun 2026	Jul 2026	Aug 2026	Sep 2026	Oct 2026	Nov 2026	Dec 2026	Jan 2027	Feb 2027	Mar 2027	Apr 2027	May 2027	Jun 2027	Jul 2027	Aug 2027	Sep 2027	Oct 2027	Nov 2027	Dec 2027	Jan 2028	Feb 2028	Mar 2028	Apr 2028	May 2028
Bid Opening	Activity																							
Grant Application #1		Activity																						
Grant Offer #1 Award			Activity	Activity																				
NTP #1				Activity																				
Grant Application #2 (earliest submittal)							Activity																	
Grant Offer #2 Award								Activity	Activity	Activity	Activity													
NTP #2									Activity															
Phase 1 Preparatory Work					Activity	Activity	Activity																	
Phase 1 Major Construction										Activity	Activity	Activity	Activity	Activity	Activity	Activity	Activity							
Phase 2 Intersection Work														Activity	Activity	Activity								
Phase 3 Work																		Activity	Activity	Activity	Activity			
Punch List / Final Restoration																							Activity	Activity
Runway 01/19 Availability	Activity	Activity	Activity	Activity	Activity	Activity	Activity	Activity	Activity	Activity	Activity	Activity	Activity	Activity	Activity	Activity	Activity	Activity	Activity	Activity	Activity	Activity	Activity	Activity
Runway 13/31 Availability	Activity	Activity	Activity	Activity	Activity	Activity	Activity	Activity	Activity	Activity	Activity	Activity	Activity	Activity	Activity	Activity	Activity	Activity	Activity	Activity	Activity	Activity	Activity	Activity

**Legend:** Bid / Grant Application / Grant Offer    Notice to Proceed (NTP)    Potential Grant Offer Window    Construction  
Activity    Runway Open    Runway Closed

Phase	Description
Phase 1 Preparatory Work	Limited preparatory work in late 2026, including select storm sewer, grading west of Taxiway A, and northeast access improvements. This work is anticipated to occur without runway closures.
Phase 1 Major Construction	Major Runway 01/19 reconstruction work excluding the Runway 13/31 intersection area. Runway 01/19 would be closed during this phase while Runway 13/31 remains open.
Phase 2	Runway 01/19 and Runway 13/31 intersection reconstruction. This phase requires closure of both runways and represents the most critical operational closure period.
Phase 3	Remaining work outside the Runway 01/19 Runway Object Free Zone, including Runway 13/31, taxiway, lighting, signage, pavement marking, shoulder, and tie-in improvements. Runway 01/19 is anticipated to be open, with Runway 13/31 temporarily closed again in March and April 2028.
Punch List / Final Restoration	Final punch list, restoration, and project closeout activities anticipated in 2028, with only single-runway closures expected as needed.

**STAFF COMMENTS:**

No action is being requested of the City Council with this report. This update is intended to provide notice that construction funding is anticipated to be awarded through two separate FAA grants and that the construction plans and specifications are being prepared with phased Notices to Proceed to address FAA grant timing.

Staff continues to coordinate with Bolton & Menk and regional FAA staff regarding final design, construction phasing, operational impacts, and funding strategy. The current schedule reflects

anticipated FAA grant sequencing and available federal funding levels while attempting to minimize impacts to airport users, tenants, and Fixed Base Operator (FBO) operations.

**Runway 01/19 is anticipated to be closed from April through October 2027. Runway 13/31 is anticipated to be closed from July through September 2027, including the runway intersection work. During the runway-runway intersection work, both runways will be closed, resulting in a full closure of Airport flight operations. Outside of that full-closure period, the phasing is intended to maintain limited Airport operations where feasible, although operations will be constrained by runway, taxiway, and construction area closures. Runway 13/31 is also anticipated to be temporarily closed in March and April 2028 for remaining Phase 3 work.**

The construction contract is anticipated to use multiple Notices to Proceed tied to FAA grant authorizations. Staff intends to maximize eligible work included in the first grant offer to the extent feasible, while maintaining the phased NTP structure to preserve operational flexibility, minimize financial exposure to the City, and keep the Airport functional as work progresses.

**FAA staff has informed City staff that the current intent is to award a second construction grant for the remaining eligible runway project costs. While City staff believes the risk is low, the second grant could be delayed or not awarded as anticipated. The plans and specifications are being prepared so each authorized portion of work results in a usable unit of work and the Airport can be left in a functional condition if grant timing changes. A delay in the second grant could compress the 2027 construction window, extend runway closure periods later into the season, or require additional work to carry over into 2028.**

**This strategy is intended to allow authorized work to proceed while limiting the City's financial exposure if the second grant is delayed or not awarded as anticipated. The City Council will have additional opportunities to consider project approvals, award actions, grant agreements, and any necessary project adjustments at future meetings.**

**Staff will continue coordination with airport tenants, FAA representatives, emergency service providers, and other stakeholders as the project advances toward bidding and construction. Additional updates will be provided as project milestones are reached, FAA funding commitments are finalized, and construction phasing details continue to develop.**

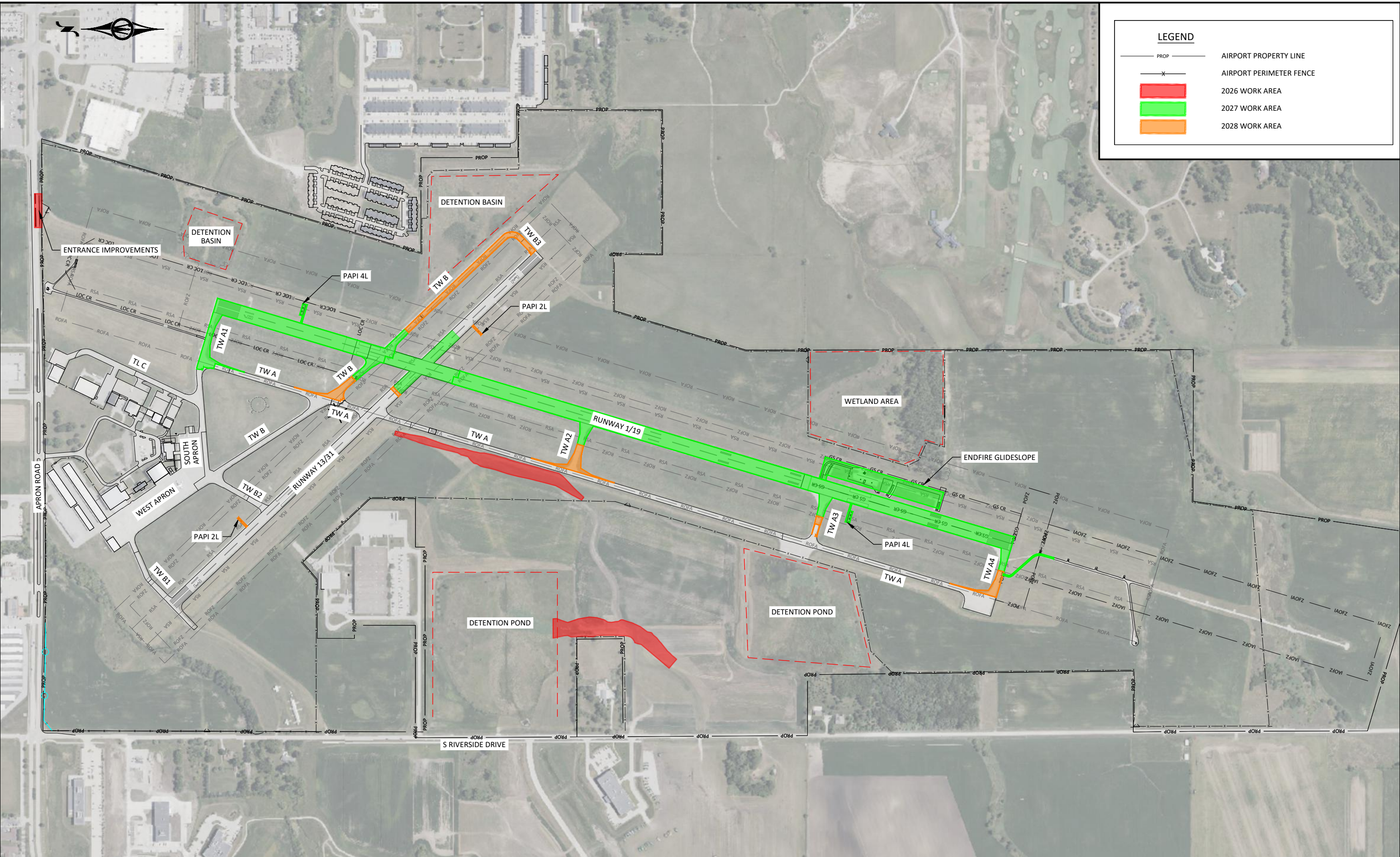
**No action is being requested from the City Council at this time. However, because of the unusual nature of a two part grant process, staff wants the City Council to be aware of the planned approach prior to being asked to take action on the first grant submittal.**

**ATTACHMENT(S):**  
[Project Overview Map](#)

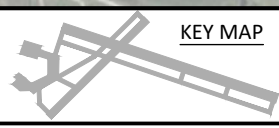
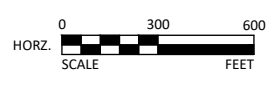


**LEGEND**

- PROP — AIRPORT PROPERTY LINE
- X — AIRPORT PERIMETER FENCE
- 2026 WORK AREA
- 2027 WORK AREA
- 2028 WORK AREA



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1519 BALTIMORE DRIVE  
AMES, IA 50010  
Phone: (515) 233-6100  
Email: Ames@bolton-menk.com  
www.bolton-menk.com



DESIGNED	NO.	ISSUED FOR	DATE
CDW			
DRAWN			
CDW			
CHECKED			
JPR			
CLIENT PROJ. NO.	075.136121		

**AMES MUNICIPAL AIRPORT**  
RECONSTRUCT RUNWAY 1/19  
WORK AREA BY YEAR

ITEM #:	<u>41</u>
DATE:	<u>05-26-26</u>
DEPT:	<u>P&amp;H</u>

**COUNCIL ACTION FORM**

**SUBJECT: PROPERTY REZONING AT 3299, 3312, 3699 EAST 13TH STREET & 1699 570TH AVENUE FROM PRC (PLANNED REGIONAL COMMERCIAL) WITH THE O-GNE NORTHEAST GATEWAY OVERLAY WITH A CONTRACT REZONING AGREEMENT TO PRC WITH THE O-GNE NORTHEAST GATEWAY OVERLAY, THEREBY REMOVING THE CONTRACT REZONING AGREEMENT**

**BACKGROUND:**

R-Pact Holdings, LLC & Jordan Elwell Properties are requesting a rezoning of land located at 3299, 3312, 3699 East 13th Street and 1699 570th Avenue in order to remove a previously approved contract rezoning agreement from 2005 that was approved when the property was originally approved as “PRC” (Planned Regional Commercial) with the O-GNE (Northeast Gateway Overlay).

**Approval of the request will maintain the base and overlay zones for commercial development. (See Attachment A- Location Map). (See Attachment B- Land Use Designation)**

**The subject site(s) were at one time approved for a large-scale development of a regional mall and power retail center. The mall project approval was a multi-year process of annexation, land use designation, and ultimately a rezoning for the project that culminated in its approval in 2005, including a Contract Rezoning Agreement that regulated certain elements of the project with a conceptual development plan. Since that time, the original developer did not undertake the project and all of the land is now under common ownership by a different entity. (See Attachment F- Contract Rezoning Agreement)**

**The current land owner has no plans to develop a regional mall and lifestyle shopping center on this site. The owner has previously addressed City Council with correspondence, most recently Fall 2025, seeking a change to the agreement. City Council concurred with proceeding with a proposed change.**

**The owner is requesting through the rezoning process to remove the contract rezoning agreement as the agreement pertains to development of a regional mall lifestyle center since the owner has no plans for that style of development. The applicant’s statement is provided in Attachment E.**

The requirements of the current agreement included mandating concurrent development of both the north and south sites on either side of 13th street consistent with a concept development plan. The agreement also included requirements for minimum anchor store size in the mall, evidence of leases and financial conditions as well as certain obligations for extending water and sanitary sewer infrastructure to the site and street improvement

obligations, among other items. A more detailed breakdown of the items in the contract are included in an Addendum below.

The agreement originally referenced a concept development plan to be replaced with approval of a more specific Masterplan for the regional mall project. The former developer received a Masterplan approval in 2006 in connection with the agreement requirements. This Masterplan approval would also be nullified as a result of removing the Contract Rezoning Agreement. An excerpt of the Masterplan is included in Attachment D below.

Since the time of the original approval, the City adopted a new Comprehensive Plan, Ames Plan 2040. **The Plan designates the properties as the “Community Commercial Retail” (Com-CR) (See Attachment C) Land Use designation.** Adjacent to the site, land use designations include Employment for land to the east south of 13th and RN4 and RN5 for Residential development east and northeast of the site. Applicable zoning categories for Community Commercial Retail include the current PRC zoning that is the proposed base zoning of the application.

**Removal of the contract rezoning agreement maintains the current PRC zoning and O-GNE overlay district standards, which is consistent with Ames Plan 2040.**

#### **Public Outreach**

Staff mailed a Notice of this action to property owners within 400 feet of the boundaries of the zone. Rezoning Notice Signs have also been posted at the site.

#### **Planning & Zoning**

At the May 6th Planning & Zoning Commission meeting the Commission considered this rezoning request. Staff presented the issue. The owner introduced themselves but had no comments. The Commission did not have any further questions. No other discussion was had. The Planning & Zoning Commission voted 6-0 to recommend City Council approve the rezoning.

#### **ALTERNATIVES:**

1. The City Council can approve on first reading the request to rezone the properties located at 3299, 3312, 3699 East 13th Street and 1699 570th Avenue from “PRC” (Planned Regional Commercial) with the O-GNE (Northeast Gateway Overlay) and a Contract Rezoning Agreement to “PRC” (Planned Regional Commercial) with the O-GNE (Northeast Gateway Overlay), thereby removing the Contract Rezoning Agreement, and to approve a resolution rescinding the Masterplan approval.
2. The City Council can deny the request to rezone the properties located at 3299, 3312, 3699 East 13th Street and 1699 570th Avenue and maintain the current rezoning agreement.
3. The City Council can defer action on this item for 30 days and request more information from the applicant or staff.

## **CITY MANAGER'S RECOMMENDED ACTION:**

The owner is requesting removal of the Contract Rezoning Agreement that was approved in 2005. The owner has no plans to ever construct a regional mall and lifestyle center as was envisioned in the Contract Rezoning.

**Although there is no specific proposal for the site at this time, the developer desires to develop commercial on the site in the future. The current agreement based upon development of a mall is a hinderance to the process because of the uncertainty it creates about changing it and adds additional time to a future project approval process.**

A Masterplan approved in 2006 will also be nullified with a Resolution as a separate action in conjunction with the elimination of the Contract rezoning requirement.

**Staff agrees that the regional mall concept is not feasible and likely will never be feasible in the current economic development world based upon regional competition in Altoona and West Des Moines, as well as internet based retail.** If a mall were to be become feasible, the owner could once again propose such a project under the PRC and O-GNE zoning.

**Although the contract rezoning agreement addresses a number of improvement requirements for the developer, future development will still be subject to subdivision, master plan/site development plans to ensure property coordination of public improvements occurs. Therefore, eliminating the requirements established with the initial rezoning will not be a detriment to the general welfare of the community because of the remaining zoning standards and City development review processes that would still apply to a future project.**

Development of commercial at this location is an important part of the City's Comprehensive Plan as a premier site for commercial development within the city due to access and visibility. However, a mall is not an essential development option to fulfill the City's desire for commercial development on these sites. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative #1.

It should be noted that a companion text amendment to the O-GNE standards that simplifies the review process and removes requirements that were originally based upon a mall design concept will be presented to City Council in June.

### **ATTACHMENT(S):**

[Addendum.pdf](#)

[Attachments A-E.pdf](#)

[Attachment F- Rezoning Agreement.pdf](#)

[East 13th St and 570th Ave Rezoning ORD.pdf](#)

## ADDENDUM

**Ames Plan 2040.** The Future Land Use Map classifies the land proposed for rezoning as “Com-CR” (Community Commercial Retail). The zoning being maintained for this site is supported by the Com-CR designation. No change to Land Use is proposed or occurring as a result of this rezoning. Maintaining the site for commercial use is consistent with Plan 2040.

**Proposed Zoning.** The applicant proposes to remove the Contractual Rezoning Agreement on the property while maintaining both the current PRC zoning and O-GNE overlay standards. No change in actual zoning type is being proposed.

The O-GNE, which is being maintained, was primarily intended to be applied to this commercial area with a regional shopping center. The Overlay has been applied to this location since 2005. It was developed in conjunction with the mall approval and attempted to address a number of design and compatibility issues for large scale mall project. Given that the O-GNE addresses commercial designs with guidelines and standards that are important for large scale general commercial development, it is being maintained in conjunction with the PRC zoning designation. The base zone and overlay would still allow for various types of commercial developments including shopping centers and other commercial uses.

The owner has no plans to construct a regional mall which is the main basis of the O-GNE and a master plan. **A Masterplan approved in the December 2006 for a regional mall and lifestyle center is being removed with the removal of the contract rezoning agreement.**

**Changes to the O-GNE will be considered in the future to address the specifics of commercial development and mall based requirements that are no longer desirable.** Protections for Ketelsen Marsh in rural Story County to the north of this site are maintained in the O-GNE standards.

**Contract Rezoning Agreement.** The contract rezoning agreement was approved in November of 2005. The agreement set expectations and requirements on several aspects of site development at that time. The primary purpose was to ensure a certain manner of development occurred in accordance with the expectations of the intended use of a regional mall and to ensure the development materialized in the interests of the community in a planned, orderly fashion to protect public health, safety and general welfare and in the event the project was not feasible certain claw backs, remedies and releases were attainable.

The main items included in the Agreement are outlined below:

- Requirements on minimum anchor store size and number of stores.
- Construction of areas north and south of 13<sup>th</sup> Street within a given time period of either side.
- Evidence of equity and financing by the developer.
- Evidence of a minimum number of leases within a given timeframe.
- Verification of retail outlets that must be new to the community.
- Requirements for construction of infrastructure such as Sanitary Sewer, Water Main construction and Storm Sewer.
- Requirements and responsibilities for street construction and improvements.
- Other legal requirements and protections.

**If the rezoning is approved, these agreement requirements will no longer apply and development will occur under standard zoning and subdivision processes. Future development will still be subject to a public hearing either due to subdivision proposal or by requirements of the O-GNE for a Master Plan approval of a project.**

**Existing Uses of Land.** Land uses that occupy the subject property and other surrounding properties are described in the following table.

<b>Direction from Subject Property</b>	<b>Existing Primary Land Uses</b>
Subject Property	Farmland / Undeveloped
North	Farmland/ Undeveloped
East	Farmland/ Undeveloped/ Industrial Warehouse
South	Farmland/ Undeveloped, Railroad and some rail siding, Barilla to the south
West	Interstate 35 along with Industrial & Commercial

**Infrastructure.** No infrastructure considerations are necessary with this action. Since the original approval, water main infrastructure exists that can serve the site along with a trunk line sewer extension across the south property frontage.

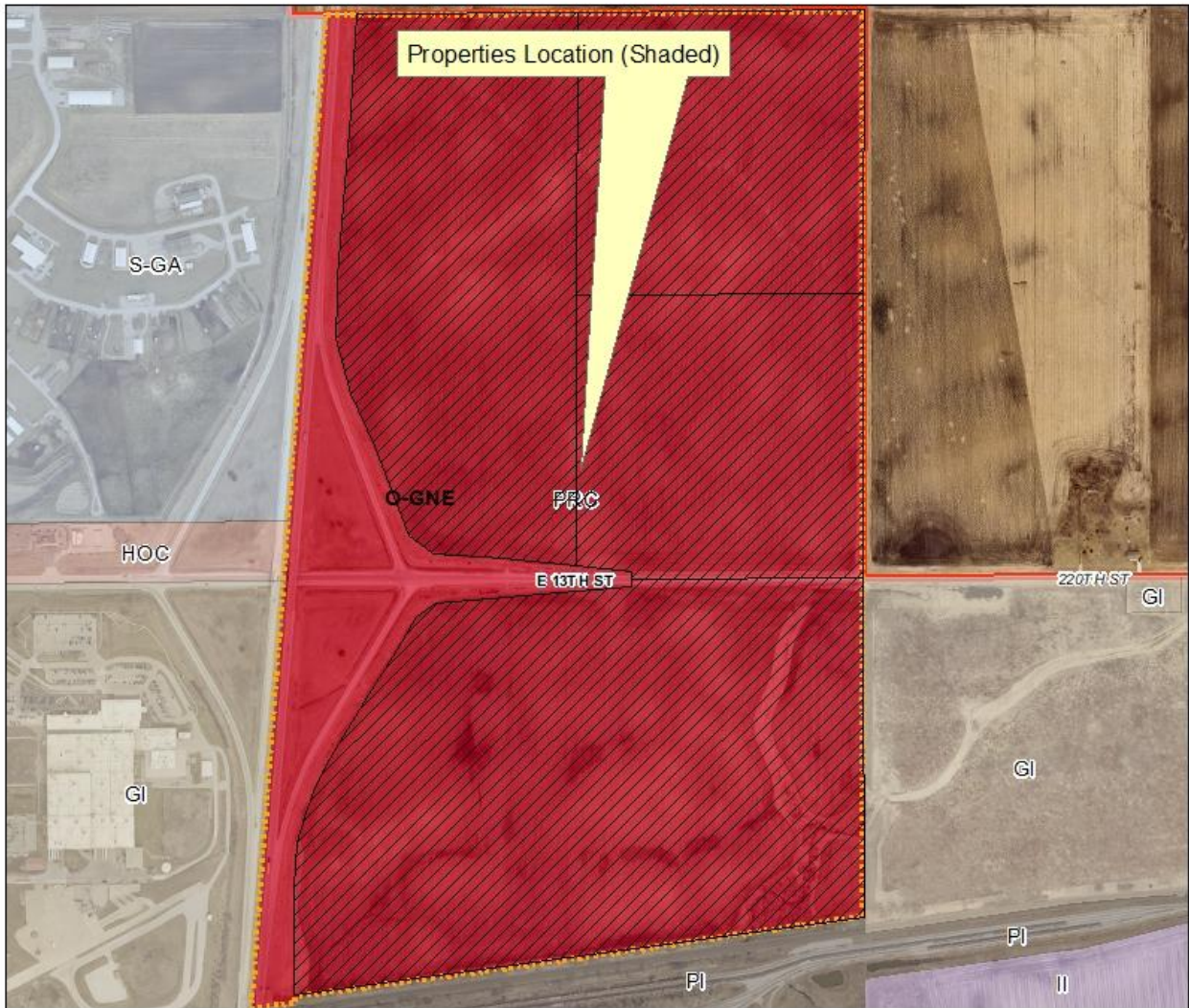
Any future development on this site must meet any additional requirement for infrastructure on its own beyond what has already been installed. Site access, frontage improvements, shared use path extension, 270<sup>th</sup> paving, and internal water and sewer extension will be addressed at the time of a future development.

**Findings of Fact.** Based upon an analysis of the proposed rezoning and laws pertinent to the proposed map amendment, staff makes the following findings of fact:

1. The subject property is owned by R-Pact Holdings, LLC & Jordan Elwell Properties. The rezoning request and statement of justification is included as *Attachment E*.
2. Ames Municipal Code Section 29.1507(1) allows the property owner to initiate an amendment to the Official Zoning Map.
3. The proposed rezoning is consistent with the classification of “Com-CR” (Community Commercial Retail) identified on the Ames Plan 2040 Future Land Use Map described on Attachment C.
4. Development in the “PRC” and O-GNE zoning district requires a Master Plan and site plan review process to assure that such development and intensity of use assures a safe, functional, efficient, and environmentally sound operation.
5. Potential impacts on infrastructure and City services for this site are consistent with what is already anticipated for the area.

**Public Notice.** The City provided mailed notice to all property owners within 400 feet of the subject property prior to the Planning and Zoning Commission meeting in accordance with the notification requirements of Chapter 29.

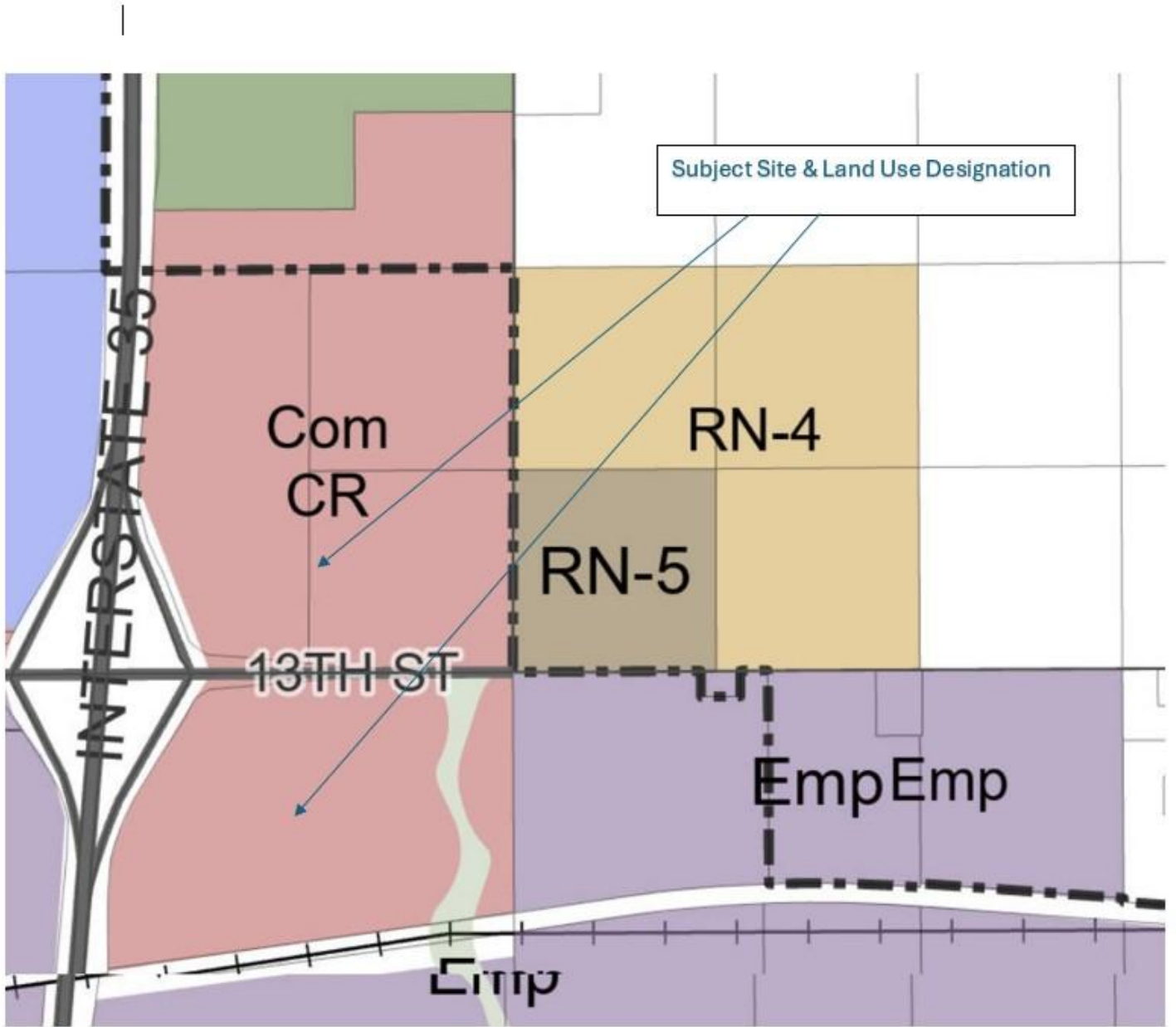
# Attachment A- Location & Zoning



3299, 3699, 3312 E. 13th Street  
 1699 570th Avenue  
 Location & Zoning

- Legend**
- Overlay District**
  - Overlay Zones**
    - Northwest Gateway Overlay District "O-GNE" (sec.29.1109)
  - Zoning District**
  - Commercial**
    - Intensive Industrial Zone
    - Highway-Oriented Commercial Zone "HOC" (sec. 29.804)
    - Planned Regional Commercial Zone "PRC" (sec. 29.805)
  - Industrial**
    - General Industrial Zone "GI" (sec.29.901)
    - Planned Industrial Zone "PI" (sec.29.902)
  - Special Purpose**
    - Government/Airport District "S-GA" (sec.29.1002)
  - CITIES INCORPORATED LIMITS
  - PARCELS
  - STREET LABELS - ALL @ 50000FT
    - Private
    - - - ISU Road
    - City Road
    - County Secondary
    - County Hwy
    - State Hwy
    - US Hwy
    - US Interstate Hwy
    - + RAILROAD CENTERLINES

Attachment B- Land Use Map



## Attachment C -Land Use Guiding Principles

### LAND USE: CATEGORIES

#### Community Commercial / Retail (Com CR)

- » Major commercial destinations, with citywide and even regional market reach. Changes in retailing, including the growing importance of on-line sales, will affect mix of retail uses and character of these areas.
- » Includes a variety of settings from North Grand Mall and large-format free-standing commercial.
- » Usually auto-oriented with large parking lots, often sized to peak parking needs.

- » Includes major commercial corridors, ordinarily along high traffic arterials - thoroughfares and boulevards.
- » Includes commercial office areas.
- » To date, typically found in single-use commercial environments.
- » Typically separated from street by parking.
- » Arterial or interstate visibility and access.

#### APPLICABLE EXISTING ZONING CATEGORIES

- » CCN Community Commercial Node
- » HOC Highway Oriented Commercial
- » NC Neighborhood Commercial
- » PRC Planned Regional Commercial
- » O-G Gateway Overlay Districts

#### GOALS

- » Maintain viability as major elements of the Ames' economy.
- » Improve quality and user experience to maintain competitiveness.
- » Increase efficiency of land use and improve environmental performance.
- » Introduce new and more varied land uses, where appropriate.
- » Move away from solely auto-oriented design approaches.



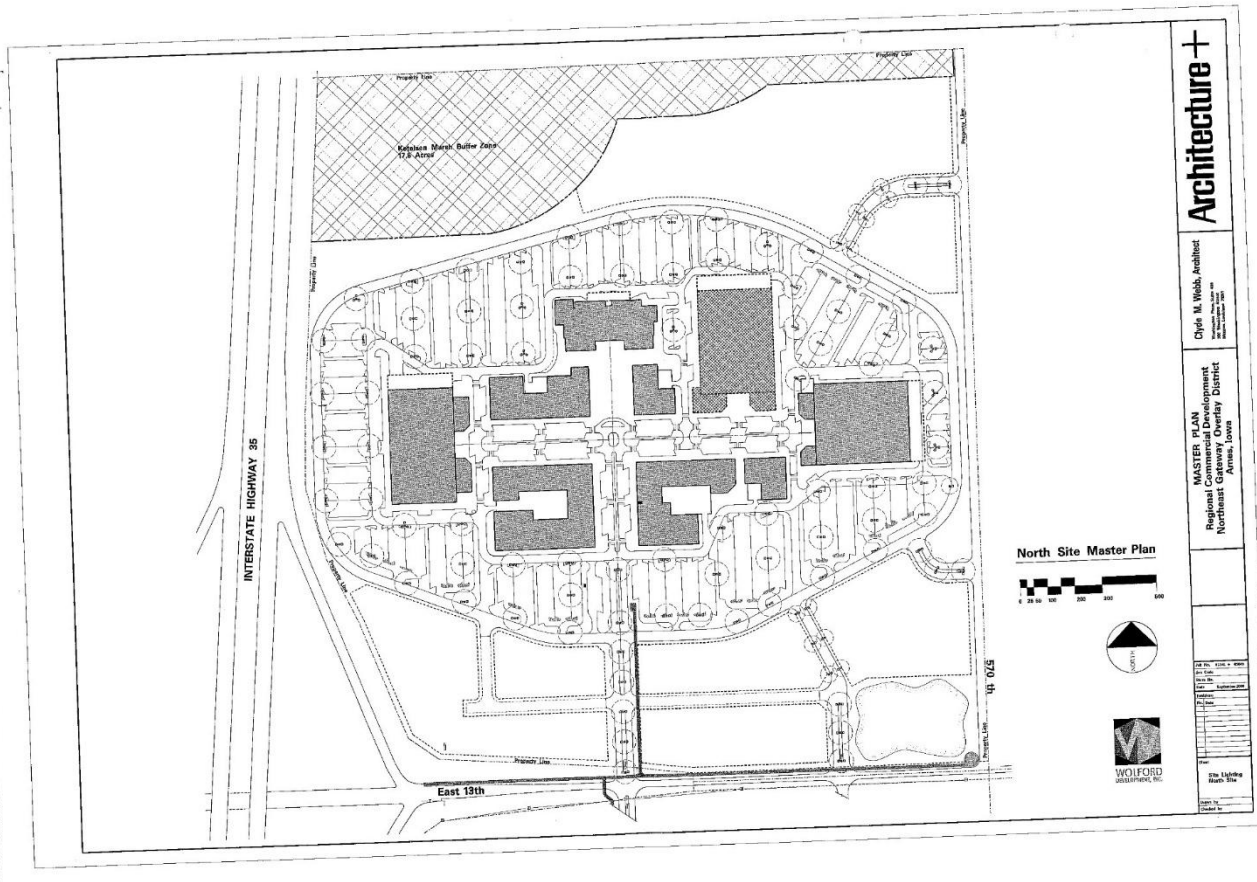
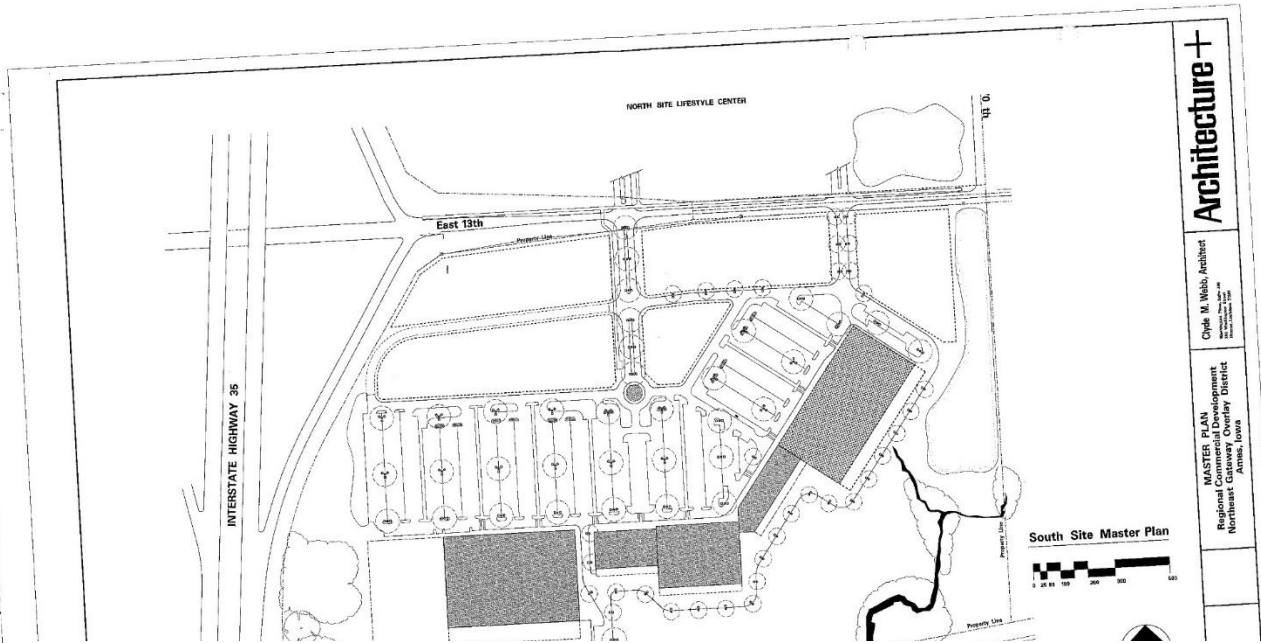
#### DEVELOPMENT GUIDELINES

- » Re-evaluate parking needs in light of changing consumer patterns and potential access, via alternative transportation modes.
- » Redesign large parking areas for better user orientation and pedestrian/bicycle access, reduce influence of parking.
- » Improve street orientation and connection of building entrances to the public domain.
- » Implement access management along corridors, reduce the number of curb cuts, and encourage interconnectivity of parking areas and shared access points.
- » Provide secondary circulation where possible to separate local and through traffic streams.
- » Improve the physical appearance and safety and functionality of transportation alternatives, including bicycles and other micro-mobility modes and transit.

#### PUBLIC ACTIONS

- » Develop plans for upgrading major commercial corridors to address functional, aesthetic, and land use issues - access management, streetscape, multi-modal transportation, local circulation, and land use opportunities.
- » Explore public/private partnerships to enhance existing major commercial assets.
- » Develop secondary circulation ways to reduce local traffic on main corridors. Work with major establishments to interconnect parking lots.
- » Encourage creation of a SSMID to help finance district wide improvements.
- » Review commercial design needs and zoning regulations in light of changing consumer patterns.
- » With changing retail markets, provide flexibility to permit the evolution of single-use large commercial projects into new retail formats and mixed-use developments.

# Attachment D- 2006 Master Plan



**Architecture +**

Chyle M. Webb, Architect  
 Regional Commercial Development  
 Northeast Gateway Overlay District  
 Ames, Iowa

**Architecture +**

Chyle M. Webb, Architect  
 MASTER PLAN  
 Regional Commercial Development  
 Northeast Gateway Overlay District  
 Ames, Iowa

## Attachment E- Applicants Statements

### DENNY ELWELL COMPANY

Commercial Real Estate & Development

September 16, 2025

Mayor John Haila and Members of the Ames City Council  
City Hall  
515 Clark Avenue  
Ames, IA 50010

Dear Mayor Haila and Council Members,

On behalf of Denny Elwell Company, I am writing regarding property located on 13th Street, east of Interstate 35. This site has long been recognized as a strategic location for future growth in Ames. However, a development agreement dating back roughly twenty years to a previous, long-defunct project continues to apply to the property. This legacy agreement no longer reflects current circumstances and has become a barrier to attracting investment and moving development forward.

We respectfully request that the City consider removing this outdated agreement so that the property can be positioned for new opportunities. While we do not have a specific project proposal at this time, we anticipate that future development will align with the City's vision for the future of this area.

Clearing this agreement will provide needed flexibility to respond to market opportunities, enhance our ability to attract potential businesses, and ensure the site can contribute to Ames' ongoing economic vitality. We look forward to working collaboratively with the City to unlock the potential of this important property.

Thank you for your consideration.

Sincerely,



Chris Murray, President & CEO  
Denny Elwell Company  
2401 SE Tones Drive, Ste 17  
Ankeny, IA 50021

When recorded return to preparer

RETURN TO:  
AMES CITY CLERK  
BOX 811  
AMES IA 50010-0811

*Jah*  
Instrument: 2007- 00014279  
M Date: Dec 18, 2007 08:08:25A  
D Rec Fee: 135.00 E-Com Fee: 1.00  
G Aud Fee: .00 Trans Tax: .00  
R Rec Management Fee: 1.00  
Non-Standard Page Fee: 10.00  
Filed for record in Story County, Iowa  
Susan L. Vande Kamp, County Recorder

Prepared by: William D. Bartine, The Financial Center, 666 Walnut Suite 2000, Des Moines, IA 50309-3989, 515-243-7100

**AN AGREEMENT PERTAINING TO THE REZONING  
AND DEVELOPMENT OF LAND  
IN THE CITY OF AMES**

**THIS AGREEMENT**, made and entered into this 8<sup>th</sup> day of November, 2005, by and between the **CITY OF AMES, IOWA**, a municipal corporation (hereinafter called "City") established pursuant to the Iowa Code and acting under the authorization of Iowa Code Chapter 414 (2005); and **WOLFORD DEVELOPMENT OPTIONS, L.L.C.**, a Nevada limited liability company, its successors and assigns (all hereinafter collectively called "Developer").

**WITNESSETH THAT:**

**WHEREAS**, the parties hereto desire the improvement and development of an area legally described as set out on **Appendix A**, hereinafter called the "Site;"

**WHEREAS**, Developer has petitioned the City requesting that zoning regulations of the City be changed to rezone the Site from a zoning district classification of Agricultural ("A") and Planned Industrial ("PI"), as applicable, to the Planned Regional Commercial ("PRC") zoning district,

**WHEREAS**, the Parties agree that said zoning change should occur subject to imposition on Developer of conditions that are in addition to existing regulations of the City, all as provided for by Iowa Code § 414.5 (2005);

**NOW, THEREFORE**, the parties hereto have agreed and do agree as follows:

**ARTICLE 1.  
INTENT AND PURPOSE**

**1.1 Intent.**

It is the intent of this Agreement to provide for the development of a planned regional commercial center that will serve not only the City, but also the surrounding market area. Such commercial center is characterized by a lifestyle center north of East 13th Street and a power center south of East 13th Street, both of which shall include anchor stores, and free-standing retail, dining, and entertainment establishments served by common parking areas. The provisions of this Agreement, coupled with the ordinances of the City of Ames, Iowa, will facilitate development in a planned, orderly fashion, so as to protect public health, safety, and general welfare, in accordance with the Land Use Policy Plan of the City.

## 1.2 Purpose.

Therefore, it is the purpose of this Agreement to:

A. Document, record, and give notice of a certain plan of development, and the public and private measures and undertakings essential to the implementation of that plan of development, for the Site.

B. Provide remedies to the City in the event the said plan of development is not adhered to or achieved by the Developer.

C. Provide parameters for requests for releases of the Developer in the event project completion is not feasible, and upon completion of the planned improvements.

This Agreement does not create or vest in any person or organization other than the City any rights or cause of action with respect to any performance, obligation, plan, schedule or undertaking stated in this Agreement with respect to the Developer or the Project. This Agreement does not prevent the City from amending, modifying, or releasing the Developer from some or all of the provisions of this Agreement. No person shall have any cause of action or recourse against the City or Developer by reason of any such amendment, modification, or release.

## ARTICLE 2. DEFINITIONS

### 2.1 Definitions.

In addition to other definitions set forth in this Agreement, all capitalized terms used and not otherwise defined herein shall have the following meanings unless a different meaning clearly appears from the context:

A. **Agreement** means this Agreement Pertaining to Rezoning and Development of Land in the City of Ames and all appendices hereto, as the same from time to time may be modified, amended, or supplanted.

B. **City** means the City of Ames, Iowa, or any successor to its functions.

C. **Conceptual Site Plan** shall mean the graphic depiction of Developer's conceptual development plan for the Site as shown in **Appendix E** attached hereto and incorporated herein by this reference.

D. **Developer** means Wolford Development Options, L.L.C., a Nevada limited liability company, and its lessees, licensees, successors and assigns.

E. **East Barilla Site** shall mean that area of land described on **Appendix D** hereto.

F. **FHWA** shall mean the Federal Highway Administration, an agency of the United States of America.

G. **Gross Building Area (GBA)** shall mean the area of a building measured to the exterior face of the building line without deductions.

H. **Iowa Code** shall mean the Iowa Code (2005).

I. **IDOT** shall mean the Iowa Department of Transportation, an instrumentality of the State of Iowa.

J. **Major Anchor Store** shall mean a Retail Store containing not less than 80,000 square feet GBA.

K. **Minor Anchor Store** shall mean a Retail Store containing more than 10,000 square feet GBA and less than 80,000 square feet GBA, and also includes a multi-screen movie theatre.

L. **North Site** shall mean that area of land described by **Appendix B** attached hereto.

M. **Outparcel** shall mean a separately platted tract of land within the Site that will legally support free-standing buildings and designated as such on **Appendix E**.

N. **Project** shall mean a lifestyle shopping center and related improvements to be constructed on the North Site and a power center and related improvements as defined in this Agreement to be constructed on the South Site.

O. **Rezoning Ordinance** shall mean an ordinance subjecting the Site to the Planned Regional Commercial District, and North East Gateway Overlay District zoning regulations of the City.

P. **REA** shall mean the form of reciprocal easement agreement entered into by and among the Developer and the owners of the Major Anchor Stores, as amended from time to time. The City acknowledges that it is possible that there may be separate REAs for the North Site and the South Site; therefore, the term "REA" shall refer to the reciprocal easement agreements, collectively.

Q. **Retail Store** (which may be a Major Anchor Store, a Minor Anchor Store, or a Specialty Store) shall mean a store or similar commercial concern incorporating one or more of the operations typically found at a shopping center or a lifestyle center including without limitation the sale of goods and services, entertainment uses, and office uses.

R. **Site** shall mean the land legally described in **Appendix A** attached hereto. The Site includes the North Site, the South Site, and the East Barilla Site.

S. **Specialty Store** shall mean a Retail Store containing less than 10,000 square feet GBA.

T. **South Site** shall mean that area of land described by **Appendix C** attached hereto

U. **SUDAS** shall mean Statewide Urban Design and Specifications, current edition.

V. **Traffic Study** shall mean the October 2003 traffic study by HWS Consulting Group, Inc. entitled "I 35 and E. 13th Development."

### **ARTICLE 3. ORDINANCE**

#### **3.1 Rezoning Ordinance.**

This Agreement shall be construed under Iowa Code § 414.5 as a written agreement by Developer for the imposition of conditions that are in addition to existing regulations, which Agreement has been entered into by Developer and City prior to the public hearing required under § 414.5. Developer understands and agrees that the execution of this Agreement is a condition precedent to any action by the City in holding a public hearing on the Rezoning Ordinance or taking any council action with respect to a rezoning ordinance. City and Developer agree that the conditions contained in this Agreement are reasonable and the result of extensive negotiations between the parties, and that the conditions and requirements imposed upon the parties herein are necessary to satisfy public needs that are directly caused by Developer's rezoning request.

#### **3.2 Effective Date of Rezoning Ordinance.**

A. City and Developer agree that this Agreement is the binding obligation of Developer immediately upon Developer's execution and delivery of this Agreement to the City before the public hearing required under Iowa Code §414.5, subject to final passage of the Rezoning Ordinance by the City Council in accordance with Iowa Code § 380.3. In addition to binding the Developer, the City desires that the effect of the Rezoning Ordinance shall be to make this Agreement a covenant running with the land subjected to the Rezoning Ordinance at such time as Developer acquires fee simple title to that land. Because the Rezoning Ordinance shall become effective under Iowa Code § 380.6 only when published in accordance with Iowa Code § 380.7(3), it is agreed by Developer that the City Council may direct the City Clerk to defer publication of the Rezoning Ordinance until Developer gives proof to the City by an opinion of title by an attorney at law who has examined the abstract of title of the land that is the subject of the Rezoning Ordinance that fee simple title to that land has been conveyed to Developer. At the time of such publication, the Agreement shall be a covenant valid and binding on the Developer and the land subjected to the Rezoning Ordinance.

B. The City may enact the Rezoning Ordinance for the Site. If the aforesaid opinion of title with respect to the Site is not delivered to the City as aforesaid by the 1<sup>st</sup> day of December, 2007, the City may repeal or change the Rezoning Ordinance, and Developer shall have no cause of action against the City for or by reason of such repeal or change.

### **3.3 Effect of Agreement.**

Developer and City shall diligently and in good faith proceed to comply with all of the terms, conditions, and covenants contained in this Agreement, and all ordinances of the City of Ames, Iowa. The City shall have no obligation to issue any approvals with respect to any grading, excavation, construction, reconstruction, or remodeling on the North Site until the City Council determines that the Master Plan for the Site and Major Site Development Plan submitted by Developer for the North Site comply with the requirements of the ordinances and policies of the City of Ames and this Agreement. The City shall have no obligation to issue any approvals with respect to any grading, excavation, construction, reconstruction, or remodeling on the South Site until the City Council determines that the Master Plan for the Site and Major Site Development Plan submitted by the Developer for the South Site comply with the requirements of the ordinances and policies of the City of Ames and this Agreement. Consistent with Section 4.4 hereof, the Master Plan and the Major Site Development Plan shall show the East Barilla Site as property for future development.

### **3.4 Conceptual Site Plan.**

The Conceptual Site Plan shall be supplanted by the Master Plan when approved by the City pursuant to the O-GNE Ordinance, which in turn shall be supplanted by the Major Site Development Plan when approved by the City for the respective portions of the Site.

## **ARTICLE 4. IMPROVEMENTS TO BE CONSTRUCTED**

### **4.1 Developer's Obligation to Construct.**

The Developer agrees to construct a regional commercial lifestyle center on the North Site, and may construct a regional commercial power center on the South Site, all in a manner that is consistent with the ordinances and polices of the City, and this Agreement. Developer shall also construct certain on-site and off-site infrastructure improvements in support of the Project, all as required by Article 7 of this Agreement.

### **4.2 North Site Improvements.**

Developer agrees to construct or cause to be constructed a minimum of four hundred ninety-eight thousand (498,000) square feet GBA of buildings and other regional commercial improvements on the North Site, exclusive of Outparcels, as follows:

- A. Two (2) Major Anchor Stores totaling at least one hundred sixty thousand (160,000) square feet GBA;
- B. A combination of Major Anchor Stores, Minor Anchor Stores, and Specialty Stores totaling at least four hundred ninety-eight thousand (498,000) square feet GBA; and
- C. Subject to the requirements of Sections 4.2.A and 4.2.B, above:

## 5.2 Construction Period.

A. North Site. Developer agrees to complete the construction of the exteriors of buildings having not less than 498,000 square feet GBA as described in Section 4.2, and the site and off-site improvements relating thereto within three (3) years from the date of issuance to Developer or its assigns of the first building permit related to any portion of the North Site.

B. South Site. Developer agrees, exercisable at its option, to complete the construction of the exteriors of buildings having not less than 300,000 square feet of GBA described in Section 4.3, and the site and off-site improvements relating thereto, within three (3) years from the date of issuance to Developer, or its assigns, of the first building permit related to any portion of the South Site.

## 5.3 Conditions Precedent to City's Obligation to Issue Permits and Approvals – North Site.

The City shall have no obligation to issue any permits or approvals in connection with the North Site until the Developer has satisfied each and every one of the following conditions precedent:

A. Submission of Evidence of Equity Capital and Financing. Developer shall submit to the City evidence of equity capital and written commitments for funding and financing necessary for completion of the North Site. The commitments for financing shall be unconditional commitments to provide construction mortgage financing and shall provide for a loan-to-value ratio as determined by Developer's lender, subject to customary conditions based on the Developer's performance of certain obligations prior to receiving funding including, but not limited to, pre-leasing requirements, covenants pertaining to title, provision of mechanic's lien waivers, inspection duties, approval of the construction budget of Developer's general contractor for the North Site, and other commercially reasonable due diligence requirements. The level of equity capital shall be deemed acceptable hereunder if provided in the amounts required by Developer's lenders.

B. Submission of Evidence of Leases. Developer shall submit to the City evidence of binding lease or sale commitments (which may be in the form of so-called short-form leases or memoranda of sales contracts) from purchasers or tenants for the North Site, as follows:

1. Developer shall submit to the City fully executed binding lease or sale transaction instruments as referenced in Section 5.3.B above with at least three hundred twenty-nine thousand (329,000) square feet GBA of Major Anchors, Minor Anchors, and Specialty Shops, of which there must be: (a) at least two Major Anchor Stores having an aggregate area of not less than one hundred sixty thousand (160,000) square feet GBA; (b) at least eighty thousand (80,000) square feet GBA of Retail Stores that did not have a store open for business in the City as of December 31, 2004; AND (c) not less than forty thousand (40,000) square feet GBA of Minor Anchor Stores.

2. Rental or purchase price information may be redacted.

1. At least one hundred sixty thousand (160,000) square feet GBA of such space must be Retail Stores that did not have a store open for business in the City as of December 31, 2004; and

2. At least eighty thousand (80,000) square feet GBA of the above-stated 160,000 square feet GBA shall be Minor Anchor Stores.

**4.3 South Site Improvements.**

Developer agrees to construct or cause to be constructed, exercisable at Developer's option, a minimum of three hundred thousand (300,000) square feet GBA of buildings and other regional commercial improvements on the South Site, exclusive of Outparcels, that shall include at least one (1) Major Anchor Store of not less than eighty thousand (80,000) square feet GBA. The balance of the said three hundred thousand (300,000) square feet GBA of buildings shall be comprised of either Major Anchor Stores, Minor Anchor Stores, and/or Specialty Stores.

**4.4 No East Barilla Site Improvements Required.**

Developer and City agree that Developer shall not be required to construct any regional commercial improvements on the East Barilla Site pursuant to the terms of this Agreement. Developer acknowledges that it shall submit a Master Plan for the East Barilla Site as property for future development at the time that Developer seeks Master Plan approval for the North Site or the South Site, but that it may be required to submit a new Master Plan for the East Barilla Site in the future if the development plans of Developer or its successors and assigns for the East Barilla Site vary materially from the approved Master Plan for the East Barilla Site.

**4.5 Force Majeure.**

With respect to the requirements of this Article 4, it is understood that delays could result from causes that may reasonably be presumed to be beyond the control of either party. Those causes are agreed to be: governmental war measures, wind storms, or labor strikes. Both parties shall, in good faith, use such effort as is reasonable under all the circumstances known at the time to mitigate delays caused by such events and make reasonable allowances of additional time for performance of the requirements of this Article when any event as aforesaid causes an unavoidable delay. Any party desiring an allowance of additional time for performance shall give written notice thereof to the other party within 20 days of the occurrence of the event that caused or will cause delay.

**ARTICLE 5.  
TIMING AND BUILD-OUT OF THE PROJECT**

**5.1 Single-Phase Construction.**

Developer agrees to construct, or cause to be constructed, the improvements described in Sections 4.1, 4.2 and 4.3 for both the North Site and, when applicable, the South Site, concurrently and not in phases.

**5.4 Conditions Precedent to City's Obligation to Issue Permits and Approvals – South Site.**

The City shall have no obligation to issue any permits or approvals in connection with the South Site until the Developer has satisfied each and every one of the following conditions precedent:

A. Submission of Evidence of Equity Capital and Financing. If Developer elects to construct power center improvements on the South Site, Developer shall submit to the City evidence of equity capital and written commitments for funding and financing necessary for completion of the South Site. The commitments for financing shall be unconditional commitments to provide construction mortgage financing and shall provide for a loan-to-value ratio as determined by Developer's lender, subject to customary conditions based on the Developer's performance of certain obligations prior to receiving funding including, but not limited to, pre-leasing requirements, covenants pertaining to title, provision of mechanic's lien waivers, inspection duties, approval of the construction budget of Developer's general contractor for the South Site, and other commercially reasonable due diligence requirements. The level of equity capital shall be deemed acceptable hereunder if provided in the amounts required by Developer's lenders.

B. Submission of Evidence of Leases. Developer shall submit to the City evidence of binding lease or sale commitments (which may be in the form of so-called short-form leases or memoranda of sales contracts) from purchasers or tenants for the South Site, as follows:

1. Developer shall submit to the City fully executed binding sale or lease transaction instruments as referenced in Section 5.4.B above with at least *one Major Anchor Store and with additional Major Anchor Stores, Minor Anchor Stores, and Specialty Stores* having an aggregate area of not less than fifty percent (50%) of the number determined by subtracting the actual total square feet GBA of such Major Anchor Store from three hundred thousand (300,000) square feet GBA required under Section 4.3 hereof.

2. Rental or purchase price information may be redacted.

**5.5 Procedure for Review of Information.** Decisions by the City as to whether information submitted by the Developers satisfies the requirements of Sections 5.3.A, 5.3.B, 5.4.A, and 5.4.B above shall be made by the City Attorney.

**5.6 Issuance of Permits and Approvals.**

A. The City shall not be obligated to issue any permits or approvals for any portion of the Site until Developer has provided fire protection service, sanitary sewer service, and interior all-weather construction road service to the property lines of the North Site and the South Site as required to support Developer's construction activities. There shall be no obligation to provide interior construction road service for the South Site until the Developer takes out building permits for the South Site.

B. The City shall not be obligated to issue any permits or approvals with respect to the South Site until the City issues to the Developer, or its assigns, all permits and approvals that will support the construction of at least 329,000 square feet GBA in accordance with Section 5.3.B.1.

## ARTICLE 6. OTHER RESTRICTIONS

### 6.1 Waiver of Tax Abatement.

In consideration of the City's execution of this Agreement, Developer hereby covenants that it shall not seek or obtain any form of tax abatement with respect to the Site, whether authorized under the Iowa Code or the Municipal Code of the City, and Developer, acting on its own behalf and for its successors and assigns, hereby irrevocably and permanently waives any right that it may have under law to seek or obtain any form of tax abatement with respect to the Site.

### 6.2 General Applicability of Other Laws and Ordinances.

The parties acknowledge and agree that this Agreement is being executed in contemplation of the Conceptual Site Plan, but without further review or approval of specific plans for the Project. Therefore, the parties acknowledge and agree that it is not possible to anticipate all of the infrastructure requirements of Developer that may be required to properly develop the Site. Therefore, the parties agree that all work done by or on behalf of the Developer with respect to public streets, sidewalks, bike paths, building design and construction, and utilities (both on-site and off-site) shall be made in compliance with the Iowa Code, the Ames Municipal Code, SUDAS, and all other federal, state, and local laws and policies of general application, whether or not such requirements are specifically stated in this Agreement.

## ARTICLE 7. PUBLIC INFRASTRUCTURE

### 7.1 Compliance With Ordinances and Other Rules of General Application.

All work performed pursuant to this Article 7 shall be done in good and workmanlike fashion, in compliance with SUDAS, City ordinances, rules, regulations, and standards that are generally applicable to all development projects regulated by the City, and all such work shall be approved in advance by the City in accordance with standard practices of the City.

### 7.2 Water.

A. East 13th Street East to 570th Avenue. Developer shall pay City a connection fee of Forty-one thousand Dollars (\$41,000.00) for the right to connect to the existing City water main along East 13th Street west of its intersection with 570th Avenue.

B. 570th Avenue North of East 13th Street. Developer, at its cost shall, in conjunction with Developer's construction activities and prior to the issuance of any City permits

or approvals, extend a twelve-inch (12") water main from East 13th Street north along 570th Avenue to the northern boundary of the North Site.

C. East 13th Street East of 570th Avenue. While Developer shall be obligated at its cost to extend a twelve-inch (12") water main along East 13th Street through and east of its intersection with 570th Avenue to the eastern boundary of the East Barilla Site, such obligation for the extension east of 570<sup>th</sup> Avenue shall arise only at such time that Developer files a final plat affecting the East Barilla Site, and Developer shall not be obligated to construct such water main until the City approves a final plat covering all or part of the East Barilla Site. However, the Developer and the City agree that if development by anyone occurs on land in the vicinity of the Site, and East of 570<sup>th</sup> Avenue, the Developer shall proceed immediately with the construction of the said water main upon receipt of written notice from the City to do so.

D. Early Development East of the Site. The City and Developer acknowledge that one of the inducements to the City for enactment of the Rezoning Ordinance is the extension of a water main eastward from 570th Avenue to the eastern boundary of the Site, and north of East 13th Street along 570th Avenue to the northern boundary of the Site, for purposes of facilitating the economic development of the land lying east of the Site. If such development begins before December 1, 2007, the City may construct the aforesaid water main and the Developer shall reimburse the City for each progress payment and final payment made by the City for that work, within ten days of the City's notice to Developer of a payment having been made. The Developer shall have no obligation to reimburse the City as aforesaid until such time as the Developer has acquired title to the Site. If the Developer acquires title to the Site while such work is in progress or after it is completed, the Developer shall then reimburse the City for all payments made by the City for such work not later than ten days following a request for payment by the City.

### 7.3 Sanitary Sewer.

A. Initial Obligation of Developer. In conjunction with Developer's construction activities and prior to the issuance of any City permits or approvals with respect to the North Site or the South Site, Developer at its sole cost will extend a trunk eighteen inch (18") sanitary sewer line within existing City right-of-way along East 13th Street from Dayton Avenue to 570th Avenue; and, a twelve inch (12") sanitary sewer line along 570<sup>th</sup> Avenue from East 13<sup>th</sup> Street to the north line of the North Site. While Developer shall be obligated, at its cost, to extend a twelve inch (12") sanitary sewer main along East 13<sup>th</sup> Street through and east of its intersection with 570<sup>th</sup> Avenue to the eastern boundary of the East Barilla Site, such obligation for the extension east of 570<sup>th</sup> Avenue shall arise only at such time that Developer or its successors and assigns file a final plat affecting the East Barilla Site, and Developer shall not be obligated to construct such sanitary sewer east of 570<sup>th</sup> Avenue until the City approves a final plat covering all or part of the East Barilla site. However, the Developer and City agree that if development occurs on the land in the vicinity of the Site, east of 570<sup>th</sup> Avenue, the Developer shall proceed immediately with the construction of the said sanitary sewer upon receipt of written notice from the City to do so.

B. Developer's Obligation at Time of Subdivision. In connection with the final platting proceedings for any portion of the Site, Developer shall extend sewer mains to service each portion of the Site that is so platted.

C. Early Development East of the Site. The City and Developer acknowledge that one of the inducements to the City for enactment of the Rezoning Ordinance is the extension of sanitary sewer service eastward from Dayton Avenue to the eastern boundary of the Site, and north of East 13th Street along 570th Avenue to the northern boundary of the Site, for purposes of facilitating the economic development of the land lying east of the Site. If such development begins before December 1, 2007, the City may construct the aforesaid sanitary sewer extensions and the Developer shall reimburse the City for each progress payment and final payment made by the City for that work, within ten days of the City's notice to Developer of a payment having been made. The Developer shall have no obligation to reimburse the City as aforesaid until such time as the Developer has acquired title to the Site. If the Developer acquires title to the Site while such work is in progress or after it is completed, the Developer shall then reimburse the City for all payments made by the City for such work not later than ten days following a request for payment by the City.

#### **7.4 Water and Sanitary Sewer Extension Benefits Adjustment.**

For the purpose of assessing the costs of water and sanitary sewer utility extensions on the basis of benefit to land areas, it is recognized that the City has the authority, and shall take all necessary action, to establish water and sanitary sewer utility connection fee districts pursuant to the procedures provided for by Iowa Code § 384.38(3). The City shall, subject to its governmental discretion, establish such districts with respect to the areas of land that are not a part of the Site, but which will be served and benefitted by the extension of water and sanitary sewer utilities pursuant to this Agreement; and the money collected by the City by virtue of such districts shall be disbursed to the Developer to such extent and in such amounts as the City shall determine to be an equitable adjustment for the benefit provided to the areas within such districts by virtue of the Developer's construction of water and sanitary sewer utility facilities as required by this Agreement.

#### **7.5 Storm Water.**

Developer, at its cost, will construct all storm water "Best Management Practices" for water quality and quantity control facilities on the Site and off-site to the extent necessary to support the management of storm water drainage and disposal from the Site. Such construction shall be when and where it is deemed necessary by the City in consultation with the Developer to assure the proper function of the storm water management system for the Site.

#### **7.6 Electric.**

Developer, at its cost, shall install or relocate all streetlights along public streets in the Site; and, along 13<sup>th</sup> Street east from the east exit ramps for I-35; and, along 570<sup>th</sup> Avenue north of its intersection with 13<sup>th</sup> Street; and, along 13<sup>th</sup> Street east of 570<sup>th</sup> Avenue to the eastern boundary of the East Barilla Site at such time as when street improvements east of 570<sup>th</sup> Avenue are required.

## 7.7 Bicycle/Pedestrian Paths.

Developer will extend a 10 foot wide bike path on the north side of East 13th Street from the eastern edge of the paving of the north entrance ramp for I-35 to the eastern edge of the North Site.

## 7.8 Cy-Ride.

Developer will contribute Fifty Thousand Dollars (\$50,000) for the acquisition of a bus and will construct drop/off and turn-around facilities at both the North Site and the South Site, if the South Site is developed.

## 7.9 Streets.

A. Interstate I-35 / East 13th Street Interchange. Developer, at its sole cost, shall complete all studies, designs, and construction of improvements required by the IDOT and the FHWA with respect to the Interstate I-35/East 13th Street interchange.

B. East 13th Street and 570<sup>th</sup> Avenue Improvements.

1. City Responsibility. It is recognized that the existing two lanes of roadway on East 13th Street adjacent to the Site, extending from the easterly most point of the I-35 interchange ramp to the east line of the East Barilla Site are deteriorated and in need of reconstruction; and, that the costs of that reconstructing is the City's responsibility. It is also recognized that it will be more efficient for the Developer to do that reconstruction work in the context of other improvements to East 13th Street for which Developer has agreed to be responsible. It has been determined by the estimates of the City's engineers that the cost for reconstruction of the said two lanes of East 13th Street is equivalent to the cost of the contemplated paving of 570th Avenue north of East 13th Street to the north boundary of the Site. Therefore, in consideration of the Developer causing the reconstruction of the said existing two lanes of East 13th Street roadway to the standards of the City, and to be compliant with the statutory requirements for public bidding of street improvements, the City shall, subject to its governmental discretion and in accordance with statutory procedures, award a contract for the construction of the 570<sup>th</sup> Avenue roadway to City standards for the full width of the roadway from the north line of East 13th Street to the north line of the Site.

2. Developer Responsibility. The Developer shall construct at its sole expense, to the standards of the City, all the improvements stated in the Traffic Study, plus the reconstruction to City standards of the full width of roadway on East 13th Street adjacent to the Site, extending from the easterly most point on the I-35 interchange ramp to the east line of the Site. Notwithstanding the foregoing, Developer and City agree that Developer shall not be required to construct any East 13th Street improvements east from 570th Avenue to the east boundary of the East Barilla Site until a final plat is filed with respect to the East Barilla Site. However, the Developer and City agree that if development by anyone occurs on

land in the vicinity of the Site, and east of 570<sup>th</sup> Avenue, or if improvements are needed due to road condition or traffic volume, the Developer shall proceed immediately with the construction of the said East 13<sup>th</sup> Street east from 570<sup>th</sup> Avenue to the east boundary of the East Barilla Site as an industrial street meeting City standards, plus the improvements for that street segment detailed in the above stated Traffic Study, upon receipt of written notice from the City to do so.

C. Developer Responsibility for Traffic Study Work. By way of specification but not limitation it is agreed that Developer, at its sole cost, shall construct all of the roadway and right-of-way improvements specified in the Traffic Study, including, without limitation, lane widening/reconstruction, turn lanes, and traffic signals, plus work required by the FHWA or IDOT, but excluding work to be performed by the City pursuant to Section 7.9(B)(1) hereof. If the Traffic Study is modified and such modifications are approved by the City, Developer shall be bound by such modifications to the Traffic Study.

D. East 13th Street Access Points. The City acknowledges that the Developer shall be allowed access points for the Site as shown on Appendix E, conceptual Site Plan, subject to the requirements of the IDOT, the City, and the FHWA.

#### **7.10 Permits and Approvals Withheld**

It is understood and agreed that the City shall issue no permits or approvals with respect to any work or installations on the Site until Developer has performed or completed all of Developer's obligations under Article 7 or work is in progress to complete those obligations. If a permit or approval is issued by the City based on such work in progress, and such progress should cease for any reason, the City shall issue no further permits or approvals until progress on such work is resumed.

#### **7.11 Letter of Credit**

To secure the completion of the public infrastructure requirements of Article 7, except for interchange improvements and improvements east of 570<sup>th</sup> Avenue, Developer shall provide as a condition for approval of a final plat a letter of credit to the benefit of the City in such amount as shall be reasonably required by the City's engineers, in a form approved by the City's attorney. Said letter of credit shall be maintained in effect until the said infrastructure requirements are completed and accepted by the City, but the letter of Credit may be replaced in lower amounts to reflect work that has been completed and accepted by the City.

### **ARTICLE 8. FEES, PERMITS, AND EASEMENTS**

#### **8.1 Rights of Way.**

Developer, without receipt of additional consideration other than the City's execution of this Agreement, but after it acquires title to the Site, shall grant and dedicate to the City all additional rights of way for East 13th Street and 570th Avenue required by the City in connection with the Project, as a condition precedent to any permits or approvals by the City.

**8.2 Easements.**

Developer, without receipt of additional consideration other than the City's execution of this Agreement, but after it acquires title to the Site, shall grant to the City all necessary easements and licenses that the City deems necessary to establish and support public infrastructure improvements and facilities on the Site, as a condition precedent to any permits or approvals by the City.

**ARTICLE 9.  
EFFECT OF COVENANTS UPON DEVELOPER AND THE SITE**

**9.1 Covenants; Binding Upon Successors in Interest; Duration.**

It is intended that the agreements and covenants provided in this Agreement shall be covenants running with the land and that they shall, in any event, and without regard to technical classification or designation, legal or otherwise, and except only as otherwise specifically provided in this Agreement, be binding, to the fullest extent permitted by law and equity, for the benefit and in favor of, and enforceable by, the City, its successors and assigns, against the Developer, its successors and assigns and every successor in interest to the Site, and the Improvements erected or to be erected thereon, or any part thereof until this Agreement is terminated, in whole or in part, pursuant to Article 10 hereof.

**9.2 City's Rights To Enforce.**

With respect to an area of land on the Site constituting the "foot print" or parcel of a Major Anchor Store for which the City has issued a "certificate of occupancy" pursuant to the City's Building Code, the obligations of this Agreement shall be released with respect to that "foot print" or parcel. In amplification, and not in restriction of the provisions of the preceding Section, it is intended and agreed that the City and its successors and assigns shall be deemed beneficiaries of the agreements and covenants provided in this Agreement, both for and in its own right and also for the purposes of protecting the interests of the community and other parties, public or private, in whose favor or for whose benefit such agreements and covenants have been provided. Such agreements and covenants shall run in favor of the City until this Agreement is terminated, in whole or in part, pursuant to Article 10 hereof and such agreements and covenants shall be in force and effect, without regard to whether the City has at any time been, remains, or is an owner of any land or interest therein to or in favor of which such agreements and covenants relate. The City shall have the right, in the event of any breach of any such agreement or covenant, to exercise all the rights and remedies, and to maintain any actions or suits at law or in equity or other proper proceedings to enforce the curing of such breach of agreement or covenant. The City intends to preserve and extend the enforceability of the agreements and covenants provided in this Article by filing appropriate claims in accordance with Iowa Code Sections 614.24 and 614.25.

**ARTICLE 10.  
NATURE OF COVENANTS – TERMINATION**

**10.1 Construction of Covenants.**

The covenants contained in this Agreement are entered into by the Developer for the benefit of the City for purposes of inducing the City to enact the Rezoning Ordinance. Nothing contained in this Agreement shall be construed as a covenant by Developer or its successors and assigns to conduct an active business operation, whether continuous or otherwise, on any portion of the Site.

**10.2 Condition Precedent to Developer's Obligations – Termination for Failure to Obtain Financing.** If by December 1, 2007 Developer fails to obtain written commitments for equity capital and funding and financing for construction of the North Site improvements required by 4.2 hereof, and submit to the City the evidence of financing and leases required by 5.3A and 5.3B hereof with respect to the North Site, the City may then, as its remedy for Developer's failure of performance, repeal or change the zoning designation of the Site as the City deems appropriate and Developer shall have no cause of action against the City for or by reason of such repeal or change in zoning regulations.

**ARTICLE 11.  
REMEDIES.**

**11.1 In General.**

A. Except as otherwise specifically provided in this Agreement, in the event of a default by either party under this Agreement, the aggrieved party may, by written Notice of Default to the party in default, demand that it proceed immediately to cure or remedy such default, and in any event, complete such cure or remedy within ninety (90) days after receipt of such notice.

B. In the event that Notice of Default is given as provided above and action to cure or remedy the default is not promptly taken or not diligently pursued, or the default is not cured or remedied within the time allowed, then the party in default may be declared to be in breach of this Agreement by the aggrieved party.

C. In the event of a breach of this Agreement, in addition to such other rights as the aggrieved party may have hereunder, the aggrieved party may institute such proceedings as may be necessary or desirable in its opinion to cure and remedy such default or breach, including, but not limited to, proceedings to compel specific performance by the party in breach of its obligations. It is further agreed that as an additional remedy for a breach of this Agreement by Developer, the City may repeal or change the zoning designations of the Site as the City deems appropriate, and Developer shall have no cause of action against the City for or by reason of such repeal or change in zoning regulations.

**11.2 Other Rights and Remedies, No Waiver by Delay.**

City and Developer shall have the right to institute such actions or proceedings, as each may deem desirable for effectuating the purposes of this Article. Provided, that any delay by City or Developer in instituting or prosecuting any such actions or proceedings or otherwise asserting its rights shall not operate as a waiver of such rights or to deprive either City or Developer of or limit such rights in any way; it being the intent of this provision that City and Developer should not be constrained to exercise such remedies at a time when such party may still hope otherwise to resolve the problems created by the default involved so as to avoid the risk of being deprived of or *limited in the exercise* of such remedies because of concepts of waiver, laches, or otherwise. No waiver in fact made by City or Developer with respect to any specific default by the other party shall be considered or treated as a waiver of the rights of City or Developer with respect to any other defaults by the other party or with respect to the particular default, as the case may be, except to the extent specifically waived in writing by City or Developer.

**11.3 Rights and Remedies Cumulative.**

The rights and remedies of the parties to this Agreement, whether provided by law or by this Agreement, shall be cumulative, and the exercise by either party of any one or more of such remedies shall not preclude the exercise by it, at the same or different times, of any other such remedies for the same default or breach or of any of its remedies for any default or breach by the other party. No waiver made by either party shall be deemed a waiver in any respect in regard to any other rights of the party making the waiver or of any other obligations of the other party.

**ARTICLE 12.  
MISCELLANEOUS.**

**12.1 Representatives Not Individually Liable.**

A. No member, official, employee, or agent of City shall be personally liable to Developer in the event of any default or breach by City or for any amount that may become due to Developer or for any obligations under the terms of this Agreement.

B. No member, manager, employee, or agent of Developer shall be personally liable to City in the event of any default or breach by Developer or for any amount that may become due to the City or for any obligations of Developer under the terms of this Agreement.

C. Notwithstanding anything contained in this Agreement to the contrary, the person or persons executing this Agreement on behalf of either party shall incur no personal liability with respect to either party's performance hereunder.

**12.2 Fire, Extended Coverage Insurance.**

Developer shall keep in force fire and extended coverage insurance upon the Site improvements with insurance underwriters authorized to do business in the State of Iowa. The form and amounts of such insurance shall be approved by the City, which approval shall not be

unreasonably withheld. Such insurance shall be in amounts and form satisfactory to Developer's lender.

**12.3 Indemnity, Fees, Expenses.**

Following Developer's acquisition of legal title to the Site, the Developer shall assume, defend, indemnify, protect and hold harmless the City and its officers, employees and agents from any and all claims, demands, actions or causes of action of whatsoever kind occasioned wholly or in part by any negligent act or omission of Developer and its contractors, agents or assigns arising out of or in any way connected with its possession of the Site, the construction of the Site improvements and the development of the Site. The Developer's obligation to indemnify and hold harmless shall include the obligation to pay all reasonable expenses incurred by the City in defending itself with regard to any of the aforementioned claims, or in enforcing the provisions of this paragraph, including all out-of-pocket expenses such as attorney's fees. Notwithstanding the above, Developer shall have no obligation to indemnify the City for any claims or causes of action resulting from the acts or omissions of the City in the exercise of the City's rights under the easements reserved by the City for landscaping, exterior fixtures and maintenance.

The Developer agrees that with respect to those portions of the Project that it owns and develops to pay, or cause to be paid, all license fees, permit fees, and insurance premiums related to its possession of the Site, the construction of the Site improvements and the development of the Site. It is the intention of the parties that the City shall not incur pecuniary liability by reason of Developer's failure to comply with applicable Federal, State and local laws, rules, ordinances, regulations, orders, licenses and permits and the Developer shall indemnify and hold harmless the City and its officers, employees, and agents against all such claims by or on behalf of any person, firm, or corporation, and all costs and expenses incurred in connection with any such claim or in connection with any action or proceeding brought thereon. Nothing contained in this Section 12.3 shall be construed to constitute any form of agreement by Developer to indemnify the City in connection with any third party challenges to the City's power or authority to enter into this Agreement, the validity of the Rezoning Ordinance, or any approvals required or otherwise granted in connection herewith by the City.

**12.4 City Not a Guarantor, Surety or Partner.**

City is not a guarantor or surety for the completion of the Site improvements nor for any indebtedness incurred by Developer. It is mutually understood that nothing in this Agreement is intended or shall be construed as in any way creating or establishing the relationship of copartners between the parties hereto, or as constituting Developer as a contractor, agent or representative of City for any purpose of in any manner whatsoever.

**12.5 Time.**

Time is of the essence in the performance of this Agreement.

**12.6 Titles of Articles and Sections.**

Titles of the several sections, subsections, and paragraphs of this Agreement are inserted for convenience of reference only and shall be disregarded in construing or interpreting any of the provisions of this Agreement.

**12.7 Agreement Binding on Successors in Interest.**

This Agreement shall inure to the benefit of and shall be binding upon successors and assigns of the parties.

**12.8 Extensions for Non-Working Days.**

In the event the last date for performing any act required by this Agreement falls upon a weekend day or holiday, then the time for performing such act shall be extended to the next following working day.

**12.9 Notices.**

A notice, demand, or other communication under this Agreement by either party to the other shall be sufficiently given or delivered if it is dispatched by registered or certified mail, postage prepaid, return receipt requested; delivered personally; or sent by overnight courier service, as follows:

A. In the case of Developer, addressed to:

Wolford Development Options, L.L.C.  
Attention: President  
Four Squares Business Center  
1200 Mountain Creek Road, Suite 102  
Chattanooga, TN 37405

B. In the case of City, addressed to:

City of Ames  
Attention: City Clerk  
P. O. Box 811  
515 Clark Street  
Ames, Iowa 50010

or to such other address as either may, from time to time, designate in writing and forward to the other as provided in this Article.

**12.10 Recordation.**

Following the effectiveness of the Zoning Ordinance, the City Clerk shall cause this Agreement to be recorded at Developer's expense in the land records of the Story County Recorder's Office. A duplicate original of this Agreement and all the Appendices shall be

maintained in the Office of the City Clerk, City Hall, 515 Clark Street, Ames, Iowa, 50010. All expense of recording this Agreement and any of the documents contemplated by this Agreement to be recorded by City shall be paid by Developer within fifteen (15) days of notice from City of the amount thereof.


**12.11 Counterparts.**

This Agreement is executed in two (2) counterparts, each of which shall constitute one and the same instrument. A copy of this Agreement, including all the Appendices shall be maintained in the office of the City Clerk of City.

**IN WITNESS WHEREOF**, the City has caused this Agreement to be duly executed in its name and behalf by its Mayor and its seal to be hereunto duly affixed and attested by its City Clerk, and the Developer has caused this Agreement to be duly executed in its name and behalf on or as of the day first above written.

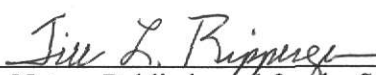
**CITY OF AMES, IOWA**, an Iowa  
municipal corporation

By:   
Ted Tedesco, Mayor

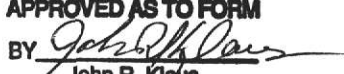
By:   
Diane R. Voss, City Clerk

STATE OF IOWA, STORY COUNTY, ss:

This instrument was acknowledged before me on the 8<sup>th</sup> day of November, 2005 by Ted Tedesco and Diane R. Voss, as Mayor and City Clerk, respectively, of the City of Ames, Iowa on behalf of whom this instrument was executed.

  
Notary Public in and for the State of  
Iowa

[Page 1 of 2 signature pages]

**APPROVED AS TO FORM**  
BY:   
John R. Klaus  
City Attorney



d:\w0601\03\agr-ames development-wdb.doc

**WOLFORD DEVELOPMENT  
OPTIONS, L.L.C.**, a Nevada limited  
liability company

By: *James L. Wolford*  
James L. Wolford, Chief Manager

STATE OF Tennessee, Hamilton COUNTY, ss:

This instrument was acknowledged before me on the 4<sup>th</sup> day of November, 2005  
by James L. Wolford, as Chief Manager of Wolford Development Options, L.L.C. on behalf of  
whom this instrument was executed.



*Angela J. Davis*  
Notary Public in and for said State

[Page 2 of 2 signature pages]

**APPENDIX A  
LEGAL DESCRIPTION OF THE SITE**

THAT PART OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 84 NORTH, RANGE 23 WEST OF THE 5TH P.M., STORY COUNTY, IOWA, LYING EAST AND NORTH OF THE INTERSTATE HIGHWAY 35 RIGHT-OF-WAY AND CONTAINING 59.72 ACRES, MORE OR LESS;

AND THE INTERSTATE HIGHWAY 35 RIGHT-OF-WAY, CONTAINING 21.12 ACRES MORE OR LESS

AND

THAT PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 84 NORTH, RANGE 23 WEST OF THE 5TH P.M., STORY COUNTY, IOWA, LYING NORTH OF THE INTERSTATE HIGHWAY 35 RIGHT-OF-WAY AND CONTAINING 39.90 ACRES, MORE OR LESS;

AND THE INTERSTATE HIGHWAY 35 RIGHT-OF-WAY, CONTAINING 0.29 ACRES MORE OR LESS;

AND

THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 84 NORTH, RANGE 23 WEST OF THE 5TH P.M., STORY COUNTY, IOWA AND CONTAINING 40.02 ACRES, MORE OR LESS.

AND

PARCEL "A" IN THE NORTHWEST FRACTIONAL QUARTER OF SECTION 5, TOWNSHIP 83 NORTH, RANGE 23 WEST OF THE 5TH P.M., STORY COUNTY, IOWA, AS SHOWN ON THE "PLAT OF SURVEY (AMENDED)" FILED IN THE OFFICE OF THE RECORDER OF STORY COUNTY, IOWA, ON THE 12TH DAY OF DECEMBER, 1997, AND RECORDED IN BOOK 15, PAGE 90-91 AND CONTAINING 55.18 ACRES MORE OR LESS.

AND

PARCEL "C" IN THE EAST FRACTIONAL HALF (E. FRL. 1/2) OF SECTION SIX (6), TOWNSHIP EIGHTY-THREE (83) NORTH, RANGE TWENTY-THREE (23) WEST OF THE 5TH P.M., STORY COUNTY, IOWA, AS SHOWN ON THE "PLAT OF SURVEY" FILED IN THE OFFICE OF THE RECORDER OF STORY COUNTY, IOWA ON THE 22ND DAY OF JULY, 1997, AND RECORDED IN BOOK 15, PAGE 16 AND CONTAINING 96.61 ACRES, MORE OR LESS.

AND

PART OF THE EAST FRACTIONAL 1/2 OF SECTION 6, TOWNSHIP 83 NORTH, RANGE 23 WEST OF THE 5TH P.M., STORY COUNTY, IOWA, LYING IN THE INTERSTATE HIGHWAY RIGHT-OF-WAY, CONTAINING 10.09 ACRES MORE OR LESS.

**APPENDIX B  
LEGAL DESCRIPTION OF THE NORTH SITE**

THAT PART OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 84 NORTH, RANGE 23 WEST OF THE 5TH P.M., STORY COUNTY, IOWA, LYING EAST AND NORTH OF THE INTERSTATE HIGHWAY 35 RIGHT-OF-WAY AND CONTAINING 59.72 ACRES, MORE OR LESS;

AND THE INTERSTATE HIGHWAY 35 RIGHT-OF-WAY, CONTAINING 21.12 ACRES MORE OR LESS;

AND

THAT PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 84 NORTH, RANGE 23 WEST OF THE 5TH P.M., STORY COUNTY, IOWA, LYING NORTH OF THE INTERSTATE HIGHWAY 35 RIGHT-OF-WAY AND CONTAINING 39.90 ACRES, MORE OR LESS;

AND THE INTERSTATE HIGHWAY 35 RIGHT-OF-WAY, CONTAINING 0.29 ACRES MORE OR LESS;

AND

THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 84 NORTH, RANGE 23 WEST OF THE 5TH P.M., STORY COUNTY, IOWA AND CONTAINING 40.02 ACRES, MORE OR LESS;

AND

PART OF THE EAST FRACTIONAL 1/2 OF SECTION 6, TOWNSHIP 83 NORTH, RANGE 23 WEST OF THE 5TH P.M., STORY COUNTY, IOWA, LYING IN THE INTERSTATE HIGHWAY RIGHT-OF-WAY, CONTAINING 10.09 ACRES MORE OR LESS.

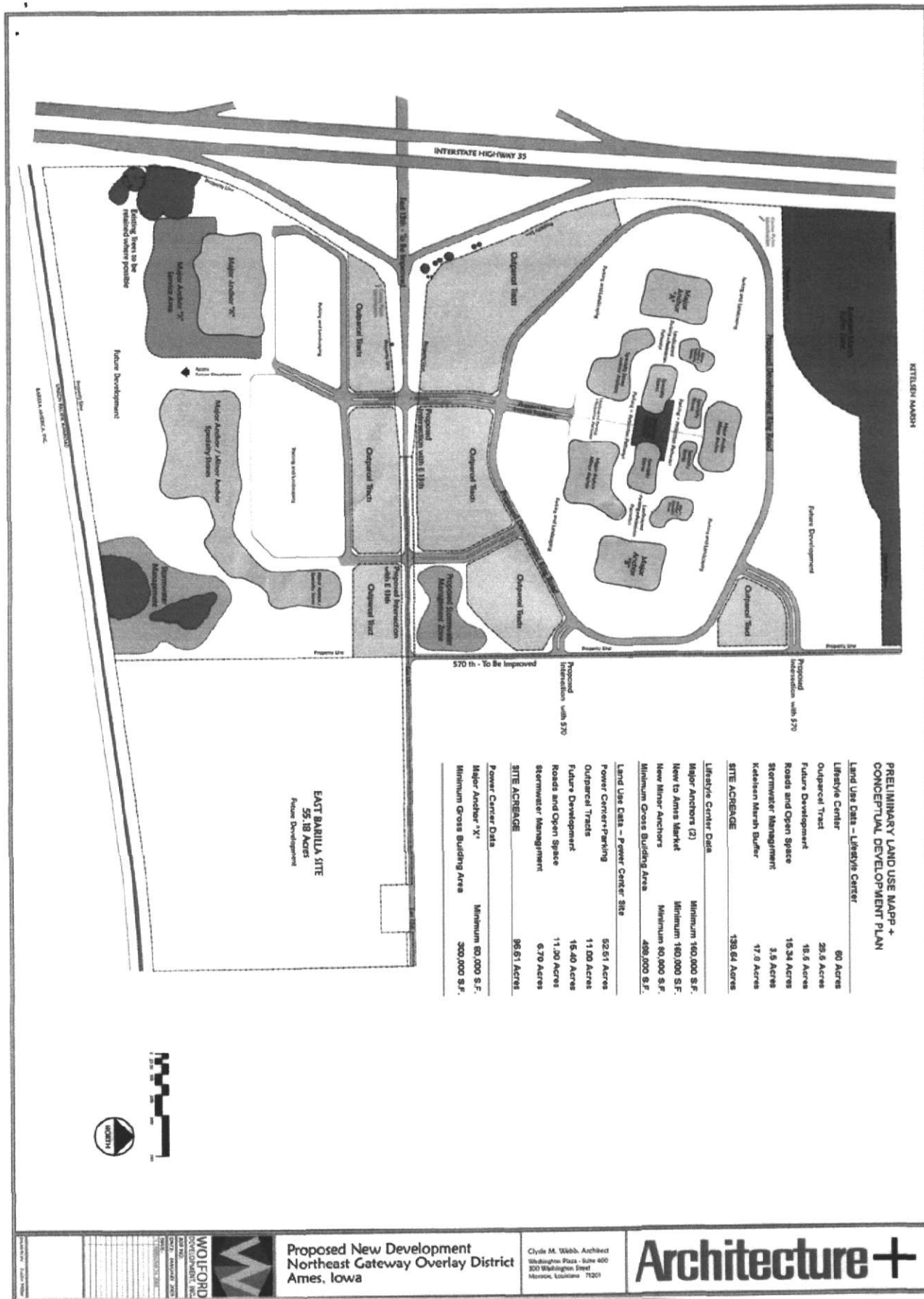
**APPENDIX C**  
**LEGAL DESCRIPTION OF SOUTH SITE**

PARCEL "C" IN THE EAST FRACTIONAL HALF (E. FRL. ½) OF SECTION SIX (6), TOWNSHIP EIGHTY-THREE (83) NORTH, RANGE TWENTY-THREE (23) WEST OF THE 5TH P.M., STORY COUNTY, IOWA, AS SHOWN ON THE "PLAT OF SURVEY" FILED IN THE OFFICE OF THE RECORDER OF STORY COUNTY, IOWA ON THE 22ND DAY OF JULY, 1997, AND RECORDED IN BOOK 15, PAGE 16 AND CONTAINING 96.61 ACRES, MORE OR LESS.

**APPENDIX D**  
**LEGAL DESCRIPTION OF THE EAST BARILLA SITE**

PARCEL "A" IN THE NORTHWEST FRACTIONAL QUARTER OF SECTION 5,  
TOWNSHIP 83 NORTH, RANGE 23 WEST OF THE 5TH P.M., STORY COUNTY, IOWA,  
AS SHOWN ON THE "PLAT OF SURVEY (AMENDED)" FILED IN THE OFFICE OF THE  
RECORDER OF STORY COUNTY, IOWA, ON THE 12TH DAY OF DECEMBER, 1997,  
AND RECORDED IN BOOK 15, PAGE 90-91 AND CONTAINING 55.18 ACRES MORE OR  
LESS.

**APPENDIX E  
CONCEPTUAL SITE PLAN**



**PRELIMINARY LAND USE MAP + CONCEPTUAL DEVELOPMENT PLAN**

**Land Use Data - Lifestyle Center**

Lifestyle Center	60 Acres
Outparcel Tract	28.5 Acres
Future Development	18.5 Acres
Roads and Open Space	16.34 Acres
Stormwater Management	3.5 Acres
Ketelsen Marsh Buffer	17.9 Acres
<b>SITE ACREAGE</b>	<b>139.64 Acres</b>

**Lifestyle Center Data**

Major Anchors (2)	Minimum 160,000 S.F.
Minor to Anchor Market	Minimum 180,000 S.F.
New Minor Anchors	Minimum 80,000 S.F.
Minimum Gross Building Area	488,000 S.F.

**Land Use Data - Power Center Site**

Power Center/Parking	52.51 Acres
Outparcel Tracts	11.00 Acres
Future Development	15.40 Acres
Roads and Open Space	11.00 Acres
Stormwater Management	6.70 Acres
<b>SITE ACREAGE</b>	<b>96.61 Acres</b>

**Power Center Data**

Major Anchor 'X'	Minimum 80,000 S.F.
Minimum Gross Building Area	300,000 S.F.

**EAST BARILLA SITE**  
55.18 Acres  
Future Development



<p><b>Proposed New Development</b> Northeast Gateway Overlay District Ames, Iowa</p>	Clyde M. Webb, Architect 300 Washington Street Monroe, Louisiana 71201	
--	--	--

**WOLFORD DEVELOPMENT  
OPTIONS, L.L.C.**, a Nevada limited  
liability company

By: *James L. Wolford*  
James L. Wolford, Chief Manager

STATE OF Tennessee, Hamilton COUNTY, ss:

This instrument was acknowledged before me on the 4<sup>th</sup> day of November, 2005  
by James L. Wolford, as Chief Manager of Wolford Development Options, L.L.C. on behalf of  
whom this instrument was executed.



*Angela J. Davis*  
Notary Public in and for said State

[Page 2 of 2 signature pages]

**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 at 3299, 3312, 3699 East 13<sup>th</sup> Street and 1699 570<sup>th</sup> Avenue from Planned Regional Commercial (PRC) with the Northeast Gateway Overlay (O-GNE) and a Contract Rezoning Agreement to Planned Regional Commercial (PRC and Northeast Gateway Overlay (O-GNE) without a Contract Rezoning Agreement.

**REAL ESTATE DESCRIPTIONS:**

**APPENDIX A:**

That Part Of The West 1/2 Of The Southeast 1/4 Of Section 31, Township 84 North, Range 23 West Of The 5th P.M., Story County, Iowa, Lying East And North Of The Interstate Highway 35 Right-Of-Way And Containing 59.72 Acres, More Or Less; And The Interstate Highway 35 Right-Of-Way, Containing 21.12 Acres More Or Less and, That Part Of The Southeast 1/4 Of The Southeast 1/4 Of Section 31, Township 84 North, Range 23 West Of The 5th P.M., Story County, Iowa, Lying North Of The Interstate Highway 35 Right-Of-Way And Containing 39.90 Acres, More Or Less; And

The Interstate Highway 35 Right-Of-Way, Containing 0.29 Acres More Or Less; and The Northeast 1/4 Of The Southeast 1/4 Of Section 31, Township 84 North, Range 23 West Of The 5th P.M., Story County, Iowa And Containing 40.02 Acres, More Or Less. And Parcel "A" In The Northwest Fractional Quarter Of Section 5, Township 83 North, Range 23 West Of The 5th P.M., Story County, Iowa, As Shown On The "Plat Of Survey (Amended)" Filed In The Office Of The Recorder Of Story County, Iowa, On The 12th Day Of December, 1997, And Recorded In Book 15, Page 90-91 And Containing 55.18 Acres More Or Less. And Parcel "C" In The East Fractional Half (E. Fr. 1/2) Of Section Six (6), Township Eighty-Three (83) North, Range Twenty-Three (23) West Of The 5th P.M., Story County, Iowa, As Shown On The "Plat Of Survey" Filed In The Office Of The Recorder Of Story County, Iowa On The 22nd Day Of July, 1997, And Recorded In Book 15, Page 16 And Containing 96.61 Acres, More Or Less. and Part Of The East Fractional 1/2 of Section 6, Township 83 North, Range 23 West of The 5th P.M., Story County, Iowa, Lying In The Interstate Highway Right-Of-Way, Containing 10.09 Acres More Or Less.

**APPENDIX B (North Site):**

That Part Of The West 1/2 Of The Southeast 1/4 Of Section 31, Township 84 North, Range 23 West Of The 5th P.M., Story County, Iowa, Lying East And North Of The Interstate Highway 35 Right-Of-Way And Containing 59.72 Acres, More Or Less; And The Interstate Highway 35 Right-Of-Way, Containing 21.12 Acres More Or Less; and that Part Of The Southeast 1/4 Of The Southeast 1/4 Of Section 31, Township 84 North, Range 23 West Of The 5th P.M., Story County, Iowa, Lying North Of The Interstate Highway 35 Right-Of-Way And Containing 39.90 Acres, More Or Less; and The Interstate Highway 35 Right-Of-Way, Containing 0.29 Acres More Or Less; and The Northeast 1/4 Of The Southeast 1/4 Of Section 31, Township 84 North, Range 23 West Of The 5th P.M., Story County, Iowa And Containing 40.02 Acres, More Or Less; and Part Of The East Fractional 1/2 of Section 6, Township 83 North, Range 23 West Of The 5th P.M., Story County, Iowa, Lying In The Interstate Highway Right-Of-Way, Containing 10.09 Acres More Or Less.

**APPENDIX C (SOUTH SITE):**

Parcel "C" In The East Fractional Half (E. Fr. 1/2) Of Section Six (6), Township Eighty-Three (83) North, Range Twenty-Three (23) West Of The 5th P.M., Story County, Iowa As Shown On The "Plat Of Survey" Filed In The Office Of The Recorder Of Story County, Iowa On The 22nd Day Of July, 1997, And Recorded In Book 15, Page 16 And Containing 96.61 Acres, More Or Less.

**APPENDIX D (East of Barilla Site):**

Parcel "A" In The Northwest Fractional Quarter Of Section 5, Township 83 North, Range 23 West Of The 5th P.M., Story County, Iowa As Shown On The "Plat Of Survey (Amended)" Filed In The Office Of The Recorder Of Story County, Iowa, On The 12th Day Of December, 1997, And Recorded In Book 15, Page 90-91 And Containing 55.18

Acres More Or Less.

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 #:	<u>42</u>
DATE:	<u>05-26-26</u>
DEPT:	<u>FIN</u>

## COUNCIL ACTION FORM

**SUBJECT: FINAL AMENDMENT TO FISCAL YEAR 2025/26 ADJUSTED BUDGET**

### **BACKGROUND:**

The Code of Iowa requires that city spending by program not exceed Council-approved budget amounts at any time during the year. To maintain compliance, the City of Ames monitors spending against the approved budget and prepares amendments to the budget several times during the fiscal year.

The following is the customary amendment schedule:

- Amendment #1 - A first amendment is prepared to carry over unspent project amounts from the prior fiscal year in the fall.
- Amendment #2 - The second amendment is completed as part of the adoption process for the next fiscal year's budget.
- Amendment #3 - A final spring amendment is necessary to adjust for any significant changes that have occurred since the prior amendment. This amendment is typically restricted to the early start of CIP projects approved for the following fiscal year, new grants received and their associated project expenses, and any significant changes in CIP projects, operating expenses, or revenues.

Staff has prepared the final amendment (#3) to the FY 2025/26 City budget. **The attached summary outlines the revenue and expenditure changes by fund and contains a narrative explaining the changes. The final FY 2025/26 budget includes a final net decrease in revenues of \$1,357,773 and a net decrease in expenditures of \$3,767,448.**

**Changes include modifications to CIP projects and schedules, operating budget adjustments, and the adjustment of debt service schedules related to SRF-funded projects.**

### **ALTERNATIVES:**

1. Approve a final amendment to the Fiscal Year 2025/26 budget by decreasing revenues by \$1,357,773 and expenditures by \$3,767,448.
2. Refer this item back to staff for additional information or other adjustments to the amendments

**CITY MANAGER'S RECOMMENDED ACTION:**

**The proposed amendment to the FY 2025/26 budget allows the budget to better reflect the changes noted in the FY 2025/26 final amendment document.** Therefore, it is the recommendation of the City Manager that the City Council approve Alternative No. 1, as described above.

**ATTACHMENT(S):**

[2025-26 Final Amendments report.pdf](#)

**CITY OF AMES, IOWA**

**FY 2025/26  
FINAL AMENDMENTS**

## Fund Balance Summary

Fund	2025/26 Adjusted Fund Balance	2025/26 Final Revenue Change	2025/26 Final Expense Change	2025/26 Net Change	2025/26 Final Fund Balance	Percentage Change from Adjusted
<i>General Fund</i>	11,074,767	(98,612)	(84,775)	(13,837)	11,060,930	-0.1%
<i>Special Revenue Funds:</i>						
Local Option Sales Tax	5,451,689	-	(71,639)	71,639	5,523,328	1.3%
Hotel/Motel Tax	1,955,092	-	37,112	(37,112)	1,917,980	-1.9%
Road Use Tax	2,647,605	-	(24,602)	24,602	2,672,207	0.9%
Police Forfeiture	165,301	46,000	44,147	1,853	167,154	1.1%
Public Safety Donations/Grants	963	235,516	235,516	-	963	0.0%
Animal Shelter Donations	179,950	(29,000)	-	(29,000)	150,950	-16.1%
New Animal Shelter Donations	1,292	-	-	-	1,292	0.0%
City-Wide Housing Programs	348,661	-	-	-	348,661	0.0%
CDBG Program	-	-	-	-	-	-
HOME Program	-	-	-	-	-	-
HOME American Rescue Plan	-	-	-	-	-	-
Parks & Rec Donations/Grants	26,148	28,000	-	28,000	54,148	107.1%
Parks & Rec Scholarships	701,640	-	-	-	701,640	0.0%
American Rescue Plan	2,748,750	-	23,554	(23,554)	2,725,196	-0.9%
Library Donations/Grants	424,943	-	-	-	424,943	0.0%
Utility Assistance	22,932	-	13,000	(13,000)	9,932	-56.7%
Miscellaneous Donations	32	-	-	-	32	0.0%
Developer Projects	250,481	-	-	-	250,481	0.0%
Economic Development	547,166	-	-	-	547,166	0.0%
Tax Increment Financing (TIF)	969,457	-	-	-	969,457	0.0%
<i>Total Special Revenue Funds</i>	16,442,102	280,516	257,088	23,428	16,465,530	0.1%
<i>Capital Project Funds:</i>						
Special Assessments	(441,975)	-	-	-	(441,975)	0.0%
Street Construction	294,326	48,294	48,294	-	294,326	0.0%
Park Development	689,028	-	-	-	689,028	0.0%
Winakor Donation	2,063,130	-	-	-	2,063,130	0.0%
Aquatic Center Donations	583,189	-	-	-	583,189	0.0%
Council Priorities Fund	5,997,500	-	-	-	5,997,500	0.0%
General Obligation Bonds	4,808,400	-	30,752	(30,752)	4,777,648	-0.6%
<i>Total Capital Project Funds</i>	13,993,598	48,294	79,046	(30,752)	13,962,846	-0.2%
<i>Permanent Funds:</i>						
Cemetery Perpetual Care	1,157,315	-	-	-	1,157,315	0.0%
Furman Aquatic Center Trust	1,185,220	-	-	-	1,185,220	0.0%
<i>Total Permanent Funds</i>	2,342,535	-	-	-	2,342,535	0.0%

## Fund Balance Summary, continued

Fund	2025/26 Adjusted Fund Balance	2025/26 Final Revenue Change	2025/26 Final Expense Change	2025/26 Net Change	2025/26 Final Fund Balance	Percentage Change from Adjusted
<i>Enterprise Funds:</i>						
Airport Operations	81,968	-	(70,500)	70,500	152,468	86.0%
Airport Improvements	176,323	(108,500)	(118,425)	9,925	186,248	5.6%
Airport Sigler Reserve	2,871,777	-	-	-	2,871,777	0.0%
Water Utility	16,454,811	44,979	645,347	(600,368)	15,854,443	-3.7%
Water Construction	-	-	-	-	-	
Water Sinking	265,322	-	-	-	265,322	0.0%
Sewer Utility	26,203,938	-	(22,550)	22,550	26,226,488	0.1%
Sewer Improvements	3,791	(2,700,000)	(2,700,000)	-	3,791	
Sewer Sinking	176,511	-	35,000	(35,000)	141,511	-19.8%
Electric Utility	40,142,128	985,860	(2,230,664)	3,216,524	43,358,652	8.0%
Electric Sinking	80,696	-	-	-	80,696	0.0%
SunSmart Community Solar	1,004,468	-	-	-	1,004,468	0.0%
Electric Sustainability Reserve	2,475,160	-	-	-	2,475,160	0.0%
Parking Operations	105,974	(8,703)	(13,592)	4,889	110,863	4.6%
Parking Capital Reserve	1,320,554	-	-	-	1,320,554	0.0%
Transit Operations	7,713,042	-	-	-	7,713,042	0.0%
Transit Student Govt Trust	1,548,822	-	-	-	1,548,822	0.0%
Transit Capital Reserve	10,621,007	-	-	-	10,621,007	0.0%
Stormwater Utility	2,302,354	-	5,000	(5,000)	2,297,354	-0.2%
Stormwater Improvements	-	-	-	-	-	
Ames/ISU Ice Arena	400,112	-	-	-	400,112	0.0%
Ice Arena Capital Reserve	144,148	-	(2,869)	2,869	147,017	2.0%
Homewood Golf Course	1,057,068	-	-	-	1,057,068	0.0%
Resource Recovery	1,411,359	-	(781,137)	781,137	2,192,496	55.4%
Res Recovery Improvements	-	103,000	37,413	65,587	65,587	
Recycling Services	150,000	-	150,000	(150,000)	-	-100.0%
<b>Total Enterprise Funds:</b>	<b>116,711,333</b>	<b>(1,683,364)</b>	<b>(5,066,977)</b>	<b>3,383,613</b>	<b>120,094,946</b>	<b>2.9%</b>
<b>Debt Service Fund</b>	<b>4,887,798</b>	<b>20,802</b>	<b>65</b>	<b>20,737</b>	<b>4,908,535</b>	<b>0.4%</b>
<i>Internal Service Funds:</i>						
Fleet Services	140,378	-	-	-	140,378	0.0%
Fleet Replacement	11,052,523	74,591	74,591	-	11,052,523	0.0%
Fleet Services Reserve	1,834,752	-	425,000	(425,000)	1,409,752	-23.2%
Information Technology	120,000	-	-	-	120,000	0.0%
Technology Replacement	2,303,344	-	87,357	(87,357)	2,215,987	-3.8%
Shared Communications	-	-	8,000	(8,000)	(8,000)	
Information Technology Reserve	1,723,328	-	43,250	(43,250)	1,680,078	-2.5%
Risk Management	4,231,053	-	409,907	(409,907)	3,821,146	-9.7%
Health Insurance	7,423,561	-	-	-	7,423,561	0.0%
<b>Total Internal Service Funds:</b>	<b>28,828,939</b>	<b>74,591</b>	<b>1,048,105</b>	<b>(973,514)</b>	<b>27,855,425</b>	<b>-3.4%</b>
<b>Totals</b>	<b>194,281,072</b>	<b>(1,357,773)</b>	<b>(3,767,448)</b>	<b>2,409,675</b>	<b>196,690,747</b>	<b>1.2%</b>

## Revenue Summary by Fund

Fund	2025/26 Adjusted	2025/26 Final Changes	2025/26 Final Amended	Percentage Change from Adjusted
<i>General Fund</i>	47,394,942	(98,612)	47,296,330	-0.2%
<i>Special Revenue Funds:</i>				
Local Option Sales Tax	12,578,464	-	12,578,464	0.0%
Hotel/Motel Tax	3,120,000	-	3,120,000	0.0%
Road Use Tax	9,562,721	-	9,562,721	0.0%
Police Forfeiture	10,000	46,000	56,000	460.0%
Public Safety Donations/Grants	96,515	235,516	332,031	244.0%
Animal Shelter Donations	93,000	(29,000)	64,000	-31.2%
New Animal Shelter Donations	4,038,942	-	4,038,942	0.0%
City-Wide Housing Programs	500	-	500	0.0%
CDBG Program	2,371,973	-	2,371,973	0.0%
HOME Program	1,269,492	-	1,269,492	0.0%
HOME American Rescue Plan	631,705	-	631,705	0.0%
Parks & Rec Grants/Donations	906,995	28,000	934,995	3.1%
Parks & Rec Scholarships	196,523	-	196,523	0.0%
American Rescue Plan	-	-	-	-
Library Grants/Donations	446,982	-	446,982	0.0%
Utility Assistance	15,500	-	15,500	0.0%
Miscellaneous Donations	7,840	-	7,840	0.0%
Developer Projects	1,500	-	1,500	0.0%
Economic Development	28,032	-	28,032	0.0%
Tax Increment Financing (TIF)	595,000	-	595,000	0.0%
<i>Total Special Revenue Funds</i>	35,971,684	280,516	36,252,200	0.8%
<i>Capital Project Funds:</i>				
Special Assessments	190,072	-	190,072	0.0%
Street Construction	13,355,159	48,294	13,403,453	0.4%
Park Development	290,000	-	290,000	0.0%
Winakor Donation	45,000	-	45,000	0.0%
Indoor Aquatic Center Donations	800,000	-	800,000	0.0%
Council Priorities	819,546	-	819,546	0.0%
General Obligation Bonds	15,270,000	-	15,270,000	0.0%
<i>Total Capital Project Funds</i>	30,769,777	48,294	30,818,071	0.2%
<i>Permanent Funds:</i>				
Cemetery Perpetual Care	24,750	-	24,750	0.0%
Furman Aquatic Center Trust	35,000	-	35,000	0.0%
<i>Total Permanent Funds</i>	59,750	-	59,750	0.0%

## Revenue Summary by Fund, continued

Fund	2025/26 Adjusted	2025/26 Final Changes	2025/26 Final Amended	Percentage Change from Adjusted
<i>Enterprise Funds:</i>				
Airport Operations	400,130	-	400,130	0.0%
Airport Improvements	12,426,869	(108,500)	12,318,369	-0.9%
Airport Sigler Reserve	75,000	-	75,000	0.0%
Water Utility	19,866,024	44,979	19,911,003	0.2%
Water Construction	4,531,036	-	4,531,036	0.0%
Water Sinking	4,640,852	-	4,640,852	0.0%
Sewer Utility	14,153,424	-	14,153,424	0.0%
Sewer Improvements	52,721,621	(2,700,000)	50,021,621	-5.1%
Sewer Sinking	2,223,938	-	2,223,938	0.0%
Electric Utility	80,983,395	985,860	81,969,255	1.2%
Electric Sinking	966,253	-	966,253	0.0%
Electric SunSmart	186,500	-	186,500	0.0%
Electric Sustainability Reserve	70,000	-	70,000	0.0%
Parking Operations	973,790	(8,703)	965,087	-0.9%
Parking Capital Reserve	30,000	-	30,000	0.0%
Transit Operations	15,686,069	-	15,686,069	0.0%
Transit Student Govt Trust	19,000	-	19,000	0.0%
Transit Capital Reserve	13,078,405	-	13,078,405	0.0%
Stormwater Utility	2,216,500	-	2,216,500	0.0%
Stormwater Improvements	1,300,000	-	1,300,000	0.0%
Ames/ISU Ice Arena	685,537	-	685,537	0.0%
Ice Arena Capital Reserve	83,000	-	83,000	0.0%
Homewood Golf Course	587,656	-	587,656	0.0%
Resource Recovery	5,309,128	-	5,309,128	0.0%
Resource Recovery Improvements	6,954,697	103,000	7,057,697	1.5%
Recycling Services	150,000	-	150,000	0.0%
<b>Total Enterprise Funds:</b>	<b>240,318,824</b>	<b>(1,683,364)</b>	<b>238,635,460</b>	<b>-0.7%</b>
<b>Debt Service Fund</b>	<b>15,146,464</b>	<b>20,802</b>	<b>15,167,266</b>	<b>0.1%</b>
<i>Internal Service Funds:</i>				
Fleet Services	2,859,675	-	2,859,675	0.0%
Fleet Replacement	2,927,330	74,591	3,001,921	2.6%
Fleet Services Reserve	400,000	-	400,000	0.0%
Information Technology	2,085,863	-	2,085,863	0.0%
Technology Replacement	350,098	-	350,098	0.0%
Shared Communications	410,000	-	410,000	0.0%
Information Technology Reserve	70,000	-	70,000	0.0%
Risk Management	3,520,502	-	3,520,502	0.0%
Health Insurance	14,246,041	-	14,246,041	0.0%
<b>Total Internal Service Funds</b>	<b>26,869,509</b>	<b>74,591</b>	<b>26,944,100</b>	<b>0.3%</b>
<b>Total Revenues</b>	<b>396,530,950</b>	<b>(1,357,773)</b>	<b>395,173,177</b>	<b>-0.3%</b>

## Expenditure Summary by Fund

Fund	2025/26 Adjusted	2025/26 Final Changes	2025/26 Final Amended	Percentage Change from Adjusted
<i>General Fund</i>	50,757,620	(84,775)	50,672,845	-0.2%
<i>Special Revenue Funds:</i>				
Local Option Sales Tax	16,956,800	(71,639)	16,885,161	-0.4%
Hotel/Motel Tax	3,010,891	37,112	3,048,003	1.2%
Road Use Tax	16,827,886	(24,602)	16,803,284	-0.2%
Police Forfeiture	12,000	44,147	56,147	367.9%
Public Safety Donations/Grants	88,871	235,516	324,387	265.0%
Animal Shelter Donations	75,000	-	75,000	0.0%
New Animal Shelter Donations	4,500,000	-	4,500,000	0.0%
City-Wide Housing Programs	35,188	-	35,188	0.0%
CDBG Program	2,359,943	-	2,359,943	0.0%
HOME Program	1,269,492	-	1,269,492	0.0%
HOME American Rescue Plan	631,705	-	631,705	0.0%
Parks & Rec Grants/Donations	900,126	-	900,126	0.0%
Parks & Rec Scholarships	-	-	-	
American Rescue Plan	612,732	23,554	636,286	3.8%
Library Grants/Donations	509,088	-	509,088	0.0%
Utility Assistance	15,500	13,000	28,500	83.9%
Miscellaneous Donations	7,840	-	7,840	0.0%
Developer Projects	-	-	-	
Economic Development	28,032	-	28,032	0.0%
Tax Increment Financing (TIF)	882,550	-	882,550	0.0%
<i>Total Special Revenue Funds:</i>	48,723,644	257,088	48,980,732	0.5%
<i>Capital Project Funds:</i>				
Special Assessments	49,400	-	49,400	0.0%
Street Construction	11,655,403	48,294	11,703,697	0.4%
Park Development	184,866	-	184,866	0.0%
Winakor Donation	21,595	-	21,595	0.0%
Indoor Aquatic Center Donations	800,000	-	800,000	0.0%
Council Priorities	3,148,028	-	3,148,028	0.0%
General Obligation Bonds	33,859,834	30,752	33,890,586	0.1%
<i>Total Capital Project Funds:</i>	49,719,126	79,046	49,798,172	0.2%
<i>Permanent Funds:</i>				
Cemetery Perpetual Care	-	-	-	
Furman Aquatic Center Trust	15,685	-	15,685	0.0%
<i>Total Permanent Funds:</i>	15,685	-	15,685	0.0%

## Expenditure Summary by Fund, continued

Fund	2025/26 Adjusted	2025/26 Final Changes	2025/26 Final Amended	Percentage Change from Adjusted
<i>Enterprise Funds:</i>				
Airport Operations	400,130	(70,500)	329,630	-17.6%
Airport Improvements	12,879,179	(118,425)	12,760,754	-0.9%
Airport Sigler Reserve	134,645	-	134,645	0.0%
Water Utility	25,179,892	645,347	25,825,239	2.6%
Water Construction	4,718,739	-	4,718,739	0.0%
Water Sinking	4,641,500	-	4,641,500	0.0%
Sewer Utility	14,068,737	(22,550)	14,046,187	-0.2%
Sewer Improvements	44,933,785	(2,700,000)	42,233,785	-6.0%
Sewer Sinking	2,161,608	35,000	2,196,608	1.6%
Electric Utility	98,863,691	(2,230,664)	96,633,027	-2.3%
Electric Sinking	966,075	-	966,075	0.0%
Electric SunSmart	186,862	-	186,862	0.0%
Electric Sustainability Reserve	150,000	-	150,000	0.0%
Parking Operations	974,306	(13,592)	960,714	-1.4%
Parking Capital Reserve	-	-	-	
Transit Operations	16,680,270	-	16,680,270	0.0%
Transit Student Govt Trust	-	-	-	
Transit Capital Reserve	17,741,373	-	17,741,373	0.0%
Stormwater Utility	8,667,174	5,000	8,672,174	0.1%
Stormwater Improvements	1,260,000	-	1,260,000	0.0%
Ames/ISU Ice Arena	644,470	-	644,470	0.0%
Ice Arena Capital Reserve	10,135	(2,869)	7,266	-28.3%
Homewood Golf Course	495,002	-	495,002	0.0%
Resource Recovery	5,723,265	(781,137)	4,942,128	-13.7%
Resource Recovery Improvements	6,889,110	37,413	6,926,523	0.5%
Recycling Services	-	150,000	150,000	
<b>Total Enterprise Funds:</b>	<b>268,369,948</b>	<b>(5,066,977)</b>	<b>263,302,971</b>	<b>-1.9%</b>
<b>Debt Service Fund</b>	<b>14,092,994</b>	<b>65</b>	<b>14,093,059</b>	<b>0.0%</b>
<i>Internal Service Funds:</i>				
Fleet Services	2,819,675	-	2,819,675	0.0%
Fleet Replacement	5,225,260	74,591	5,299,851	1.4%
Fleet Services Reserve	327,000	425,000	752,000	130.0%
Information Technology	2,085,863	-	2,085,863	0.0%
Technology Replacement	411,350	87,357	498,707	21.2%
Shared Communications	410,000	8,000	418,000	2.0%
Information Technology Reserve	265,775	43,250	309,025	16.3%
Risk Management	3,382,949	409,907	3,792,856	12.1%
Health Insurance	14,741,737	-	14,741,737	0.0%
<b>Total Internal Service Funds:</b>	<b>29,669,609</b>	<b>1,048,105</b>	<b>30,717,714</b>	<b>3.5%</b>
<b>Total Expenditures</b>	<b>461,348,626</b>	<b>(3,767,448)</b>	<b>457,581,178</b>	<b>-0.8%</b>

# Final Amendment Fund Changes

## General Fund

Overall, General Fund revenue has been reduced by \$98,612 in FY 2025/26 final amendments. Fitch Family Indoor Aquatic Center revenue has been decreased by \$160,000 to reflect the later opening date for the facility. This revenue decrease is partially offset by increases in several other revenues. A Bloomberg Youth Climate Action Plan grant for \$50,000 was obtained by the Sustainability program and has been added to the budget. Animal Shelter revenues have been increased by \$5,500 to better reflect year-to-date revenue and \$5,888 has been added for Iowa State University's share of the local match for the FEMA grant used to purchase the new fire safety trailer.

The General Fund operating budget has been reduced by \$3,724. Funding of \$85,000 has been added to the Fire operating budget to cover the additional cost of overtime and minimum manning for the department. An additional \$11,776 has also been added as the local match for the FEMA grant the department received for the new safety trailer.

Additional funding of \$30,000 has been added to the Animal Shelter budget, largely to cover the cost of chemicals and cleaning supplies for the multiple virus outbreaks experienced at the Shelter this year. The additional Animal Shelter funding will be covered by salary savings in the Law Enforcement budget.

Parks and Recreation has reduced the Aquatics operating budget by \$160,000 to reflect the later opening date for the Fitch Family Indoor Aquatic Center. Funding of \$9,500 has also been added to the Parks and Recreation operating budget for necessary repairs at the skate park.

Funding of \$50,000 has been added to the Sustainability budget to reflect the expenses that will be associated with the Bloomberg Youth Climate Action Plan grant.

The General Fund CIP budget has been reduced by \$81,051 to reflect completed Fire CIP projects.

The overall effect of these changes is a decrease of \$98,612 in projected revenue and an overall decrease of \$84,775 in projected expenditures. The projected change to the General Fund balance is a decrease of \$13,837.

## Local Option Sales Tax Fund

A portion of reserved ASSET funding (\$4,172) will be used for the City's share of new software being purchased to better track ASSET funding.

In Street Improvement CIP projects, Local Option Sales Tax funding for the 2022/23 CyRide Pavement Improvements/West Lincoln Way project is being reduced by \$71,639 because the project is complete.

The overall effect of final amendments on the projected Local Option Sales Tax Fund balance is an increase of \$71,639.

### **Hotel/Motel Tax Fund**

Funding of \$50,000 has been allocated from the Hotel/Motel Tax Fund balance for additional legal fees associated with the development of Schainker Plaza.

In Street Maintenance CIP projects, funding for the Main Street Improvements project has been reduced by \$12,888 because the project is complete.

The overall effect of the changes on the Hotel/Motel Tax Fund balance is a projected reduction of \$37,112.

### **Road Use Tax Fund**

Expenditures in the Road Use Tax operating budget have been decreased by \$25,725 to reflect projected savings in Traffic Operations (\$8,174), Snow and Ice Control (\$5,850), and Public Works Engineering (\$11,701). The Street Maintenance operating budget was increased by \$1,142, for a net reduction in the Public Works operating budget of \$24,583.

In the Road Use CIP budget, funding for the Capacity/Airport Road project has been redirected to the 13<sup>th</sup> Street and Grand Avenue Intersection Improvements project. Funding of \$150,000 has also been redirected from the Neighborhood Curb program to the 2025/26 Seal Coat/Ferndale project. The local funding match for the MPO Safety Plan has been reduced by \$19 due to the completion of the plan.

The overall effect of final amendments on the projected Road Use Tax Fund balance is an increase of \$24,602.

### **Police Forfeiture Fund**

Police Forfeiture revenue has been increased by \$46,000 to account for higher than budgeted revenue for seized property (\$30,000) and evidence proceeds (\$16,000).

In expenditures, funding of \$7,147 has been added from available federal forfeiture funds to cover the cost of drone components that were budgeted in FY 2024/25 but were not received until FY 2025/26. The expenditure for refunds of evidence has also been increased by \$37,000.

These changes will result in a projected increase of \$1,853 to the Police Forfeiture Fund balance.

### **Public Safety Donations and Grants Fund**

FEMA grant funding of \$235,516 has been added to the budget for the purchase and outfitting of a safety trailer for the Fire Department. This funding was originally budgeted in FY 2024/25, but the project was not completed until FY 2025/26. Expenditures of \$235,516 have also been added to the budget, resulting in no change to the fund balance in the Public Safety Donations and Grants Fund.

### **Animal Shelter Donations Fund**

Animal Shelter donations revenue is being reduced by \$25,000 to reflect lower donations to the Shelter in FY 2025/26, probably due to donations being redirected to the New Animal Shelter. Revenue in the Animal Shelter fund has also been reduced by \$4,000 to reflect volunteer program fees being moved to the General Fund, along with the expenditures associated with the program.

The effect of these two revenue changes is a projected reduction in the Animal Shelter Donations Fund balance of \$29,000.

### **Parks and Recreation Donations and Grants**

Donation revenue has been increased in the Parks and Recreation Donations and Grants Fund by \$28,000. The increase includes \$6,025 in general donations, \$13,000 in donations for Ada Hayden Heritage Park, and \$8,975 in park memorials and donations.

No additional expenditures have been programmed at this time for the additional donations, resulting in a \$28,000 projected increase to the fund balance.

### **American Rescue Plan Fund**

Funding of \$30,364 has been added from unallocated American Rescue Plan funding for the City's 50% share of preliminary design work for the proposed roundabout at the intersection of George Washington Carver Avenue and Cameron School Road. Story County will reimburse the City for the other 50% of the design costs.

The \$6,810 in remaining funding for the East 13<sup>th</sup> Street Utility Extension CIP project is being returned to the fund as the project is complete.

The effect of the changes is a projected \$23,554 reduction in the fund balance.

### **Utility Assistance Fund**

Green Choices revenue is received when Electric Utility customers elect to make a contribution as part of their utility payments. These funds are to be used for programs or projects involving alternative energy sources. Funding of \$13,000 in this fund will be used as a portion of the local match for grant funding received to purchase a solar trailer.

### **Street Construction Fund**

Additional grant funding of \$7,930 has been budgeted to cover additional costs associated with the completion of the Metropolitan Transportation Plan and the MPO Safety Plan. Additional Iowa State University revenue of \$10,000 has also been budgeted for their portion of the South Fourth Street pedestrian bridge project. Funding of \$30,364 has also been budgeted as a reimbursement from Story County for the County's share of the design work for the George Washington Carver Avenue/Cameron School Road roundabout.

Expenditures have been budgeted to match the additional revenue, resulting in no change to the Street Construction Fund balance.

## **City Council Priorities Capital Fund**

In the City Council Priorities Capital Fund, \$145,000 was transferred from City Council Sustainability funding to the Community Climate Grants Program (\$66,500), the Youth Mini-Grants Program (\$3,500), and the new Residential Sustainability Grants Program (\$75,000).

## **G.O. Bond Funds**

Bond funding of \$432,587 has been redirected from the Capacity/Airport Road CIP project to the 13<sup>th</sup> Street and Grand Avenue Intersection Improvements project. Funding of \$750,000 has also been transferred from unallocated bond funding to the Freel Drive Paving project (\$225,000), the South 16<sup>th</sup> Street Widening project (\$100,000), and the 2025/26 Asphalt Improvements program (\$425,000).

Bond funding of \$10,000 from bonds to be issued in FY 2026/27 has been added to the FY 2025/26 budget to allow for the early start of the Airport Parking CIP project.

Funding of \$20,752 has also been added to close the 2019/20 G.O. bonds as the projects funded with that bond issue have all been completed.

The overall effect of the final amendment changes is a \$30,752 reduction to the projected balance in G.O. Bond Funds.

## **Airport Operations**

Funding of \$73,000 for the replacement of t-hangar doors at the Airport has been dropped in FY 2025/26. The Airport's operating budget for outside professional services has been increased by \$2,500, resulting in a projected expense decrease and fund balance increase of \$70,500.

## **Airport Improvements**

In the Airport Improvements Fund, grant revenue and expenditures of \$148,500 for the ASOS Relocation CIP project have been dropped due to the project being delayed. Grant revenue and expenditures of \$40,000 have been moved forward from FY 2026/27 for the early start of the Airport Parking Lot CIP project.

South Apron Rehabilitation expenses of \$9,925 have also been removed due to the completion of the project, resulting in a \$9,925 increase to the Airport Improvements Fund balance.

## **Water Utility Fund**

Operating expenses in the Water Utility have been increased by \$44,979 to install a new backflow prevention device at the National Animal Disease Center (NADC). Matching revenue has also been budgeted as this expenditure is expected to be reimbursed by the NADC. Additional funding of \$700 has also been added to the Water Distribution Maintenance budget for outside professional services.

In CIP funding, \$600,000 has been added for the Water Well Main Protection project. This project, which addresses areas along the South Skunk River between Southeast 16<sup>th</sup> Street and East Lincoln Way that need stabilization to protect the water well infrastructure, was originally scheduled for FY 2027/28. Erosion in late winter, however, exposed piping in the area, making it imperative that the project be moved ahead in the budget.

In other CIP changes, funding of \$10,000 from the FY 2026/27 Water CIP project to clean the ground storage reservoirs at the Water Treatment Plant has been moved forward to allow for the early start of the project. Remaining funding in the Ada Hayden Water Quality project (\$1,128) and the Campustown Improvements project (\$9,204) is being returned to the fund balance.

The net effect of final amendments on the Water Utility Fund is a projected decrease of \$600,368 in the fund balance.

### **Sewer Utility Fund**

Operating expenses have been reduced in the Sewer Utility Fund by \$22,600 for expected lower costs for conferences (\$3,600), equipment parts and supplies (\$10,000), and aggregate products (\$9,000). Funding for the Sewer Utility's transfer to the Debt Service fund has been increased by \$50 to reflect updated debt service schedules.

In Sewer CIP expenses, \$34,473 in funding was transferred from the Sanitary Sewer System Improvements program to cover funding shortfalls in the Campustown Improvements project (\$10,703) and the 2022/23 Sanitary Sewer Rehabilitation/Basin 12 project (\$23,770).

The net effect of the changes on the Sewer Utility Fund is a projected \$22,550 increase in the fund balance.

### **Sewer Improvements Fund**

Expenses in the Sewer Improvements Fund have been reduced by \$2,700,000 due to better-than-expected bids for two Sanitary Sewer CIP projects: Basin 11 (\$400,000) and East Lincoln Way/Nikkol (\$2,300,000). Because of the lower cost of the projects, less funding will need to be borrowed through the State of Iowa's State Revolving Fund (SRF) program. Revenues have therefore also been reduced by \$2,700,000, resulting in no change to the overall fund balance.

### **Electric Utility Fund**

In the Electric Utility Fund, revenues have been increased by \$1,107,860 to reflect increases in energy sales to Iowa State University (\$600,000), gas trading revenue (\$450,000), MISO transmission (\$35,000), and outside work for others (\$22,860). Two revenues were reduced: MISO sales to Iowa State University (\$112,000) and EV charging station revenue (\$10,000). The net effect of the changes on Electric Services revenue is an increase of \$985,860.

Operating expenses have been reduced by \$1,210,014. The largest changes are in the Fuel and Purchased Power division, where natural gas purchases were reduced by \$4,000,000, while the cost of electric service was increased by \$2,200,000. Other changes in Fuel and Purchased

Power resulted in a \$539,336 increase. The net effect of final amendment changes is a decrease of \$1,260,664 in Fuel and Purchased Power expenses.

Operating expenses have been increased by \$80,650 in the Electric Distribution budget to renew software subscriptions and warranties for the City's EV charging stations (\$50,650) and for a database conversion for the division's Milsoft software program (\$30,000).

Expenses in the Demand Side Management program were reduced by \$30,000. The funding was transferred to Electric Distribution (\$5,800) to help offset the cost of the EV charging station software renewals and to the EV Charging Station CIP project (\$24,200) for the installation cost of new charging stations.

In Electric CIP, \$44,850 in funding was transferred from the EV Infrastructure project to the Electric Distribution operating budget to cover the cost of renewing the software subscriptions and warranties for the City's EV charging stations. Funding of \$24,200 was transferred to the EV Infrastructure project from the Demand Side Management program to cover the cost of new charging station installations. Funding of \$600,000 was also transferred from savings or delays in multiple CIP projects to cover the cost of streetlight and line relocations needed for the 13<sup>th</sup> Street and Grand Avenue Intersection Improvements project.

Funding of \$1,000,000 was also removed from the Electric Utility Fund budget for the New Thermal Generation project. The project will instead be completely funded with Electric revenue bonds. Overall, CIP funding changes in final amendments result in a \$1,020,650 reduction in expenses.

Final amendment changes in the Electric Utility resulted in a \$985,860 revenue increase and a \$2,230,664 expense decrease, increasing the Electric Utility's projected ending fund balance for FY 2025/26 by \$3,216,524.

### **Parking Operations Fund**

Parking Operations revenue has been reduced by \$11,600 due to lower rentals in the City Hall parking lot. The decrease was partially offset by a \$2,897 increase for the reimbursement that will be received from the Ames Farmer's Market for lost parking revenue during the Downtown Farmers Market. The net effect on Parking Fund revenues is an \$8,703 decrease.

Parking operating expenses have been decreased by \$13,592. The largest component of the decrease is for meter and meter parts (\$25,000). The decrease in meter expenses was offset by increases in fleet costs (\$7,908), outside printing services (\$1,500), and equipment parts and supplies (\$2,000).

The overall effect on the Parking Operations Fund is a projected increase in the fund balance of \$4,889.

### **Stormwater Utility Fund**

Operating expenses have been increased by \$14,400 to purchase software that will be used to televise the storm sewer system to evaluate the system for future CIP projects. The funding for the software was shifted from the Stormwater Quality CIP program. The remaining balance in the

Stormwater Quality CIP program (\$159,077) has been shifted to the Resource Recovery and Recycling Campus (R3C) project for stormwater costs associated with the project.

Funding of \$628,657 for the 2018/19 Erosion Control/South Skunk River project has been dropped. This project was intended for erosion control to facilitate the construction of the South Skunk River shared use path. Since the shared use path project is no longer moving forward, the funding will be redirected to another project. The project has currently been moved to the 2025/26 Low Point Drainage project, where a study is being done on stormwater improvements that may be necessary in the Grand Avenue underpass area to accommodate the construction of the Grand Avenue shared use path.

Funding of \$5,000 has also been added for the early start of the 2026/27 Erosion Control/Canterbury Court project.

The overall effect on the Stormwater Utility Fund balance is a projected reduction of \$5,000.

### **Ice Arena Capital Reserve Fund**

CIP funding for the concessions and office area at the Ames/ISU Ice Arena has been returned to the fund as the project is complete. As a result, the fund balance is projected to increase by \$2,869.

### **Resource Recovery Fund**

CIP funding of \$781,137 is being returned to the fund as no further capital expenditures are anticipated at the current Resource Recovery facility.

The overall effect on the Resource Recovery Fund is a projected increase in the fund balance of \$781,137.

### **Resource Recovery Improvements Fund**

Revenues in the Resource Recovery Improvements Fund have been increased to reflect \$100,000 in SWAP grant funding and \$3,000 in Electric Services rebates for the Resource Recovery and Recycling Campus (R3C) project.

Expenses for the R3C project have been increased by \$37,413 to reflect the most recent cost estimates for the project.

The overall effect on the Resource Recovery Improvements Fund is a projected increase in the 6/30/26 fund balance of \$65,587.

### **Recycling Service Fund**

Funding of \$150,000 has been added to the Recycling Services Fund for preliminary expenses associated with the new curbside recycling program.

### **Debt Service Fund**

Additional revenue of \$20,802 has been budgeted to adjust the transfer for the remaining balance in 2019/20 G.O. Bonds to close the bond issuance to the Debt Service Fund (\$20,752) and to adjust the transfer from the Sewer Utility Fund to match updated debt schedules (\$50).

Debt Service expenditures have also been increased by \$65 to reflect updated principal and interest schedules for the 2025/26 G.O. bond issuance. The overall effect on the Debt Service Fund balance is a projected increase of \$20,737.

### **Fleet Replacement Fund**

Fleet Services Replacement Fund expenses have been increased by \$74,591 to cover the cost of a solar trailer (\$63,091) and a new mower at the Water Pollution Control facility to allow staff to assume mowing duties at the facility rather than contract for the service (\$11,500).

Fleet Services will receive \$37,456 in grant funding for the solar trailer purchase, as well as \$25,635 in local match funding from the Green Choices program (\$13,000) and the Electric Demand Side Management program (\$12,635). Funding of \$11,500 will also be transferred from the Water Pollution Control operating budget to purchase the mower.

The final amendment changes will have no effect on the projected fund balance.

### **Fleet Services Reserve Fund**

Funding of \$425,000 in the Fleet Services Reserve Fund will be used to construct the new fueling station included in the Resource Recovery and Recycling Campus (R3C) project. The funding will also be used to help fund the access system for the campus. This additional expense will reduce the projected Fleet Services Reserve Fund balance by \$425,000.

### **Information Technology Fund**

Expenses have been increased by \$75,626 due to additional software costs. Since the Information Technology Fund is budgeted to break even and department allocations have already been determined, the amount projected to be transferred to the Information Technology Reserve Fund for technology replacement will be reduced by \$75,626 so the fund continues to break even.

### **Technology Replacement Fund**

Expenses have been increased by \$87,357 to purchase additional equipment needed by City departments. The equipment includes a switch replacement for the shared communication system (\$50,000), new computers for the Library (\$24,557), and new routers for Police vehicles (\$12,800).

### **Shared Communications Fund**

Expenses have been increased by \$8,000 for the system's connection to the new Fire Station Alerting System project.

### **Information Technology Reserve Fund**

Funding of \$23,250 has been added to the Information Technology Reserve budget to purchase checkout laptops that can be used by departments on a short-term basis or for trainings offered to City employees.

Funding of \$20,000 has also been added to cover cost increases for the Furman Aquatic Center fiber project (\$5,000) and for network changes at the Community Center (\$15,000).

### **Risk Management Fund**

Risk Management expenses have been increased by \$409,907 to cover a higher level of workers compensation claims. This will reduce the anticipated 2025/26 fund balance in the Risk Management Fund by \$409,907.

ITEM #:	43
DATE:	05-26-26
DEPT:	FIN

### COUNCIL ACTION FORM

**SUBJECT: PUBLIC HEARING AND NOTICE OF INTENT TO ENTER INTO A \$24,000,000 GENERAL OBLIGATION SOLID WASTE DISPOSAL LOAN AGREEMENT FOR RESOURCE RECOVERY & RECYCLING CAMPUS (R3C)**

**BACKGROUND:**

The City is in the process of constructing a new Resource Recovery & Recycling Campus (R3C) to transfer solid waste from Ames to the Carroll County Landfill. The R3C will also handle recyclable materials and yard waste.

As part of the project's financing strategy, staff is recommending the use of Bond Anticipation Notes (BANs) to provide interim financing during construction. BANs are short-term financing instruments commonly used to provide temporary funding prior to the issuance of permanent long-term debt. **In many respects, BAN financing functions similarly to a construction loan by allowing the City to access capital during construction while deferring permanent financing until the project is substantially complete.**

The use of BANs provides several advantages. **Most notably, the City benefits from lower short-term interest rates during the construction period and gains additional flexibility in the timing and structure of the permanent financing. Upon completion of the project, the BANs are expected to be retired through a future General Obligation (GO) bond issuance. Alternatively, the City may evaluate other permanent financing structures at that time, including a direct bank placement or private placement, should market conditions and financing terms prove advantageous.**

**An additional benefit of utilizing BAN financing is the ability to phase in the rate increases necessary to support long-term debt service obligations.** Under a traditional long-term financing structure, the first principal and interest payment likely would have been due on June 1, 2027. **By utilizing BAN financing during construction, the first significant long-term debt service payment is anticipated to occur on June 1, 2028. This additional implementation period provides the utility with more time to align revenues with projected operating and debt service requirements.**

**In addition, the interim financing structure allows the City to evaluate operational performance and revenue generation from the R3C facility prior to the commencement of full annual debt service payments. Financial modeling indicated that, absent the use of BAN financing, substantially larger rate increases likely would have been necessary beginning in FY 2026/27.**

Based on the bids received and the financial plan established for the project, the City is expected to utilize approximately \$22,006,730 in loan proceeds for project costs. **All financial obligations associated with the borrowing are expected to be repaid from annual**

revenues generated by the City's Resource Recovery enterprise operations.

Pursuant to Iowa Code Section 384.24, the proposed borrowing qualifies as an essential corporate purpose because the project involves the acquisition, construction, and equipping of facilities for the collection and disposal of solid waste. As an essential corporate purpose borrowing, the issuance is not subject to a mandatory or reverse referendum.

On May 19, 2026, the City Council set May 26, 2026, as the date for the public hearing and additional action related to the proposed loan agreement. **After the public hearing is closed, staff is recommending that the Council adopt a resolution directing staff to take additional action necessary to enter into the loan agreement, including authorization of a term sheet and the setting of a date and time for the receipt of financing proposals.** The term sheet functions similarly to bid response, by establishing the structure and terms necessary for the City to evaluate financing proposals and determine the lowest-cost borrowing alternative.

In an attempt to obtain the lowest cost alternative, the staff has attempted to contact and issue a term sheet to all local lending/financial institutions, although not all intuitions are expected to respond to the request.

Financing proposals are due to be submitted to the City's financial advisor by 10:00 a.m. on June 9, 2026. Staff, in conjunction with the City's financial advisor, will evaluate the proposals and present the results to the City Council at its meeting later that evening. Staff will also recommend the lowest-cost financing alternative and, if directed by the Council, return on June 23, 2026, with the final loan agreement for approval. This schedule is intended to allow for a closing and funding date of June 30, 2026, the final day of FY 2025/26.

#### **ALTERNATIVES:**

1. Authorize the issuance of a General Obligation Solid Waste Disposal Loan Agreement in an amount not to exceed \$24,000,000 and the use of the term sheet to determine the lowest cost borrowing alternative.
2. Do not authorize the issuance of a General Obligation Solid Waste Disposal Loan Agreement for the R3C and provide additional direction related to the funding of the R3C.

#### **CITY MANAGER'S RECOMMENDED ACTION:**

**Prior to the issuance of debt, state law requires that a public hearing be held. This is a necessary step to enact the financial plan for the construction of the R3C as developed by the City's financial consultant. This plan included the use of Bond Anticipation Notes (BANs) during the construction phase. As modeled, this financing structure results in the lowest overall impact on tipping fees, thereby minimizing the financial impact on customers.** Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, as described above.

ITEM #:	44
DATE:	05-26-26
DEPT:	PW

**COUNCIL ACTION FORM**

**SUBJECT: 2025/26 WATER SYSTEM IMPROVEMENTS PROGRAM - BARR DRIVE, DOUGLAS AVENUE - 16TH STREET TO O'NEIL DRIVE, AND 17TH STREET - DOUGLAS AVENUE TO DEAD END**

**BACKGROUND:**

The Water Systems Improvements Program provides for replacing water mains in areas that experience issues including water quality (rust/iron), frequent water main breaks, lead services, low pressure, and circulation. Many of these issues correspond to older, smaller diameter aged water mains or poor-quality cast-iron pipe installed many decades ago. **The locations for this project include Barr Drive, Douglas Avenue (16th Street to O'Neil Drive), and 17th Street (Douglas Avenue to dead-end).**

On May 20, 2026, bids for the project were received as follows:

Bidder	Bid Amount
<i>Engineer's Estimate</i>	\$884,182.30
<b>Iowa Water &amp; Waste Systems</b>	<b>\$881,271.90</b>
On Track Construction	\$1,030,006.00
KE Builders	\$1,088,000.00

Revenue and expenses associated with the project are estimated as follows:

Description	Available Revenue	Estimated Expenses
Water System Improvements (Water Utility Fund)	\$1,200,000	
<b>Construction</b>		<b>\$ 881,271.90</b>
Engineering/Administration		\$ 130,000.00
<b>TOTAL</b>	<b>\$1,200,000</b>	<b>\$1,011,271.90</b>

**ALTERNATIVES:**

1. Approve the following:
  - a. Accept the report of bids
  - b. Approve the final plans and specifications, and award a contract to Iowa Water and Waste Systems, of Boone, Iowa in the amount of \$881,271.90.
2. Direct staff to revise the project.

**CITY MANAGER'S RECOMMENDED ACTION:**

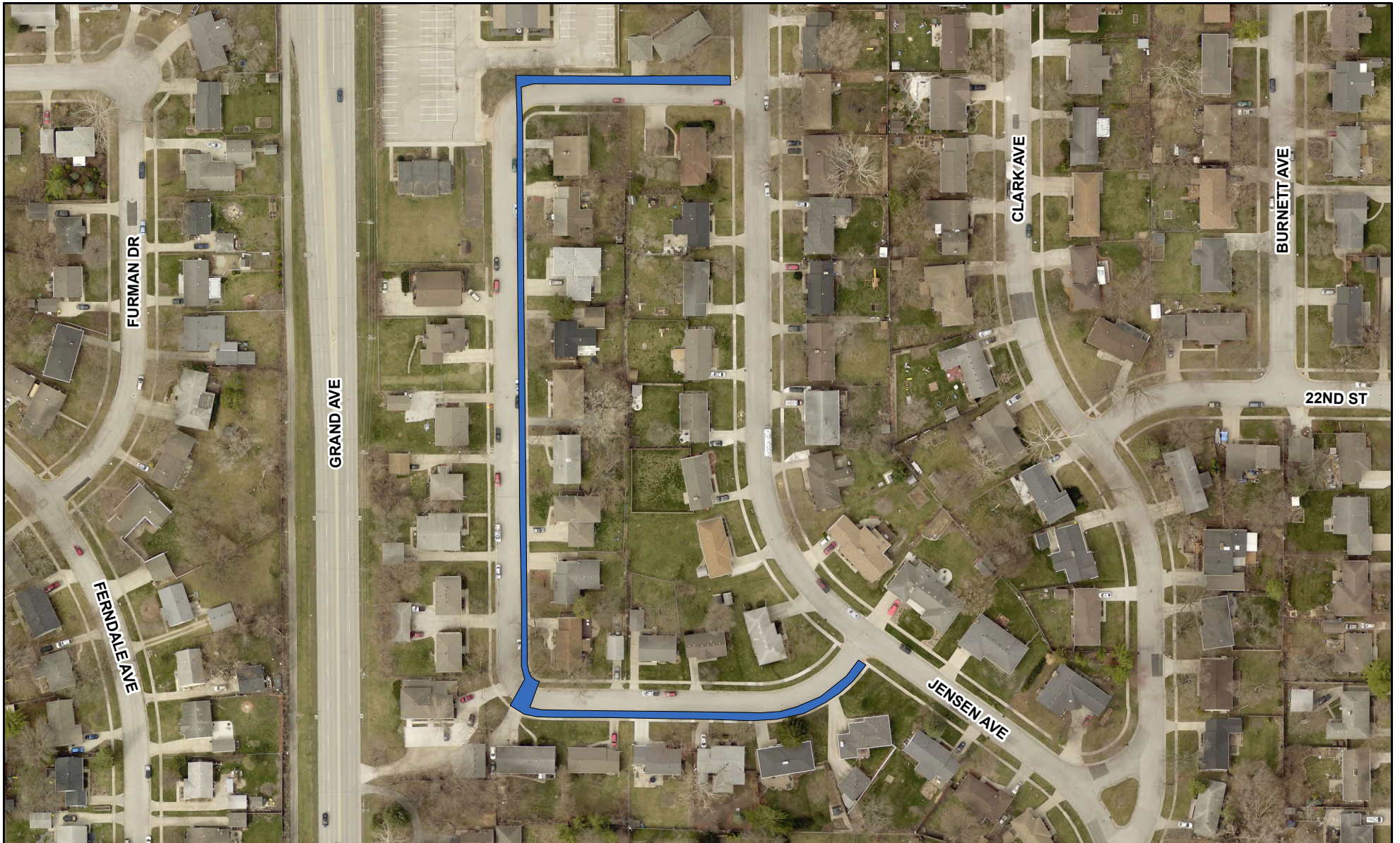
**By improving the water systems in these local neighborhoods, residents will see improved water quality, system reliability, and improved firefighting capacity.** Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1 as described above.

**ATTACHMENT(S):**

[Water - Barr.pdf](#)

[Water - Douglas & 17th .pdf](#)

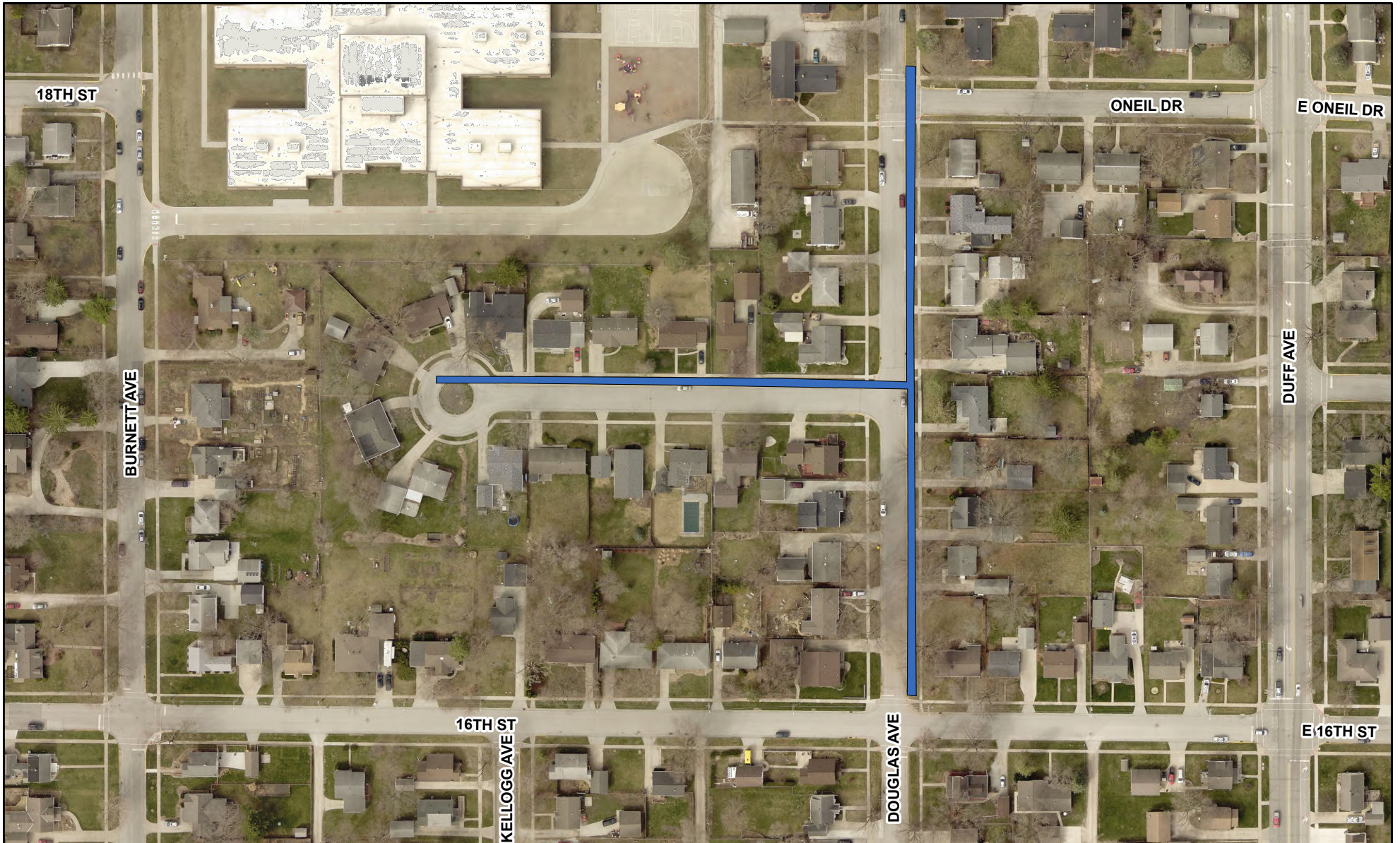
# 2025/26 Water System Improvements Program



Proposed New Water Main

**Barr Drive - Jensen Ave to Jensen Ave**

# 2025/26 Water System Improvements Program



Proposed New Water Main

**Douglas Ave - 16th St to Oneil Dr**  
**17th St - Douglas Ave to West**

ITEM #:	<u>45</u>
DATE:	<u>05-26-26</u>
DEPT:	<u>P&amp;H</u>

**COUNCIL ACTION FORM**

**SUBJECT: HEARING ON APPROVAL OF A PURCHASE AGREEMENT FOR THE SALE OF SIX SINGLE-FAMILY MARKET RATE LOTS LOCATED IN THE BAKER SUBDIVISION**

**BACKGROUND:**

At City Council's February 24, 2026 meeting, the City Council authorized staff to proceed with a Request for Proposals (RFP) inviting interested builders/developers to submit proposals to purchase up to 6 of the 12 market-rate lots on the north side of the Baker Subdivision located on Tripp Street. The following lots were identified to be for sale: Lots 9, 13, 14, 16, 17, 21, 22, 23, and 26.

On March 9, 2026, staff issued the RFP. On March 31, 2026, the City received two proposals as listed below:

1. Genesis Homes
2. Keystone Equity Group

At the April 28, 2026, City Council meeting, staff presented the two proposals and provided specific details about each proposal. **The City Council adopted a resolution to proceed with the sale of six (6) market-rate lots available within the Baker Subdivision to Keystone Equity Group and set a date of public hearing for approval of the purchase agreement at the city council meeting on May 26, 2026, along with any other agreements needed related to staff approval of house design for each lot prior to construction.** The purchase agreement shall require an earnest deposit of 5% of the lot purchase price.

Attached for the City Council's review and approval is the Purchase Agreement prepared by the Legal Department for the sale of Lots 9,13,14,16, 23, and 26 in the Baker Subdivision to Keystone Equity Group. The total purchase amount is \$331,225. The earnest deposit is \$16,566.25. The agreement describes the conditions and requirements for the purchase of the six lots, with a closing date of October 1, 2026.

The agreement includes a separate Exhibit A (pages 8-12) with development conditions and covenants to allow for the City's review and approval of the specific house plans consistent with the RFP and staff review.

**ALTERNATIVES:**

1. The City Council can adopt a resolution approving the sale of the following six city-owned market-rate lots: 9,13,14,16, 23, and 26 in the Baker Subdivision to Keystone Equity Group as outlined in the terms and conditions of the attached purchase agreement.

2. The City Council can adopt a resolution approving the sale of the following six city-owned market-rate lots: 9,13,14,16, 23, and 26 in the Baker Subdivision to Keystone Equity Group as outlined in the terms and conditions of the purchase agreement with modifications.
3. Reject finalizing the terms and conditions with Keystone Equity Group and refer this item back to staff for further information.

**CITY MANAGER'S RECOMMENDED ACTION:**

**The opportunity to sell market-rate lots in the Baker Subdivision is an important priority for the City's affordable housing program. Creating a mixed-income subdivision for both affordable housing for low-income families and market-rate housing is consistent with the goals and priorities of the City's CDBG 2024-28 Five-year Consolidated Plan. The sales prices are consistent with the minimum pricing established in the RFP. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1.**

**ATTACHMENT(S):**

[Sale to Keystone Equity Group \(six lots\) FIN \(packet copy\).pdf](#)

## PURCHASE AGREEMENT

THIS IS AN AGREEMENT made by and between Sellers and Buyers upon the following terms and conditions:

1. **DEFINITIONS.** As used in this Agreement, unless otherwise required by the context:

(a) "**Sellers**" means the **City of Ames, Iowa**, whose mailing address is: 515 Clark Avenue, Ames IA 50010.

(b) "**Buyers**" means **Keystone Equity Group, L.L.C.** whose mailing address is: 5031 Timberwood Ct., West Des Moines IA 50265.

(c) "**Agreement**" means this instrument as signed by Sellers and Buyers.

(d) "**Real Property**" means the real properties (together with all easements and servient estates appurtenant thereto) in the City of Ames, Story County, Iowa, and legally described as follows:

- (i) 312 S. Wilmoth Avenue – Lot 9, Baker Subdivision, Ames, Iowa.
- (ii) 232 S. Wilmoth Avenue – Lot 13, Baker Subdivision, Ames, Iowa.
- (iii) 3249 Latimer Lane – Lot 14, Baker Subdivision, Ames, Iowa.
- (iv) 3241 Latimer Lane – Lot 16, Baker Subdivision, Ames, Iowa.
- (v) 3213 Latimer Lane – Lot 23, Baker Subdivision, Ames, Iowa.
- (vi) 3201 Latimer Lane – Lot 26, Baker Subdivision, Ames, Iowa.

(e) "**Date Of Possession**" means the date on which Buyers are to receive possession of the Real Property from Sellers and are thereafter entitled to the beneficial use of the Real Property.

(f) "**Closing**" means a meeting of Sellers and Buyers at which the transaction contemplated by this Agreement is finally concluded by delivery of a deed conveying title in the Real Property to Buyers and payment of the purchase price to Sellers.

2. **SALE OF REAL PROPERTY.** Sellers agree to sell and Buyers agree to buy the Real Property.

3. **THE TOTAL PURCHASE PRICE.** The total purchase price for the real property is the sum of **\$ 331,325.00** which buyers agree to pay to sellers as hereinafter provided.

4. **ALLOCATION OF TOTAL PURCHASE PRICE.** This Agreement is for the sale of six unimproved lots. The purchase price is to be allocated among the six Baker Subdivision lots in the following manner: (i) Lot 9 (\$55,000), (ii) Lot 13 (\$52,000), (iii) Lot 14 (\$56,000), (iv) Lot 16 (\$55,000), (v) Lot 23 (\$53,500), and (vi) Lot 26 (\$59,825).

5. **DEPOSIT ON SIGNING.** Buyers agree to pay to Sellers upon the signing of this Agreement by Sellers and Buyers five percent (5%) of the purchase price or **\$16,566.25** as a good faith deposit. Upon the Closing of this Agreement, Buyers shall receive credit for partial payment of the purchase price in the amount of the deposit paid under this paragraph. Upon the occurrence of any event or the failure of any condition that results in the termination of this Agreement prior to Closing, if such event or failed condition does not constitute a breach of this Agreement by either Sellers or Buyers, the deposit paid under this paragraph shall be returned to Buyers.

6. **PAYMENT AT CLOSING.** At the Closing of this Agreement, Buyers agree to pay to Sellers the remaining balance of the purchase price. Upon Buyer's failure to pay to Sellers the purchase price at Closing, this Agreement shall be null and void, and neither party shall have any obligation to the other.

7. **TIME AND PLACE OF CLOSING.** The Closing of this Agreement shall take place at 10:00 A.M. on October 1, 2026, at the City Clerk's office located at 515 Clark Avenue, Ames, Iowa, or such other time and place as the parties may mutually agree upon.

8. **CLOSING PROCEDURE.** At the Closing, Sellers shall furnish, as applicable and required, the municipal deed, valuation declaration, groundwater hazard statement and corrective instruments. The deed transfer tax and the cost of preparing and recording corrective instruments required to cure title deficiencies shall be paid for by Sellers.

9. **INTEREST ON DELINQUENT SUMS.** Buyers shall pay to Sellers interest on all sums owing Sellers under this Agreement which are not paid when due. The rate of interest shall be ten percent (10%) per annum for the period of such delinquency.

10. **DATE OF POSSESSION.** The Date of Possession, on which Buyers shall be entitled to take possession of the Real Property, shall be the Closing date. If Sellers and Buyers hereafter select an alternate Date of Possession, such alternate date shall become the effective date for the accrual of interest earned under this Agreement and the proration of real estate taxes, utility charges and rentals.

11. **REAL PROPERTY TAXES.** Property taxes due and owing, if any, until the time of Closing shall be Seller's responsibility. All property taxes due and owing after the Closing date shall be the responsibility of Buyers.

12. **ASSESSMENTS FOR PUBLIC IMPROVEMENTS.** Sellers agree to pay all special assessments levied or to be levied against the Real Property for public improvements which have been installed at the date of this Agreement; and Buyers agree to pay, before they become delinquent, all other special assessments that may be levied against the Real Property for public improvements installed in the future.

13. **Property Status – "As Is."** Buyer acknowledges that they have made a sufficient and satisfactory inspection of the Real Property and are purchasing the Real Property in its "as is" condition.

14. **RISK OF CASUALTY LOSS ON SELLERS.** Sellers agree to keep in force at their expense until the Date of Possession existing insurance policies insuring against loss by fire, tornado and other casualties customarily covered by extended coverage for all improvements now or hereafter constituting a part of the Real Property, if any.

15. **ABSTRACT.** No later than August 1, 2026, after the date of this agreement, Sellers agree to deliver to Buyers for their examination abstract of title to the Real Property continued to the date of this Agreement showing merchantable title in conformity with this Agreement, the land title law of the State of Iowa and Iowa Title Standards of the Iowa State Bar Association. After receipt of the abstract of title from Sellers, Buyers shall have 10 days within which to give written notice to Sellers of any deficiencies in the Sellers' title to the Real Property that renders it unmarketable. After examination of Buyers, the abstract shall be held by Sellers until delivery of deed. The abstract of title shall become the property of Buyers when the purchase price has been paid in full. Sellers agree to pay for any additional abstracting which may be required by acts, omissions or change in the legal status of Sellers occurring before delivery of deed. If title deficiencies render title unmarketable, Sellers shall have 30 days after Buyers gives notice of such deficiencies to Sellers within which to remove such deficiencies, failing which Buyers shall have the option of either accepting the title as it then is or canceling this Agreement and receiving a refund of any amount paid on the purchase price. The Closing date shall be extended as necessary to include the title correction period allowed to Sellers under this paragraph.

16. **DEED.** Upon payment of all sums owing by Buyers to Sellers by virtue of this Agreement, Sellers agree to contemporaneously execute and deliver to Buyers a municipal deed without warranty conveying the Real Property to Buyers. The deed shall be subject to: (a) Liens and encumbrances suffered or permitted by Buyers and taxes and assessments payable by Buyers. (b) Applicable zoning, subdivision, health and rental housing regulations; restrictive covenants of record; and existing easements, streets and other public right-of-way that may cross the Real Property.

17. **TIMELY PERFORMANCE.** Time is of the essence in this agreement. The failure to promptly assert rights of Sellers herein shall not, however, be a waiver of such rights or a waiver of any existing or subsequent default.

18. **FORFEITURE.** If Buyers fail to pay any part of the purchase price as same becomes due, or fail to pay taxes and special assessments before they become delinquent, or otherwise fail to perform any of the agreements provided for in this Agreement, then Sellers may, at their option, in addition to any and all other legal and equitable remedies which they may have, proceed to forfeit and cancel this Agreement as provided by Chapter 656 of the Iowa Code. Upon completion of such forfeiture, Buyers shall have no right of reclamation or compensation for money paid or improvements made; but such payments and/or improvements if any shall be retained and kept by Sellers as compensation for the use of the Real Property, and/or as liquidated damages for breach of this Agreement. Upon completion of such forfeiture, if Buyers or any other person or persons are in possession of the Real Property or any part thereof, such party or parties in possession shall at once peacefully remove therefrom, or failing to do so may be treated as tenants

holding over unlawfully after the expiration of a lease and may accordingly be ousted and removed as such as provided by law.

19. **FORECLOSURE AFTER NOTICE.** If Buyers fail to pay any part of the purchase price as same becomes due, or fail to pay taxes and special assessments before they become delinquent, or otherwise fail to perform any of the agreements provided for in this Agreement, then Sellers may upon 20-days' written notice to Buyers of Sellers' intention to accelerate the payment of the entire balance owing under this Agreement, during which 20 days such default or defaults are not removed, declare the entire balance owing under this Agreement immediately due and payable; and thereafter at the option of Sellers this Agreement may then be foreclosed in equity and a receiver may be appointed to take charge of the Real Property and collect the rents and profits thereof to be applied as may be directed by the court. It is agreed that periods of redemption after sale on foreclosure may be reduced under the conditions set forth in Sections 628.26 and 628.27, Code of Iowa.

20. **NOTICES.** Unless otherwise required by law, any notice or demand required or permitted by the terms of this Agreement shall be sufficient and deemed complete when expressed in writing and either (a) personally delivered to the person entitled thereto, or (b) deposited at any office of the United States Postal Service in the form of certified mail addressed to the last known mailing address of the person entitled thereto, or (c) served on the person entitled thereto in the manner of an original notice under the Iowa Rules of Civil Procedure.

21. **BROKER'S COMMISSION.** Sellers and Buyers represent, respectively, that they have not engaged or used the services of a broker at any time for purposes of consummating the transaction represented by this Agreement and that no broker is entitled to any compensation as a result of the consummation of the transaction represented by this Agreement.

22. **Non-Assignment.** Buyers shall not assign its rights nor delegate its duties under this Agreement without the prior written consent of the City.

23. **CONCURRENT AGREEMENT.** Attached hereto as Exhibit "A" containing certain development conditions and covenants required by the Seller which shall be a concurrent requirement of this Agreement to executed by the Parties at the time of this Agreement. Sellers shall be responsible for recording said document with the Story County Recorder at the time of Closing.

24. **ENTIRE AGREEMENT.** This instrument constitutes the entire agreement between the parties with respect to the subject matter thereof and supersedes all prior agreements, statements, representations and promises, oral or written. No addition to or change in the terms of this Agreement shall be binding upon the parties unless it is expressed in a writing signed by the parties.

IN WITNESS OF THIS PURCHASE AGREEMENT Buyers and Sellers have signed their names as of the dates below.

**KEYSTONE EQUITY GROUP, L.L.C.**

Dated \_\_\_\_\_, 2026.

By: \_\_\_\_\_  
Khoa Bui, Manager

**STATE OF IOWA, COUNTY OF \_\_\_\_\_, SS.:**

This instrument was acknowledged before me on \_\_\_\_\_, 2026, by  
Khoa Bui, as Manager of Keystone Equity Group, L.L.C.

\_\_\_\_\_  
**NOTARY PUBLIC**

Passed and approved on \_\_\_\_\_, 2026, by Resolution No. 26-\_\_\_\_\_ adopted by the Ames City Council.

**CITY OF AMES, IOWA**

By: \_\_\_\_\_  
John A. Haila, Mayor

Attest: \_\_\_\_\_  
Renee Hall, City Clerk

**STATE OF IOWA, COUNTY OF \_\_\_\_\_, SS.:**

This instrument was acknowledged before me on \_\_\_\_\_, 2026, by John A. Haila and Renee Hall, as Mayor and City Clerk, respectively of the City of Ames, Iowa.

\_\_\_\_\_  
**NOTARY PUBLIC**

**EXHIBIT 'A' – DEVELOPMENT CONDITIONS AND COVENANTS**

**Return document to:** City Clerk, 515 Clark Avenue–P.O. Box 811, Ames IA50010

**Legal Description:** Lots 9, 13, 14, 16, 23 and 26, Baker Subdivision, Ames, IA 50010

**Document prepared by:** Mark O. Lambert, City of Ames Legal Department, 515 Clark Ave., Ames, IA50010 – 515-239-5146

## **DEVELOPMENT CONDITIONS & COVENANTS FOR CERTAIN MARKET RATE LOTS IN BAKER SUBDIVISION, AMES, IOWA**

THIS AGREEMENT made and entered into \_\_\_\_\_, 2026, by and between the City of Ames, (hereinafter “City”) and Keystone Equity Group, L.L.C. (hereinafter “Developer”), collectively known as the “Parties” herein do agree and covenant as follows:

### **WITNESSETH THAT:**

WHEREAS, the City issued a Request for Proposals (RFP) on or about March 9, 2026, to develop six Market Rate (MR) lots owned by the City in Baker Subdivision; and

WHEREAS, Keystone Equity Group, L.L.C. submitted its proposal (“Keystone Proposal”) for the development of Lots 9, 13, 14, 16, 23 and 26, in Baker Subdivision (the “Lot” or “Lots”) for consideration by the City Council, and

WHEREAS, the City Council selected the Keystone Proposal at its April 28, 2026, meeting and adopted Resolution No. 26-275 to record its approval of the same; and

WHEREAS, the RFP contained certain “Minimum Development Requirements” and “Buyer Minimum Responsibilities/Requirements” that Developer must abide by and observe as conditions of the purchase and development of said Lots; and

WHEREAS, with the consent of the Developer, the City seeks to memorialize the requirements and responsibilities of the RFP as covenants running with the land; AND

NOW THEREFORE, the Parties herein have agreed and do agree as follows with respect to the development of the Lots:

1. Developer shall comply with all terms and conditions of the City’s RFP No. 2026-089.
2. Developer shall abide by all material aspects of its written “Supplier Response” to RFP No. 2026-089.
3. Developer shall comply with the restrictive covenants for Baker Subdivision (“Baker Covenants”) which were filed January 6, 2022, as Instrument No. 2022-00200, amended

by a document filed May 9, 2024, as Instrument No. 2024-02923, amended again by a document filed July 25, 2024, as Instrument No. 2024-05233, and further amended by a document filed February 25, 2026, as Instrument No. 2026-01460.

4. Developer shall obey all laws affecting the development of the Lots and shall develop the Lots in accordance with City standards and requirements.
5. Notwithstanding existing provisions in the Baker Covenants that govern the Developer's obligation to commence construction and timelines for completion of structures: (a) Developer shall initiate construction upon at least three of the Lots no later than October 16, 2026, (b) Developer shall initiate construction upon the three remaining Lots no later and December 31, 2026, and (c) Developer shall have nine months from the date that construction is commenced on a Lot to complete the building structure and improvements.
6. The Developer shall construct structures upon the Lots using the house plans as set forth in the Keystone Proposal, which are as follows:

<i>Baker Subdivision Lot</i>	<i>Required House Plan</i>
9	Zeta XL – Standard Elevation with front porch
13	Zeta XL – Farmhouse Elevation
14	Alpha – Farmhouse Elevation
16	Alpha – Modern Elevation
23	Alpha – Standard Elevation
26	Zeta XL – Standard Elevation with front porch

7. Developer agrees that the Planning and Housing Director may approve minor changes or substitutions of the required house plan for a Lot, in his sole discretion. Any change that the Planning and Housing Director determines is not minor shall require consideration by and approval of the City Council. Developer shall not be entitled to--and the City may withhold--a building permit for any individual Lot in which the house plan has not been approved by the Planning and Housing Director.
8. Developer shall construct the structures upon each Lot with the following standard features used throughout the home:
  - a. Attached two-car garages
  - b. Open-concept floor plans
  - c. Quartz countertops
  - d. Luxury vinyl plank flooring
  - e. Pella brand windows
  - f. 100% LED lighting
9. Developer shall not assign the responsibility to serve as general contractor in the construction of homes upon any of the Lots subject to this Agreement.

10. Developer shall be prohibited from transferring any Lot subject to this Agreement *in fee simple* until such time as the City issues an occupancy permit for the completed structure. Upon issuance of an occupancy permit, Developer's obligations under this Agreement shall be deemed released and satisfied.
11. Upon Developer's failure to comply with the terms herein, the City shall provide written notice of default to Developer. Developer shall have 30 days to cure said default (or commence cure and diligently pursue to completion where any cure cannot be reasonably completed within 30 days) to the satisfaction of the City. The City may withhold certificates of occupancy and revoke and/or withhold inspections for the affected Lot(s) and may suspend review of subsequent development until the default is cured. Additionally, the City may seek specific performance and injunctive relief to compel compliance with the terms of this Agreement and prohibit continued or future violations without the necessity of demonstrating irreparable harm or posting bond.
12. The Parties agree that this Agreement may not be modified without the written consent of the City and Developer. Any request by Developer to modify or terminate any of the terms herein shall be submitted in writing to the City with supporting documentation demonstrating: (a) the specific relief requested; (b) the factual basis and good cause; (c) that the requested change is consistent with the purposes of this Agreement; and (d) proposed alternative measures, if any, to maintain the public benefits intended by the covenants herein. The City may approve, approve with conditions, or deny such a request in its sole discretion where applicable under the Agreement following such administrative review and public consideration as the City deems appropriate. Any approval shall be in a written instrument executed by authorized City officials and recorded against the affected property. If the City is required to file any action to enforce this Agreement herein, it shall be entitled to reimbursement of its reasonable costs to maintain said action provided that the City prevails. The remedies herein are cumulative and in addition to any other rights or remedies available at law or in equity. No delay or failure by the City to enforce any covenant shall constitute a waiver or estoppel as to any past, present, or future violation.

**IN WITNESS WHEREOF**, the Parties hereto have caused this instrument to be executed effective as of the date first above written.

[ S I G N A T U R E   B L A N K S   F O L L O W ]

**KEYSTONE EQUITY GROUP, L.L.C.**

By: \_\_\_\_\_

KHOA BUI, Manager

**STATE OF IOWA, COUNTY OF STORY, SS.:**

This instrument was acknowledged before me on \_\_\_\_\_, 202\_\_\_\_, by Khoa Bui, as Manager of Keystone Equity Group, L.L.C.

\_\_\_\_\_  
**NOTARY PUBLIC**

Passed and approved on \_\_\_\_\_, 202\_\_\_\_\_, by Resolution No. 2\_\_\_\_ - \_\_\_\_\_ adopted by the City Council of the City of Ames, Iowa.

**CITY OF AMES, IOWA**

By:

\_\_\_\_\_  
**John A. Haila**, Mayor

Attest:

\_\_\_\_\_  
**Renee Hall**, City Clerk

**STATE OF IOWA, COUNTY OF STORY, SS.:**

This instrument was acknowledged before me on \_\_\_\_\_, 202\_\_\_\_\_, by John A. Haila and Renee Hall, as Mayor and City Clerk, respectively, of the City of Ames, Iowa.

\_\_\_\_\_  
**NOTARY PUBLIC**

ITEM #:	46
DATE:	05-26-26
DEPT:	P&H

### COUNCIL ACTION FORM

**SUBJECT: HEARING ON REZONING OF THE PARCEL AT 5120 TABOR DRIVE FROM A (AGRICULTURAL) AND FS-RL (FLOATING SUBURBAN - RESIDENTIAL LOW DENSITY) TO FS-RL (FLOATING SUBURBAN - RESIDENTIAL LOW DENSITY) WITH A MASTER PLAN**

#### **BACKGROUND:**

The proposed rezoning is for a 1.95-acre parcel, addressed as 5120 Tabor Drive (Attachment A). The property is currently zoned "A" (Agricultural) (Attachment B); the requested zoning is "FS-RL" (Floating Suburban – Residential Low Density) (Attachment C). **The parcel, currently platted as an outlot of Sunset Ridge Subdivision, 12th Addition, was created in December of 2024 with the subdivision that created the Lutheran Church of Hope property immediately to the south. The property has never been developed.**

A small portion of the property to the west is already zoned FS-RL. This sliver was previously part of an outlot for Sunset Ridge that was incorporated into the Lutheran Church of Hope property when it was platted in 2024. The remaining area is Agricultural zoning as the default zoning district of the City for land when it is first annexed to the City.

The site has two different land conditions. The western half is open area with long grass. The east half is not open and includes trees. Open area and a pond is located to the south of the site on the Church of Hope's property. Across the street from the site, to the north, are single-family detached homes within FS-RL zoning, built within the Sunset Ridge Subdivision.

The zoning request is accompanied by a Master Plan (Attachment D), a discretionary component of an application for FS-RL zoning. The Master Plan designates the entirety of the property as residential and for use as detached single-family dwellings. Total units are described between 7-9 units for the property, which is within the estimated allowed range of 7-19 units.

The minimum density of the site will be subject to review with a future subdivision plat where open space and frontage is analyzed, but the maximum density (9 units) will be set by the Master Plan regardless.

The FS-RL zoning requires that 10% of the development be set aside for usable common open space. The Master Plan does not indicate any open space set asides at this time. The required Open Space set-aside will be determined with a future subdivision plat if it is not designated with the Master Plan.

Since the rezoning application was filed, the developer has indicated that he has been in contact with the Sunset Ridge HOA and intends to join and become part of the larger Sunset Ridge Subdivision. If this occurs, the need for 10% open space would be satisfied within the

larger neighborhood which has sufficient land to accommodate additional open space requirements with additional development. Without joining the Sunset Ridge HOA, the development would have been required to provide 10% common usable open space on-site. If the common open space requirement can be met by taking advantage of the neighboring HOA common open space, the 10% will not be required on the 1.95 acres of this development.

*Ames Plan 2040*, the City's comprehensive plan, designates the property as "Residential Neighborhood 3: Expansion" (RN-3) (Attachment E). This category is intended for new, greenfield development in undeveloped areas. Applicable zoning categories for RN-3 include the proposed "FS-RL". FS-RL zoning allows for detached, single-family development.

City water, sanitary sewer, and storm sewer already serve this site extending from the right-of-way of Tabor Drive. Access to the property is from Tabor Drive. Drainage for the property is accounted for in the storm water management plan of the Lutheran Church of Hope property to the south and no additional on-site stormwater retention or detention is required.

### **PUBLIC OUTREACH:**

Notice of the rezoning request was sent to property owners within 400 feet and posted on the site.

### **PLANNING & ZONING COMMISSION:**

The Planning and Zoning Commission met on May 6, 2026 to consider the rezoning request.

One neighbor along Tabor, Jonathan Claussen, spoke against the rezoning at the meeting voicing a concern about the environmental conditions and the desire for open space in the area. Prior to the meeting, staff received four responses from neighboring properties within 400 feet of the subject parcel (Attachment H). Three of the responses were opposed to the rezoning, including Mr. Claussen's, and one response from the original owner that was in favor.

At the meeting there was discussion of the conditions of the site and open space requirements. One point of contention was the pond on the Lutheran Church of Hope property and a potential wetland to the south that the neighbor believed could be impacted by the development. The area was previously studied (November of 2024) at the time of development of the Hope property.

A small wetland area along the northeast bank of the pond was identified at that time. The conclusion of the report was that it was likely not a US Army Corps jurisdictional wetland since the pond was man made. The Addendum includes more specific information.

No disturbance of the area was proposed by Hope and it is included in an Open Space area designation with their rezoning Master Plan. Staff noted that at this time, there is no proposal that impacts the pond or wetland conditions on the Hope property, even though storm water is planned to be treated and detained on the Hope property.

The Commission voted 6-0-0 to recommend that Council approve the request to rezone the subject property from "A" and "FS-RL" to "FS-RL" with a Master Plan.

## ALTERNATIVES:

1. The City Council may approve on first reading the request to rezone the property at 5120 Tabor Drive from "A" (Agricultural) and "FS-RL" (Floating Suburban - Residential Low Density) to "FS-RL" (Floating Suburban - Residential Low Density) with a Master Plan, subject to updates to the Master Plan noting review of future open space and minimum density requirements and zoning agreement prior to third reading.
2. The City Council may approve the first reading of the request to rezone the property at 5120 Tabor Drive from "A" (Agricultural) and "FS-RL" (Floating Suburban - Residential Low Density) to "FS-RL" (Floating Suburban - Residential Low Density) with a modified Master Plan.
3. The City Council may deny the first reading of the request to rezone the property at 5120 Tabor Drive from "A" (Agricultural) and "FS-RL" (Floating Suburban - Residential Low Density) to "FS-RL" (Floating Suburban - Residential Low Density with a Master Plan.

## CITY MANAGER'S RECOMMENDED ACTION:

**The request for rezoning is consistent with the adopted *Ames Plan 2040* as described in the Addendum. City staff believes the site can be developed for residential use if it is rezoned as "FS-RL".**

Infrastructure improvements will be detailed with a future subdivision approval for development of the site. There are no impacts on infrastructure and City services and the proposed level of development is consistent with what has been anticipated for development in this area.

The Zoning Ordinance does require that FS-RL rezoning application have a developer submit a Master Plan with the application or request a waiver of the requirement. Typically, developments are much larger and less precise than this request and a Master Plan is needed to provide some definition of expectations for future development.

**The proposed Master Plan, although no open space is shown, can be found to be consistent with Code requirements about designating the area proposed for development and can be approved with the updated notes that minimum density and open space set asides will be addressed with subdivision review. A rezoning master plan agreement would be required prior to third reading.** Therefore, it is the recommendation of the City Manager that the City Council approve Alternative #1.

## ATTACHMENT(S):

[Addendum.pdf](#)

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

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

[Attachment C - Proposed Zoning.pdf](#)

[Attachment D - Proposed Master Plan.pdf](#)

[Attachment E - Future Land Use Map.pdf](#)

[Attachment F - Wetlands.pdf](#)

[Attachment G - Supplement.pdf](#)

[Attachment H - Responses from Nearby Property Owners.pdf](#)



## ADDENDUM

### REZONING BACKGROUND:

**Ames Plan 2040.** The Future Land Use Map designates the land proposed for rezoning as “Residential Neighborhood 3: Expansion” (RN-3). This category is intended to be zoned “FS-RL” (among other residential categories) (see *Attachment E – Future Land Use Map*).

Some of the characteristics of the “Residential Neighborhood 3: Expansion” (RN-3) future land use designation (*Ames Plan 2040*, p. 55) are:

- Primarily residential and largely single-family at low and medium densities.
- Conventional suburban lot sizes in subdivision.
- Common pattern of automobile-oriented design with front-loaded garages.

The proposed rezoning will contain single-family lots that will mirror the surrounding Sunset Ridge neighborhood in lot size.

**Proposed Zoning.** The applicant proposes rezoning from “A” (Agricultural) and “FS-RL” (Floating Suburban – Residential Low Density) to “FS-RL” (Floating Suburban – Residential Low Density) with a Master Plan. A small portion of the property, remnant of a former outlot for Sunset Ridge that was incorporated into the plat, is currently zoned FS-RL. The property to the north, west, and south is all zoned FS-RL. The land to the east is zoned “A” (Agricultural). The property, along with the church property to the south and “A” (Agricultural) property to the east were annex in 2024.

The “FS-RL” zone is intended to “accommodate contemporary development patterns similar to development in the past 20 to 30 years” (Sec. 29.1202(1)). The generous lots for detached single-family development proposed in this development are in keeping with the surrounding character. Development is expected to be generally auto-oriented, with access from major traffic ways. FS-RL zoning includes no specific architectural standards and includes basic front, rear, and side setbacks. A developed site must include at least 40% of the area as landscaping (including turf grass).

The FS-RL district requires a maximum density of 10 dwelling units per net acre. The minimum density is 3.75 dwelling units per net acre, which can be adjusted by subtracting various pieces of land from the total, such as outlots. Exact density will be determined at the time of the Preliminary Plat. The developer proposes 7-9 dwelling units on 1.95 acres, which equates to 3.6 to 4.6 dwelling units per acre before accounting for any allowed deductions.

At the time of the Preliminary Plat, the development plans will be required to show:

- The location of the lots,
- Utility connections
- Street trees and sidewalks, and
- Accounting for the require 10% common usable open space, which can be met by joining the Sunset Ridge HOA or provided on site.

**Existing Uses of Land.** Land uses that occupy the subject property and other surrounding properties are described in the following table.

Direction from Subject Property	Existing Primary Land Uses
Subject Property	Undeveloped
North	Detached Single-Family Residential
East	Large Lot with a Single-Family Home
South	Church
West	Detached Single-Family Residential

**Infrastructure.** Impacts on infrastructure and City services for this parcel are consistent with what is already anticipated for residential use of the property. Public water and sewer run the length of Tabor Drive along this property. Public Works has determined that adequate sewer capacity exists to serve the site.

Tabor Drive is a local street with two-way traffic and can accommodate the anticipated vehicular traffic.

**Wetlands.**

For the neighboring Lutheran Church of Hope Development, the church hired an outside company, EOR, to complete a wetland delineation report (Attachment F). This study, completed in November 2024, included the subject land. One area with wetland-indicating conditions was identified. The wetland is unlikely to be a Water of the United States as a Jurisdictional Wetland and it is therefore not required to be maintained as a conservation area.

From the report: "EOR delineated one (1) wetland, and one (1) pond feature during the site visit on October 31, 2024. The wetland is adjacent to the pond which is not likely to be jurisdictional, because it is a man-made feature. Therefore, the delineated wetland is also not likely to be jurisdictional. The pond is a likely waters of the United States and subject to regulations promulgated under the Clean Water Act, but not a jurisdictional wetland. Official determinations require consultation with USACE."

**Findings of Fact.** Based upon an analysis of the proposed rezoning and laws pertinent to the proposed map amendment, staff makes the following findings of fact:

1. The subject property is owned by Pinnacle Properties Ames LLC (Keith Arneson). The rezoning request and statement of justification is included as *Attachment F*.
2. Ames Municipal Code Section 29.1507(1) allows the property owner to initiate an amendment to the Official Zoning Map.
3. The proposed rezoning is consistent with the designation of "Employment" (RN-3) identified on the *Ames Plan 2040* Future Land Use Map.
4. Development in the "FS-RL" zoning district requires a Master Plan.
5. Impacts on infrastructure and City services for this parcel are consistent with what is already anticipated for the area.


**Public Notice.** The City provided mailed notice to all property owners within 400 feet of the subject property prior to the Planning and Zoning Commission meeting in accordance with the notification requirements of Chapter 29.

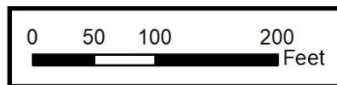
**ATTACHMENT A  
Location Map**



**Rezoning from  
"A" Agricultural to "FS-RL" Floating Suburban -  
Residential Low Density District**

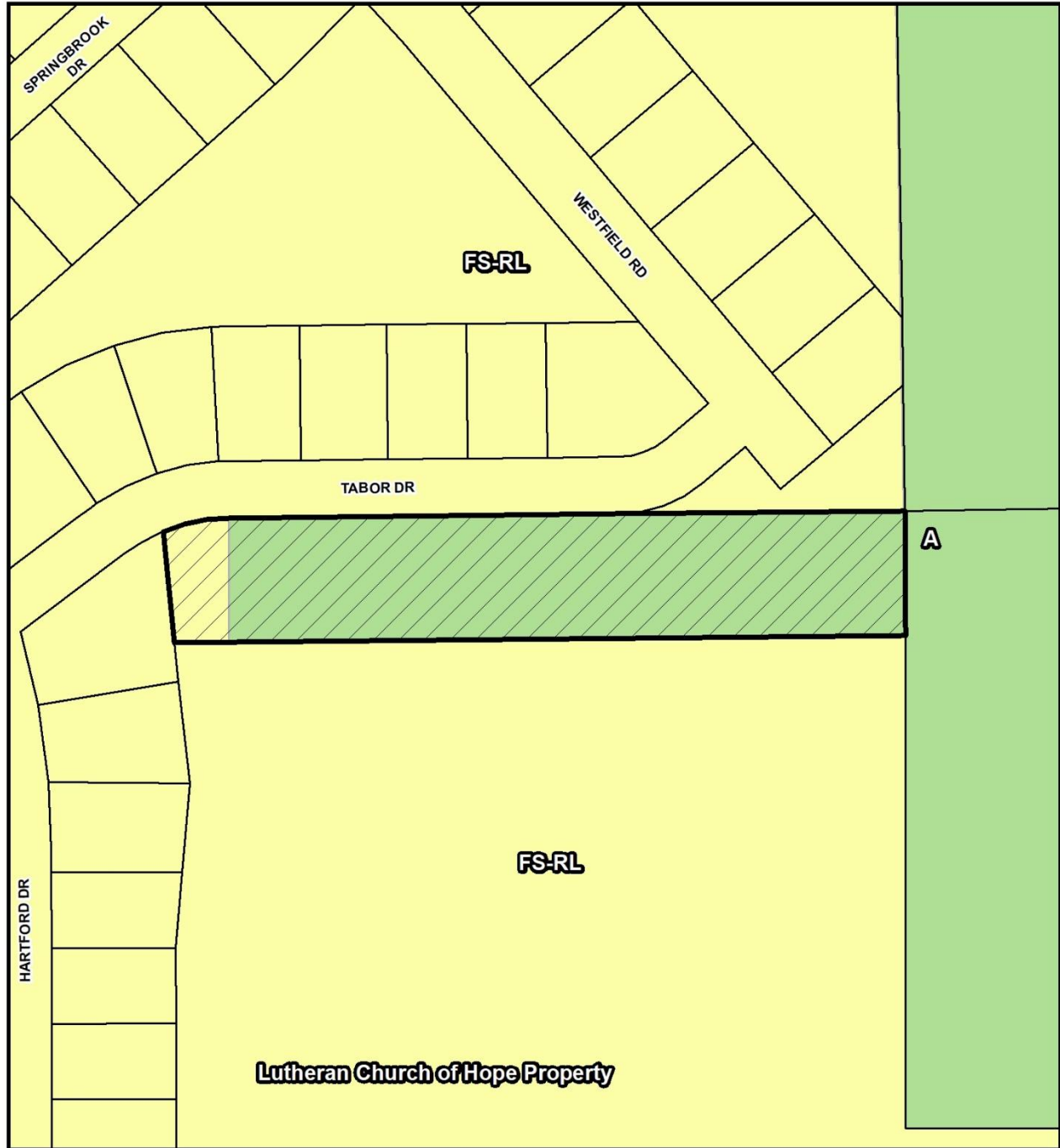
**Legend**

 Subject Property



**Tabor Drive**

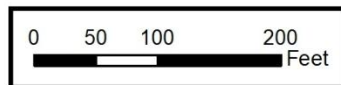
**ATTACHMENT B  
Existing Zoning**



**Rezoning from  
"A" Agricultural to "FS-RL" Floating Suburban -  
Residential Low Density District**

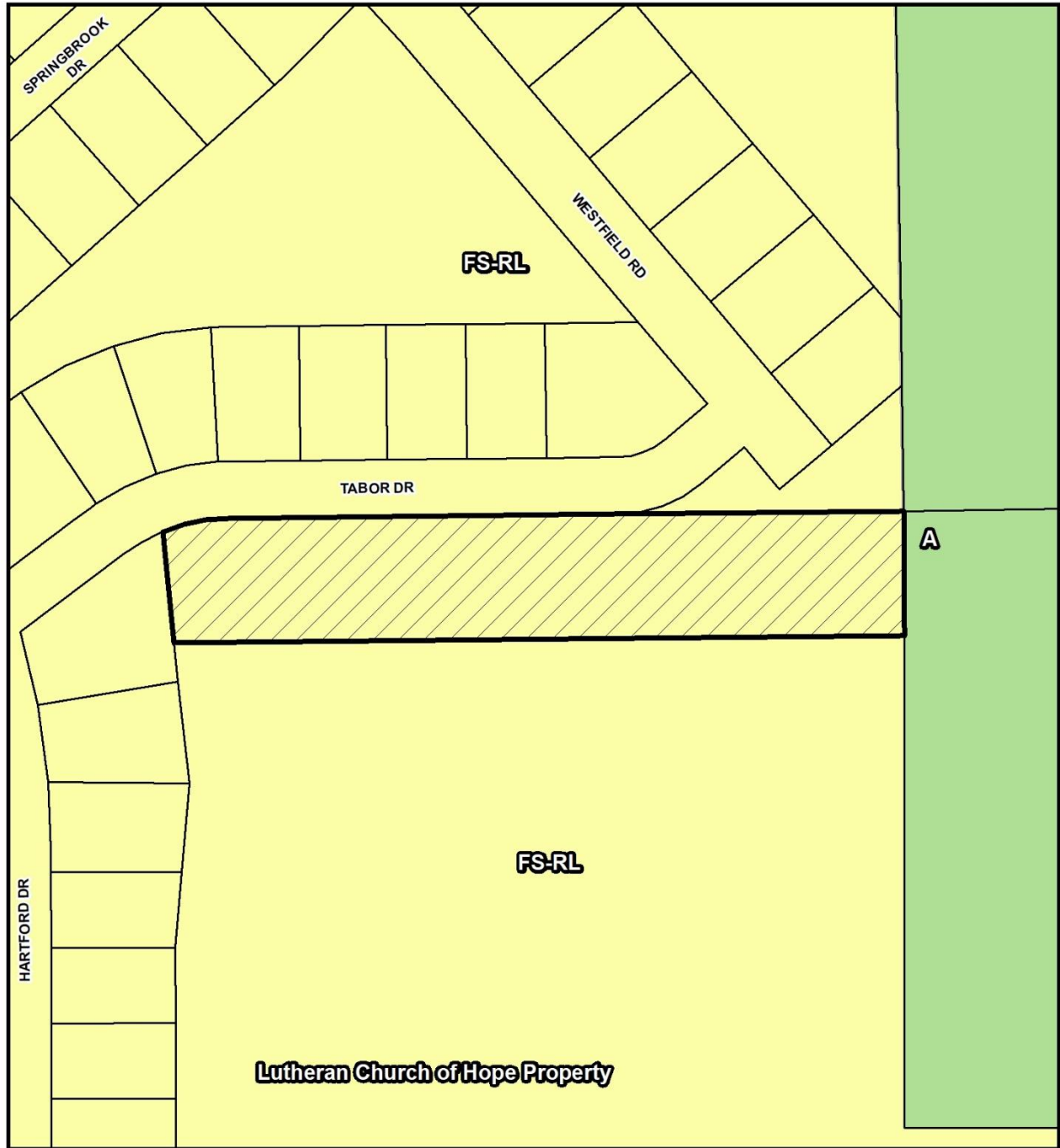
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 Subject Property




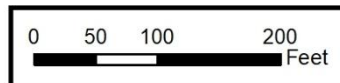
**Tabor Drive**

**ATTACHMENT C  
Proposed Zoning**



**Rezoning from  
"A" Agricultural to "FS-RL" Floating Suburban -  
Residential Low Density District**

**Legend**  
 Subject Property

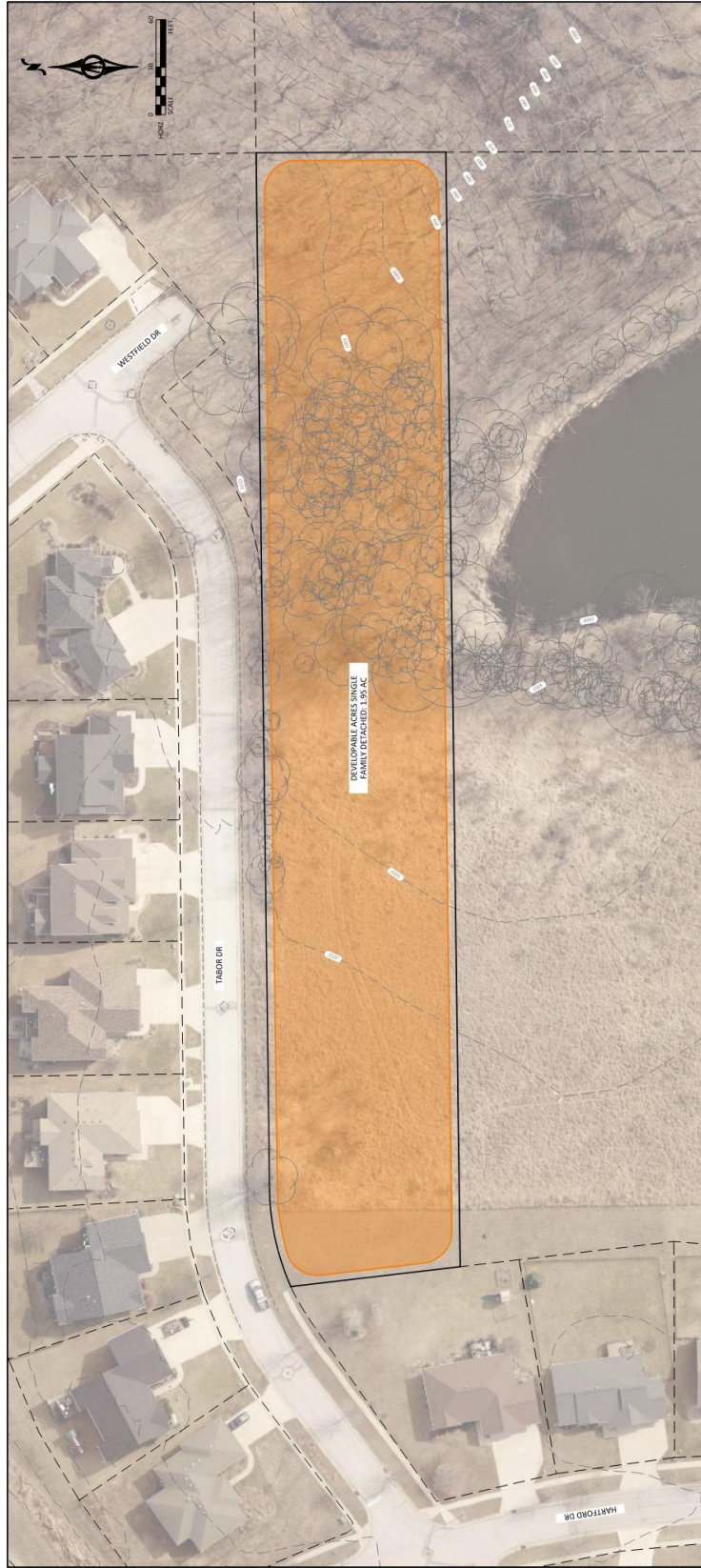


**Tabor Drive**

# ATTACHMENT D Master Plan

MASTER PLAN  
APRIL 2026

TABOR DEVELOPMENT  
PINNACLE PROPERTIES AMES LLC



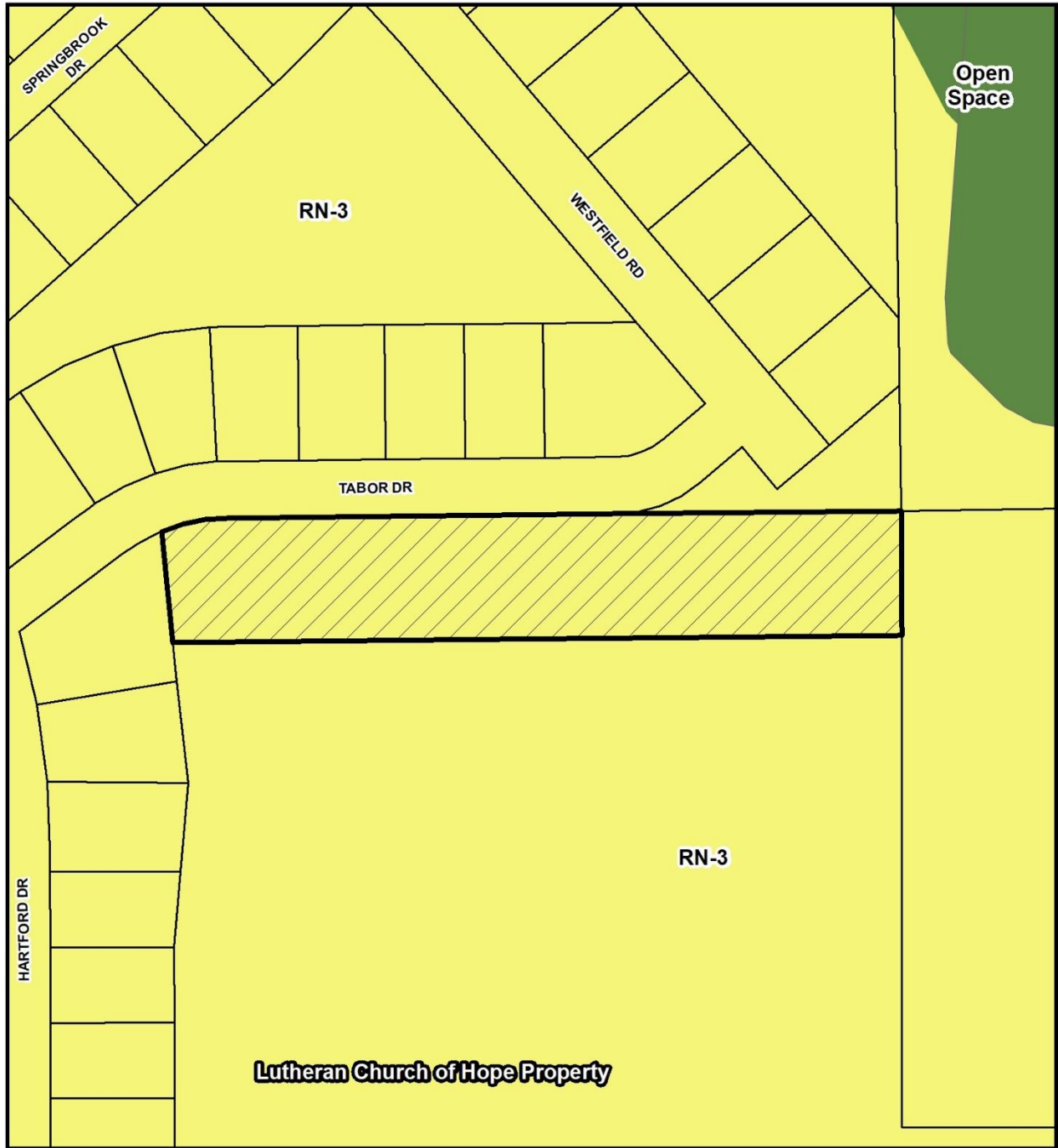
LEGEND	USE	ZONING	NET AREA EXCLUDING ROW	DWELLING UNITS	DENSITY
	DEVELOPABLE ACRES SINGLE FAMILY DETACHED	FS-RL	1.95 AC	7-9	3.75 - 5.12

OWNER	PINNACLE PROPERTIES AMES LLC 4114 COCHRANE HWY AMES, IA 50014	LEGAL DESCRIPTION	OUTLOT XX, SUNSET BRIDGE SUBDIVISION, TWELFTH ADDITION, AMES, STORY COUNTY, IOWA	EXISTING ZONING-AGRICULTURE PURPOSED ZONING FS-RL	PREPARED BY	AMES, IA 50014
APPLICANT	PINNACLE PROPERTIES AMES LLC 4114 COCHRANE HWY AMES, IA 50014				4114 COCHRANE HWY AMES, IA 50014	APRIL 2026


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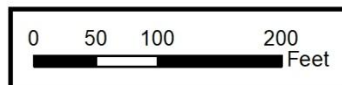
ATTACHMENT E  
Ames Plan 2040 Future Land Use Map



Rezoning from  
"A" Agricultural to "FS-RL" Floating Suburban -  
Residential Low Density District

**Legend**

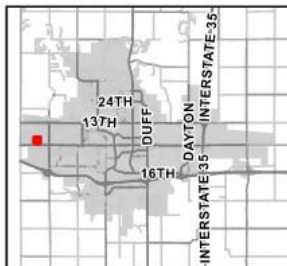
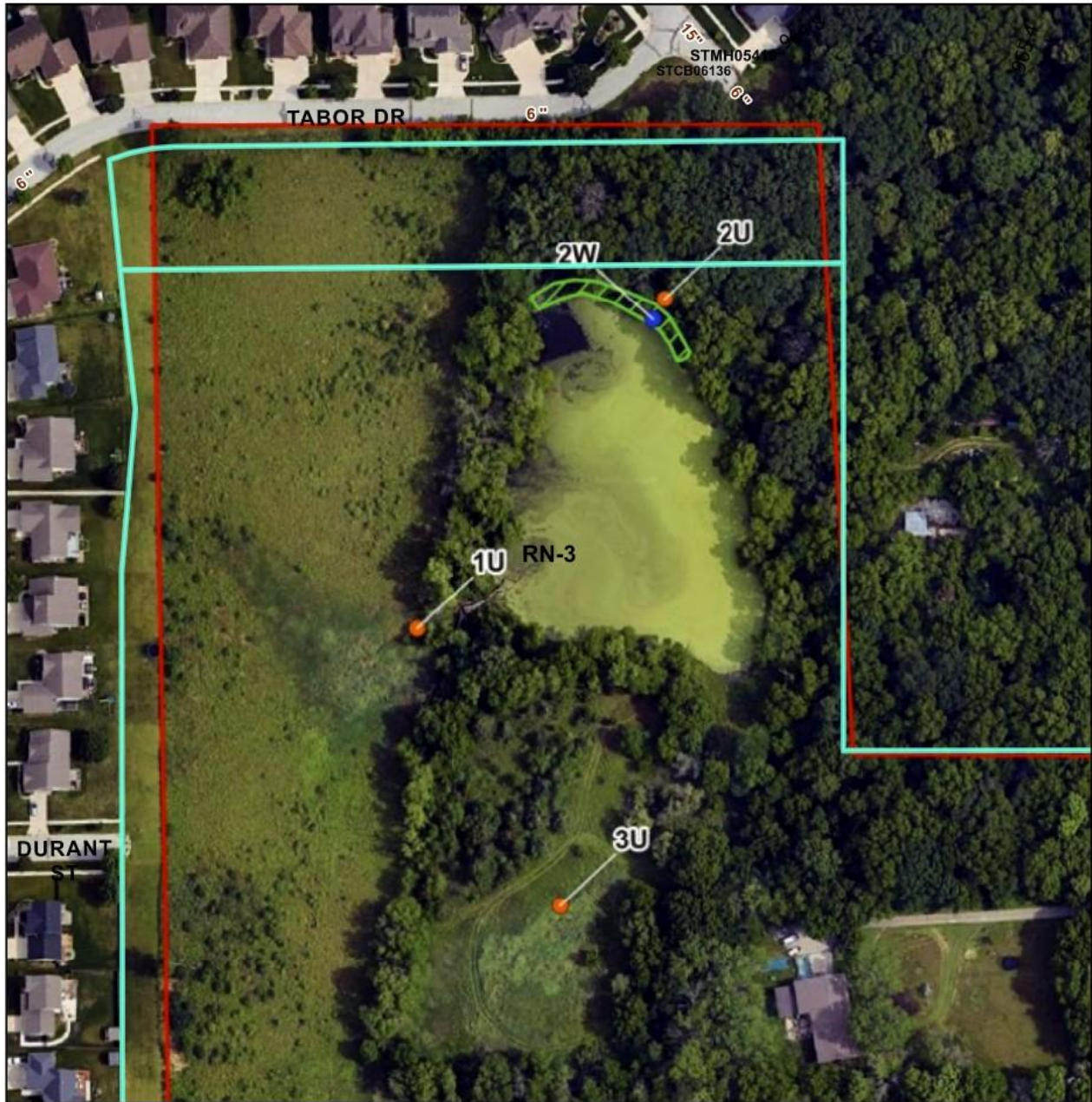
 Subject Property



Tabor Drive

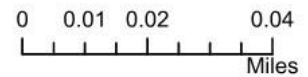
**ATTACHMENT F  
Wetlands**

**Wetland Delineation Overlaid with Subject Property Boundaries**



**Legend**

-  Subject Properties
-  Parcels
-  Delineated Wetland
-  Wetland Study Boundary



## **ATTACHMENT G Supplement**

The following text is intended to supplement the Rezoning Application packet as required.

1. **Reasons for Requesting Rezoning.** Rezoning is requested to change from Agriculture to FS-RL for residential house development on the south side of Tabor Drive.
2. **Consistency of the Rezoning with *Ames Plan 2040*.** *Ames Plan 2040* shows the proposed project parcel as Residential Neighborhood 3 (RN-3) on the future land use map. RN-3 is the updated version of the previous FS zoned areas. The proposed use is consistent with the RN-3 zone shown in the comprehensive plan.
3. **Current Zoning.** “A” (Agricultural) & “FS-RL” (Floating Suburban – Residential Low Density). Approximately 6,743 square feet at the west end of the property out of the total 85,153 square feet is FS-RL. The remainder is A.
4. **Proposed Zoning.** “FS-RL” Floating Suburban – Residential Low Density with a Master Plan
5. **Proposed Use.** The intended use of the property is detached single-family residential, similar to the surrounding Sunset Ridge neighborhood.
6. **Legal Description.** Outlot XX, Sunset Ridge Subdivision, Twelfth Addition
7. **Land Area.** 1.95 Acres.
8. **Map.** See previous attachments.

## ATTACHMENT G

### Responses from Nearby Property Owners

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**From:** Myra Mendoza <arym78@aol.com>  
**Sent:** Wednesday, May 6, 2026 6:45 AM  
**To:** planning@cityofames.org <planning@cityofames.org>  
**Subject:** Rezoning Tabor Drive

[External Email]

**Re: Opposition to Rezoning of Agricultural Land to Floating Suburban Residential Low Density**

To the City of Ames Planning and Zoning Commission:

I am writing as a resident of our community to express my strong opposition to the proposed rezoning of the agricultural property located at 5120 Tabor Drive from its current Agricultural "A" to a Floating Suburban Residential Low Density "FS-RL" with a Master Plan. I

This land has long served as an essential part of our community's green space, contributing to the environmental and aesthetic character of the area. Preserving agricultural land is not simply about maintaining open fields; it is about protecting local ecosystems, supporting biodiversity, and ensuring that future generations inherit a community that values sustainability and responsible land stewardship. Despite community protest, a large church was recently approved and constructed near the area of interest. That decision has already altered the landscape and will increase traffic, noise, and strain on local infrastructure. Approving yet another major land-use change—especially one that converts an extension of what was once an agricultural land into residential development—would compound these impacts and further erode the rural character that so many of us in this neighborhood value.

Rezoning this property would set a precedent that agricultural and green spaces are expendable. Once these lands are developed, they are gone forever. At a time when communities across the country are working to preserve natural areas, protect farmland, and maintain ecological balance, it is crucial that we do the same.

I respectfully urge the planning board to reject this rezoning request and instead prioritize long-term environmental health, community identity, and responsible growth. Maintaining the agricultural zoning of this property aligns with the values of many residents.

Thank you for your time and consideration. I hope you will take the concerns of local residents seriously over financial interests and uphold the preservation of what's left of this important green space.

Aron Nakama and Myra Mendoza  
5125 Tabor Drive

---

**From:** lima carmen <carmemlfig@yahoo.com>  
**Sent:** Monday, May 4, 2026 9:16 AM  
**To:** planning@cityofames.org <planning@cityofames.org>  
**Subject:** Tabor Drive Rezoning - A Proposal for Public Green Space Instead

[External Email]

Dear Members of the Planning and Zoning Commission,

I am writing as a resident of Ames to express my opposition to the proposed rezoning of the Tabor Drive property from Agricultural to Floating Suburban Residential.

While I understand the ongoing demand for housing in our community, this part of Ames has already seen substantial residential development in recent years. Continuing to convert our remaining agricultural and natural areas into subdivisions comes at a real cost — one that is felt by every resident who values the character of our city.

Preserving this parcel as natural green space would benefit the entire community in several meaningful ways. The land could be incorporated into a walking trail around the nearby lake, creating a public amenity that residents of all ages and backgrounds could enjoy. Maintaining the existing habitat would also support local wildlife, help manage stormwater runoff, and provide a natural buffer that improves quality of life for neighboring areas.

Green spaces are not simply land that has not yet been developed — they are an investment in the long-term livability of Ames. Once this habitat is lost to suburban development, it cannot be recovered.

I respectfully urge the Commission to deny the rezoning request and to consider how this property might instead be preserved for community and ecological benefit.

Thank you for your time and for your service to our city

Best regards,

Carmen Gomes  
5119 Tabor Dr, Ames, IA - 50014  
carmemlfig@yahoo.com

**From:** Jonathan Claussen <jonathan.claussen@gmail.com>  
**Sent:** Wednesday, May 6, 2026 1:29 PM  
**To:** planning@cityofames.org <planning@cityofames.org>  
**Subject:** Opposition to Tabor Drive Rezoning — Preserving Green Space for Ames

[External Email]

Dear Members of the Planning and Zoning Commission,

My name is Jonathan Claussen, and I live on Tabor Road directly across the street from the parcel under consideration located at 5120 Tabor Drive. I am writing to express my strong opposition to the proposed rezoning of this property from Agricultural to Floating Suburban Residential, and to ask the Commission to deny the request.

As a direct neighbor of this site, I have been able to observe it closely, and I can say with confidence that the parcel in question is clearly part of a wetland. Before construction began on Hope Church, this land was full of native prairie grasses and naturally drained into the pond nearby. During the construction of the church, I personally watched workers grade the land and build a synthetic retention pond at the end of the large parking lot specifically to funnel water away from the building. The fact that such extensive engineering was already required to manage water on this site speaks volumes about the underlying hydrology. It is very difficult to see how houses could be built on this land without significant flooding problems for future homeowners and for surrounding properties — including my own.

I also want to correct a common misconception about this site: this was not farmland. It was native prairie, and it remains an important part of the Clear Creek watershed. Wetlands like this one provide flood control, recharge groundwater, filter pollutants, and support wildlife — functions that, once lost, are extremely difficult and expensive to replace. I would also note that filling or building on wetlands is heavily regulated at the federal level under Section 404 of the Clean Water Act, and may require permitting through the U.S. Army Corps of Engineers, in addition to any state and local requirements. Wetland status alone is reason for the Commission to look very carefully at this proposal before allowing rezoning to move forward, and I would respectfully request that a formal wetland delineation by a qualified professional be required before any rezoning decision is made.

There is also no shortage of new residential development in this part of Ames. Housing is already expanding significantly to the north and west of the existing Sunset Ridge community. Approving more subdivisions on a wetland — when ample developable land is available elsewhere — would be the wrong tradeoff for our community.

I would like to suggest a better path forward. Rather than rezoning this land for housing, the City should consider preserving it so that residents can enjoy the pond and wetland, and so that the native prairie grasses can be restored. A natural boardwalk through the wetland would be a wonderful addition to Ames, and it could connect to a footpath along Clear Creek leading north to the planned 50-acre Ontario Community Park. This would create a meaningful, connected greenway that benefits the entire community for generations.

The last thing we should be doing is destroying more precious wetlands, creating a flooding risk for new homeowners, and eliminating green space that the community needs and will increasingly value as Ames continues to grow.

I respectfully urge the Commission to deny the proposed rezoning of the Tabor Drive property and to instead pursue preservation and restoration of this important natural area.

Thank you for your time, your service, and your careful consideration.

Please let me know that you have received this email.

Thank you for your time!

Jonathan Claussen  
5119 Tabor Rd  
Ames, IA 50014

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**From:** Molly Neal-Wong <hulamolly@gmail.com>  
**Sent:** Monday, May 4, 2026 4:37 PM  
**To:** Campbell, Benjamin <benjamin.campbell@cityofames.org>; Diekmann, Kelly <kelly.diekman@cityofames.org>  
**Subject:** Rezoning on Tabor

[External Email]

Commission,

My name is Molly Neal-Wong, I owned the land where the Lutheran Church of Hope is developing. This land has been in my family since at least the 1950's.

I am writing to ask you to support the rezoning of 5120 Tabor from Ag to Floating Suburban Residential.

We have been asked many times over the years to sell this parcel as part of a larger Multi-Family housing project. We held out for the right buyer who would create something we all can be proud of and that will be a good neighbor to the existing subdivision of Sunset Ridge. I still live on and own over 12 acres of land that adjoins this property. I believe this is the best and most appropriate use for this land.

Keith Arneson has been a friend over the years and I know him to build high quality homes for my clients and the community in general. His request to purchase this land could have presented him options to build attached housing. He chose to ask for zoning to build homes that will connect to the surrounding neighborhood and be of similar type and style.

It was never my family's intention to donate this parcel for greenspace. We are sorry but this land has value at a time when diverse housing types are being encouraged by our city's leadership,

Please consider approving the parcel owner's development vision for this infill parcel.

Respectfully,

Molly Neal-Wong

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DO NOT WRITE IN THE SPACE ABOVE THIS LINE, RESERVED FOR RECORDER  
Prepared by: Renee Hall City Clerk's Office, 515 Clark Avenue, Ames, IA 50010  
Phone: 515-239-5105 Return to: Ames City Clerk, P.O. Box 811, Ames, IA 50010

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

**AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF AMES, IOWA, AS PROVIDED FOR IN SECTION 29.301 OF THE *MUNICIPAL CODE* OF THE CITY OF AMES, IOWA, BY CHANGING THE BOUNDARIES OF THE DISTRICTS ESTABLISHED AND SHOWN ON SAID MAP AS PROVIDED IN SECTION 29.1507 OF THE *MUNICIPAL CODE* OF THE CITY OF AMES, IOWA; REPEALING ALL ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT HEREWITH AND ESTABLISHING AN EFFECTIVE DATE**

**BE IT HEREBY ORDAINED** by the City Council of the City of Ames, Iowa;

Section 1: The Official Zoning Map of the City of Ames, Iowa, as provided for in Section 29.301 of the *Municipal Code* of the City of Ames, Iowa, is amended by changing the boundaries of the districts established and shown on said Map in the manner authorized by Section 29.1507 of the *Municipal Code* of the City of Ames, Iowa, as follows: That the real estate, generally located at 5120 Tabor Drive, is rezoned from Agricultural (A) and Floating Suburban-Residential Low Density (FS-RL) to Floating Suburban – Residential Low Density (FS-RL) with a Master Plan.

**Real Estate Description:** Sunset Ridge Subdivision, 12<sup>th</sup> Addition, Outlot XX

Section 2: All other ordinances and parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

Section 3: This ordinance is in full force and effect from and after its adoption and publication as provided by law.

ADOPTED THIS \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

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Renee Hall, City Clerk

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John A Haila, Mayor

# MEMO



**To:** Mayor and City Council

**From:** Donald Kom, Director of Electric Services

**Date:** May 26, 2026

**Subject:** Continue Hearing on proposition of entering into Agreements related to Prairieview Industrial Substation

The City Council set a date of Public Hearing on the proposition of entering into Prairieview Industrial Substation Line Tap Construction Agreement and a Transmission Facility Joint Ownership Agreement between ITC Midwest, LLC and entering into a Transmission Interconnection Agreement by and among ITC Midwest, LLC, the City of Ames and Midcontinent Independent System Operator.

**City staff is working through final language for the agreements and requests this hearing be continued to June 9, 2026.**

DK/cmw

# MEMO



**To:** Mayor & City Council

**From:** John Dunn, Director of Water & Pollution Control

**Date:** May 26, 2026

**Subject:** Water Meter Setting Requirements

The ordinance revising *Municipal Code* Chapter 28 for Water Meter to increase water rates by 3.5% and increase sanitary sewer rates by 5.5% is attached for third reading and adoption.

**ATTACHMENT(S):**  
[FINAL DRAFT Ordinance Water-Sewer Rates FY2026-27.PDF](#)

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

AN ORDINANCE TO AMEND THE MUNICIPAL CODE OF THE CITY OF AMES, IOWA, BY AMENDING SECTIONS 28.201(1)(2)(3)(4)(5)(7)(8), 28.303 and 28.304(3) THEREOF, FOR THE PURPOSE OF AMENDING WATER AND SEWER RATES AND CHARGES 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 Sections 28.201(1)(2)(3)(4)(5)(7)(8), 28.303 and 28.304(3) as follows:

DIVISION II  
WATER SERVICE

**“Sec. 28.201. WATER RATES AND CHARGES**

The rates and charges for water supplied to consumers by the water utility of the city, to be billed on or after July 1, ~~2025~~, 2026 are as follows:

(1) **Residential Rates.**

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(b) **Rate per billing period.** For each monthly billing period a residential rate customer:

- (i) shall be charged a minimum charge based on meter size, and in addition
- (ii) shall be charged for water usage during the billing periods as follows:
  - (a) for bills mailed on or between July 1 and October 31 (summer period):  
~~\$0.0288~~ \$0.0298 per cubic foot for the first 1000 cubic feet of usage  
~~\$0.0508~~ \$0.0525 per cubic foot for the next 1500 cubic feet of usage  
~~\$0.0288~~ \$0.0790 per cubic foot for all usage over 2500 cubic feet
  - (b) for bills mailed on or between November 1 and June 30 (winter period):  
~~\$0.0288~~ \$0.0298 per cubic foot

(2) **Non-residential (Commercial) Rates**

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(b) **Rate per billing period:** For each monthly billing period a non-residential customer:

- (i) shall be charged a minimum charge based on meter size, and in addition
- (ii) shall be charged for water usage during the billing periods as follows:
  - (a) for bills mailed on or between July 1 and October 31 (summer period):  
~~\$0.0376~~ \$0.0389 per cubic foot
  - (b) for bills mailed on or between November 1 and June 30 (winter period):  
~~\$0.0288~~ \$0.0298 per cubic foot

**(3) Non-Peaking Industrial Rate.**

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(b) **Rate per Billing Period.** For each monthly billing period a non-peaking industrial rate customer:

- (i) shall be charged a minimum charge based on meter size, and in addition
- (ii) shall be charged for water usage during the billing periods as follows:
  - (a) for bills mailed on or between July 1 and October 31 (summer period):  
~~\$0.0288~~ \$0.0298 per cubic foot
  - (b) for bills mailed on or between November 1 and June 30 (winter period):  
~~\$0.0288~~ \$0.0298 per cubic foot

**(4) Irrigation and Yard Water Service Rate.**

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(b) **Rate per Billing Period.** For each monthly billing period an irrigation and yard water rate customer:

- (i) shall be charged a minimum charge as described below, and in addition
- (ii) shall be charged for water usage during billing periods as follows:
  - (a) for bills mailed on or between July 1 and October 31 (summer period):  
~~\$0.0415~~ \$0.0429 per cubic foot for the first 2000 cubic feet of usage  
~~\$0.0763~~ \$0.0790 per cubic foot for the next 3000 cubic feet of usage  
~~\$0.1270~~ \$0.1315 per cubic foot for all usage greater than 5000 cubic feet.
  - (b) for bills mailed on or between November 1 and June 30 (winter period):  
~~\$0.0288~~ \$0.0298 per cubic foot

**(5) Rural Water Rate.**

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(b) **Rate per billing period.** For each monthly billing period, a rural water rate customer:

- (i) shall be charged a Rural water minimum charge based on meter size.
- (ii) shall be charged for water usage during billing periods as follows:
  - (a) for bills mailed on or between July 1 and October 31 (summer period):  
~~\$0.0477~~ \$0.0493 per cubic foot for the first 2000 cubic feet of usage  
~~\$0.0877~~ \$0.0908 per cubic foot for the next 3000 cubic feet of usage  
~~\$0.1464~~ \$0.1512 per cubic foot for all usage greater than 5000 cubic feet.
  - (b) for bills mailed on or between November 1 and June 30 (winter period):  
~~\$0.0334~~ \$0.0342 per cubic foot for all consumption

\*\*\*

(7) **Minimum charges.** For each monthly billing, each customer shall be charged a minimum monthly charge based on the size of the water meter (s) and/or irrigation meter (s) at each location. The minimum monthly charge may be prorated, based on a 30-day billing period, for the customer's initial and/or final bills, provided that in no case shall the minimum monthly charge be less than seven dollars and ~~six~~ thirty-one cents (~~\$7.06~~ \$7.31).

The minimum monthly charge for each water meter location shall be as follows:

Size of Meter	Residential, Non-Residential, Non-Peaking Industrial, and Irrigation Account	Yard Water Accounts	Rural Water Accounts
5/8" or 5/8" x 3/4"	<del>\$14.70</del> <u>\$15.21</u>	<del>\$5.57</del> <u>\$5.77</u>	<del>\$16.91</del> <u>\$17.50</u>
3/4 inch	<del>\$29.39</del> <u>\$30.42</u>	<del>\$8.64</del> <u>\$8.94</u>	<del>\$33.80</del> <u>\$34.99</u>
1 inch	<del>\$58.80</del> <u>\$60.85</u>	<del>\$12.40</del> <u>\$12.46</u>	<del>\$67.62</del> <u>\$69.99</u>
1-1/2 inch	<del>\$117.59</del> <u>\$121.71</u>	<del>16.61</del> <u>\$17.19</u>	<del>\$135.24</del> <u>\$139.97</u>
2 inch	<del>\$235.19</del> <u>\$243.42</u>	<del>\$22.08</del> <u>\$22.85</u>	<del>\$270.46</del> <u>\$279.93</u>
2 inch, battery of 2	<del>\$455.53</del> <u>\$471.48</u>	--	<del>\$523.86</del> <u>\$542.20</u>
2 inch, battery of 3	<del>\$675.97</del> <u>\$699.63</u>	--	<del>\$777.37</del> <u>\$804.58</u>
3 inch	<del>\$470.26</del> <u>\$486.72</u>	<del>\$28.72</del> <u>\$29.72</u>	<del>\$540.81</del> <u>\$559.74</u>
4 inch	<del>\$793.53</del> <u>\$821.31</u>	<del>\$35.70</del> <u>\$36.95</u>	<del>\$912.56</del> <u>\$944.50</u>
6 inch	<del>\$1,322.55</del> <u>\$1,368.83</u>	<del>\$42.76</del> <u>\$44.26</u>	<del>\$1,520.93</del> <u>\$1,574.16</u>
8 inch	<del>\$2,645.09</del> <u>\$2,737.67</u>	<del>\$49.82</del> <u>\$51.56</u>	<del>\$3,041.85</del> <u>\$3,148.31</u>
10 inch	<del>\$3,967.64</del> <u>\$4,106.50</u>	<del>\$56.34</del> <u>\$58.32</u>	<del>\$4,562.78</del> <u>\$4,722.48</u>

(8) **Multiple dwellings – Mobile home parks.** Multiple dwellings, including mobile home parks, may be serviced from a single water meter. However, there shall be a surcharge added to the water rates set forth above, to be calculated as follows:

- For a 5/8 inch meter serving 2 or more dwelling units..... ~~\$4.23~~ \$4.38/month/unit
- For a 3/4 inch meter serving 4 or more dwelling units..... ~~\$4.23~~ \$4.38/month/unit
- For a 1 inch meter serving 8 or more dwelling units..... ~~\$4.23~~ \$4.38/month/unit
- For a 1-1/2 inch meter serving 16 or more dwelling units..... ~~\$4.23~~ \$4.38/month/unit
- For a 2 inch meter serving 30 or more dwelling units..... ~~126.61~~ \$131.04/month  
for the first 30 units plus ~~\$6.57~~ \$6.80/month per unit  
for each additional unit in excess of 30 units

For a 3 inch or larger meter serving any number of dwelling units ~~\$5.81~~ \$6.02/month/unit  
For the purposes of this section, a dwelling unit is defined as a self-contained living facility, (i.e., including kitchen and bath) such as an apartment or a licensed independent mobile home space.

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DIVISION III  
SEWERS

**Sec. 28.303. USE OF RATE REVENUE.**

The user charge system shall generate adequate annual revenues to pay costs of annual operation and maintenance, including replacement, and costs associated with debt retirement of bonded capital associated with financing the treatment works which the City may by ordinance designate to be paid by the user charge system. ~~That portion of the total user charge, which is designated for operation and maintenance, including replacement of the treatment works, shall be established by this ordinance.~~

~~That portion of the total user charge collected which is designated for operation and maintenance, including replacement, shall be deposited in a separate non-lapsing fund known as the WPC Operation, Maintenance and Replacement Fund.~~

~~Fiscal year end balances in the operation, maintenance, and replacement fund shall be used for no other purposes than those designated. Monies which have been transferred from other sources to meet temporary shortages in the operation, maintenance, and replacement fund shall be returned to their respective accounts upon appropriate adjustment of the user charge rates for operation, maintenance, and replacement. The user charge rate(s) shall be adjusted such that the transferred monies will be returned to their respective accounts within six months of the fiscal year in which the monies were borrowed.~~

**Sec. 28.304. SEWER RATES ESTABLISHED.**

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(3) The rates and charges for sewer service provided by the sewer utility of the City, to be billed on or after July 1, ~~2025~~2026, for each monthly billing period are as follows:

(a) **Resident Customers.** The Resident Rate shall apply to all customer accounts within the Ames corporate limits.

(i) a monthly minimum charge of ~~thirteen dollars and seventy-three cents (\$13.73)~~ fourteen dollars and forty-eight cents (\$14.48).

(ii) a charge for sewer usage during the billing period of ~~three dollars and fifty-one cents (\$3.51)~~ three dollars and seventy cents (\$3.70) per 100 cubic feet.

(b) **Nonresident Customers.** The Nonresident Rate shall apply to all customers accounts outside the Ames corporate limits, except for those covered by a separate wholesale contract or agreement for service.

(i) a monthly minimum charge of ~~fifteen dollars and seventy-nine cents (\$15.79)~~ sixteen dollars and sixty-six cents (\$16.66).

(ii) a charge for sewer usage during the billing period of ~~four dollars and four cents (\$4.04)~~ four dollars and twenty-six cents (\$4.26) per 100 cubic feet.

(c) The minimum monthly charge may be prorated, based on a 30-day billing period, for the customer's initial and/or final bills, provided that in no case shall the prorated minimum monthly charge be less than ~~five dollars and twenty-seven (\$5.27)~~ five dollars and fifty-six cents (\$5.56).

\*\*\*'

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 \_\_\_\_\_, 2026.

\_\_\_\_\_

\_\_\_\_\_  
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