AGENDA

REGULAR MEETING OF THE AMES CITY COUNCIL

COUNCIL CHAMBERS - CITY HALL

JUNE 23, 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.

CALL TO ORDER: 6:00 p.m.

PRESENTATION:

1. Discover Ames Yearly Report

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

2. Motion approving payment of claims
3. Motion approving Report of Change Orders for period of June 1-15, 2026
4. Motion approving Summary of Minutes of the Regular City Council Meeting on June 9, 2026, and Summary of Minutes of the Special City Council Meeting on June 16, 2026
5. Motion approving new Class E Retail Alcohol License - World Liquor & Tobacco + Vapors, 111 Duff Avenue
6. Motion approving new Class C Retail Alcohol License with Catering Privilege - Los Compadres, 1610 S Kellogg Avenue, Pending Favorable Inspection
7. Motion approving new 5-Day (July 15-19, 2026) Special Class C Retail Alcohol License - Apres Bar Co, 520 6th Street

8. Motion approving Temporary Outdoor Service for Class C Retail Alcohol License with Outdoor Service - Torrent Brewing Company, LLC, 504 Burnett Avenue, Midnight Madness

9. Motion approving the renewal of the following Alcohol Licenses:
    a. Kwik Star #1158, 1910 Isaac Newton Drive, Class E Retail Alcohol License
    b. Northcrest Community, 1801 20th Street, Special Class C Retail Alcohol License with Outdoor Service
    c. Red Lobster #0747, 1100 Buckeye Avenue, Class C Retail Alcohol License
    d. Welch Ave Station, 207 Welch Avenue Ste 101, Class C Retail Alcohol License
    e. Botanero Latino, 604 East Lincoln Way, Special Class C Retail Alcohol License with Outdoor Service
    f. Ichiban Japanese Restaurant, 117 Welch Avenue, Special Class C Retail Alcohol License

10. Resolution approving closure of 5th Street from Kellogg Avenue to Library exit and additional metered parking spaces for Ames History Museum Big Bash on July 3, 2026

11. Resolution approving salaries for Council Appointees for FY 2026/27

12. Resolution approving the FY 2026/27 Pay Plan

13. Resolution approving and adopting Supplement No. 2026-3 to the *Municipal Code*

14. Resolution adopting annual fee schedule for FY 2026/27

15. Resolution approving Commission on the Arts (COTA) Fall 2026 Special Project Grant Contracts

16. Resolution approving an Interfund Loan from the Electric Fund to the Resource Recovery Fund

17. Resolution approving amendment to Intergovernmental Agreement for Combined Law Enforcement Investigations of Controlled Substances

18. Resolution approving contract renewal with ABM Industry Groups, LLC, of Des Moines, IA, for Custodial Services for Ames Public Library for the one-year period from July 1, 2026, through June 30, 2027, in an amount not-to-exceed $101,620.44

19. Resolution approving contract renewal with TEI Construction Services Inc., of Duncan, SC, for Boiler 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 $250,000

20. Resolution approving contract renewal with InfoSend Inc., of Downers Grove, IL, for print to mail services for the one-year period from July 1, 2026, through June 30, 2027, in an amount not-to-exceed $208,500

21. Resolution approving contract with Apache Industrial, of La Vista, NE, for the Scaffolding 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 $90,000

22. Resolution approving contract with Open Systems International, Inc., of Medina, MN, for Monarch Support for Power Plant (SCADA System) for the one-year period from July 1, 2026, through June 30, 2027, in the amount of $ 73,196

23. Resolution approving contract with Schupan Recycling, of Des Moines, IA, for Recycling Processing Services in the amount of $203,500

24. Resolution approving contract with Fleetside Ford, LLC, of Waukee, IA, for the purchase of a cargo van (prisoner transport vehicle) for the Police Department in the amount of $56,178

25. Underground Trenching Contract for Electric Services:
    a. Resolution approving primary contract with Communications Data Link, of Grimes, IA, for the one-year period from July 1, 2026, through June 30, 2027, in an amount not to exceed $150,000
    b. Resolution approving secondary contract with Ames Trenching & Excavating, of Ames, IA, for the one-year period from July 1, 2026, through June 30, 2027, in an amount not to exceed $100,000

26. Resolution approving Professional Services Agreement with Foth Infrastructure & Design, LLC, of Cedar Rapids, IA, for the Lincoln Way Corridor Study in an amount not to exceed $125,000

27. Resolution approving Professional Services Agreement with WHKS, of Ames, IA, for the 2026/27 CyRide Route Pavement Improvements project, in an amount not-to-exceed

$272,000

28. Resolution waiving the City's Purchasing Policy requirement for competitive bidding and authorizing City staff to enter into FY 2026/27 software maintenance contract with Superion, LLC, a CentralSquare Company, at an estimated cost of $280,113.42

29. Resolution approving preliminary plans and specifications for the 2025/26 Low Point Drainage Improvements Program project (Various Locations), setting July 22, 2026, as the bid due date and July 28, 2026, as the date of Public Hearing

30. Resolution approving Change Order No. 7 with Keller Excavating, Inc. of Boone, IA, for the North River Valley Well Field and Pipeline Project, in the deduct amount of $505,353.34, and adjusting the substantial completion date by 209 days and the final completion date by 212 days

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:

31. Staff presentation on overview of Lightedge Data Center Project and request to negotiate a lease of Airport property

32. Renewal of Ames Regional Economic Alliance Contract:
    a. Discussion regarding the details of the contract
    b. Resolution approving renewal of contract with Ames Regional Economic Alliance for FY 2026/27

PUBLIC WORKS:

33. Staff Report on Pedestrian Crossing along Lincoln Way at South Russell

PARKS AND RECREATION:

34. Resolution awarding a contract to CB Solar, Inc., of Des Moines, IA, to install solar panels on the Fitch Family Indoor Aquatic Center and the Steven L. Schainker Plaza building in the amount of $463,760

PLANNING AND HOUSING:

35. Request to Initiate Plan 2040 Land Use Designation Amendment for 300 Airport Road
    a. Motion to allow for application to change to Employment from Commercial

HEARINGS:

36. Hearing on rezoning to amend the approved Floating Suburban Residential Medium Density (FS-RM) with Master Plan for The Bluffs at 4899 Everest Avenue
    a. First passage of Ordinance
37. Hearing on Zoning Text Amendment modifying the Northeast Gateway Overlay District (O-GNE) Standards
    a. First passage of Ordinance
38. Hearing on 69kV Transmission Line Reconstruction from Top O Hollow Substation to Ames Plant Substation:
    a. Motion accepting report of bids
    b. Resolution approving final plans and specifications and awarding a contract to Watts Electric Company, of Waverly, NE, in the amount of $3,356,570.41

ORDINANCES:

39. 5120 Tabor Drive:
    a. Resolution adopting the Master Plan and Rezoning Agreement for the parcel at 5120 Tabor Drive
    b. Third reading and adoption of ORDINANCE NO. 4598 rezoning 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 Master Plan
40. Third reading and adoption of ORDINANCE NO. 4596 on Zoning Text Amendment for Accessory Dwelling Units (ADU)
41. Third reading and adoption of ORDINANCE NO. 4597 regarding property rezoning for 3329, 3312, 3699 East 13th Street and 1699 570th Avenue from Planned Regional Commercial (PRC) with "O-GNE" (Northeast Gateway Overlay) to only PRC with O-GNE thereby removing the Contract Zoning Agreement

DISPOSITION OF COMMUNICATIONS TO COUNCIL:

REPORT OF GOVERNING BODY:

42. 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*.

DISCOVER Ames EST. IA 1864

2025 Year in Review









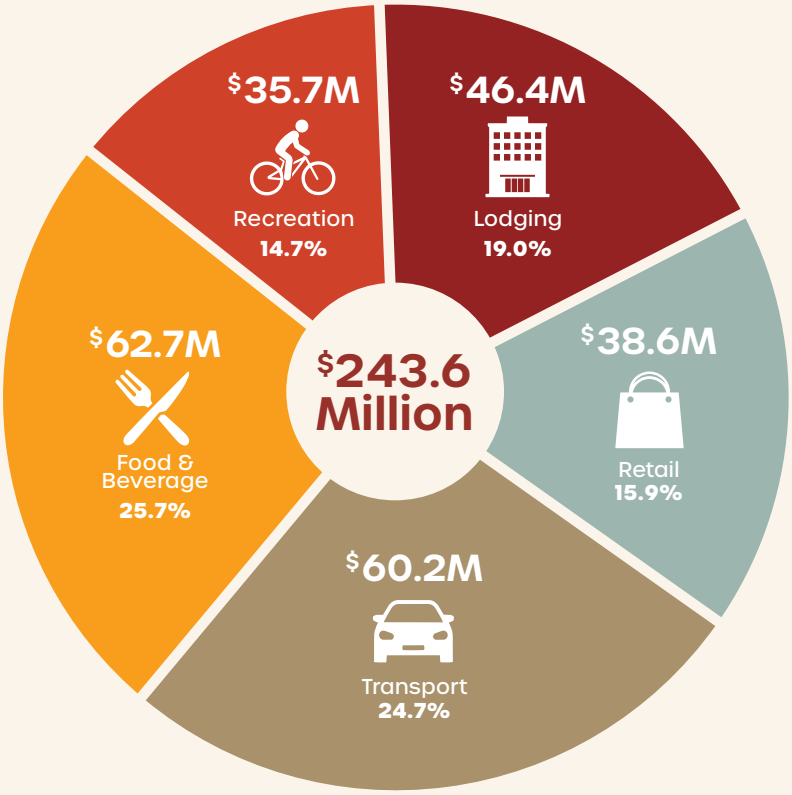


Annual Report

Who we are

Discover Ames is the official destination marketing organization for the city of Ames and the surrounding area. **Our core focus is to promote Ames and Iowa State University as a destination to attract groups and visitors.** We provide unparalleled services to groups and visitors as well as enhance the quality of life for the Ames community.

Visitor Economic Impact



Visitors to Story County spent a total of

$243.6M*

Generating a total of **$51.2M** in taxes.

**In 2024 (the latest data available)*

IOWA

Tourism economic impact
$11.2 BILLION

Labor income impact of tourism
$1.9 BILLION
(direct and indirect labor income)

Tourism supported jobs
71,000

STORY CITY

Economic impact of tourism
$228,300,000

Labor income impact of tourism
$91,600,000

Tourism supported jobs
2,600

AMES

Lodging revenue
$40,691,425

Room nights
343,566



Marketing Leader

- 312,000 Website page views
- 25,000 Visitor Guides
- 2M social media impressions
- Special promotions – RV There Yet?, premiered on Discovery Channel
- "Beyond the Main Event" campaign launched

Business Development

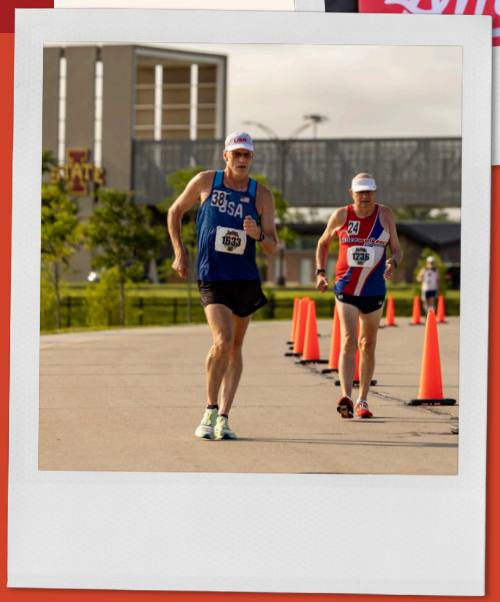
- Extended IGHSAU State Soccer Championships
- Secured IHSAA Basketball Championships
- Hosted National Senior Games
- Incentivized 55 events hosted in Ames
- Provided visitor services to 170 events



Community Engagement

- Ames Insider distributed to 31,000 residents
- Community Grant awarded $119,000 to 39 area events
- Engaged in 2,300 community events and meeting touches
- 241 local partners and supporters





University Relations

- Attended 22 ISU Admissions events for prospective students
- Hosted an Ames welcome booth at 22 days of orientation
- Continued interaction with ISU Athletics and other university service providers



Placemaking

- Leading the Ames Event Center development at The LINC
- Support and promote CyTown development
- Hosted recreation center tour of central Iowa venues

Core Values

Service
Our hospitality is extraordinary and genuine.

Passion
Our staff openly and visibly loves Ames and Iowa State University.

Innovation
Our creative strategies attract events and visitors.

Relationship Building
Our relationships establish us as a key connector and influential voice.

Initiative
Our team is empowered to act with confidence and purpose.

Teamwork
Our collaborations allow us to create a positive impact.

Staff Members

Kevin Bourke
President & CEO

Bonnie Alley
Director of Business Development

Danielle Fuglsang
Business Development Specialist

Emma Jensen
Digital Marketing Specialist

Katie Kramer
Director of Visitor Experience

Melissa Mendivil
Creative Specialist

Andy Moore
Director of Marketing & Communications

Melissa Muschick
Director of Partner & Community Engagement

Dan Ramthun
Director of Business & Administration

Veronica Tarello
Visitor Experience Specialist

Justin Thiele
Business Development Specialist

Board of Directors

CHAIR
Kevin Brooks
Availa Bank, Retired

VICE CHAIR
Kristin Ritter
Hy-Vee

PAST CHAIR
Duane Reeves
ISU Specialty Business Services and Cultural Arts

SECRETARY/TREASURER
Jeremy DeVore
Hampton Inn & Suites

Gloria Betcher
Ames City Council

Stacy Dreyer
ISU Research Park

Tim Gartin
Ames City Council

Bridget Good
b.e. good

Nick Joos
ISU Athletics

Joe Jordison
Comfort Inn & Suites

Curt Miller
Gateway Hotel & Conference Center

Brian Spraggins
Springhill Suites

Jon Vandewater
Provisions Lot F

Item No. 3

MEMO

To: Mayor & City Council

From: Renee Hall, City Clerk

Date: June 23, 2026

Subject: Report of Contract Change Orders

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

ATTACHMENT(S):
Change Order Report - June 1-15, 2026.docx

REPORT OF
CONTRACT CHANGE ORDERS

Period:	☒	**1st – 15th**
	☐	**16th – End of Month**
Month & Year:	**June 2026**	
For City Council Date:	**June 23, 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)
Water & Pollution Control	SCADA/Security Networking Hardware and Software	1	$349,933.00	Automatic Systems, Co.	$0.00	$545.00	J. Dunn	QE
Public Works	2019/20 EC Ioway Creek Brookside Professional Service Agreement	1	$30,000.00	WHKS & Co., Inc.	$0.00	$1,200.00	M. Bryngelson	KS
Public Works	2024/25 CDBG Infrastructure Improvements Program (S Russell Ave - S 4th Street to Lincoln Way)	1	$484,024.40	Iowa Water & Waste System LLC	$0.00	$29,537.55	B. Phillips	KS
Public Works	2025/26 Alley Pavement Improvement Program (Alley - South of Lincoln Way Between South Kellogg & South Sherman Ave)	1	$116,833.30	Brothers Concrete	$0.00	$-(4,253.98)	J. Clausen	KS
			$		$	$		

			$		$	$		

Item No. 4

MEMO

To: Mayor & City Council

From: City Clerk's Office

Date: June 23, 2026

Subject: Approval of Minutes

Attached for the City Council's review are the minutes from the Regular City Council Meeting on June 9, 2026, and Special City Council Meeting on June 16, 2026

ATTACHMENT(S):
C26-0609 Summary.pdf
C26-0616 Summary.pdf

SUMMARY MINUTES OF THE
REGULAR MEETING OF THE AMES CITY COUNCIL

AMES, IOWA **JUNE 9, 2026**

The Regular Meeting of the Ames City Council was called to order by Mayor John Haila at 6:03 p.m. on the 9th day of June, 2026, in the City Council Chambers in City Hall, 515 Clark Avenue, pursuant to law. Present were Council Members Bronwyn Beatty-Hansen, Amber Corrieri, Tim Gartin, Rachel Junck, and Anita Rollins. *Ex officio* Trey Anderson was also present. Council Member Gloria Betcher joined the meeting electronically.

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

1. Motion approving payment of claims
2. Motion approving Report of Change Orders for period of May 16-31, 2026
3. Motion approving Summary of Minutes of the Regular City Council Meeting on May 26, 2026
4. Motion approving Civil Service Candidates
5. Motion approving Temporary Outdoor Service for Class C Retail Alcohol License with Outdoor Service - Della Viti, 323 Main Street Ste 102, June 5, 2026, through October 31, 2026
6. Motion approving Temporary Outdoor Service for Class C Retail Alcohol License - Sam's Place, 125 Main Street, May 31, 2026, through November 1, 2026
7. Motion approving Temporary Outdoor Service for Class C Retail Alcohol License with Catering Privilege and Outdoor Service - Cyclone Experience Network, 1800 S 4th Street (Jack Trice Stadium), July 17, 2026, through November 28, 2026
8. Motion approving Ownership Update for Class B Retail Alcohol License - Dollar General Store #22303, 4307 Lincoln Way
9. Motion approving new 5-Day (July 21-25, 2026) Special Class C Retail Alcohol License - Schonert's Patisserie LLC, 2202 North Loop Drive
10. Motion approving the renewal of the following Alcohol Licenses:
    a. Courtyard by Marriott Ames, 311 S 17th Street, Class C Retail Alcohol License with Catering Privilege and Outdoor Service
    b. Jethro's BBQ, 1301 Buckeye Avenue, Class C Retail Alcohol License with Catering Privilege
    c. Rinconcito Hispano Tienda Y Taqueria, 823 Wheeler Street Ste 1, Class C Retail Alcohol License with Catering Privilege
    d. Texas Roadhouse, 519 South Duff Avenue, Class C Retail Alcohol License with Catering Privilege
11. Motion approving request from Discover Ames for Fireworks Permit for display from ISU Parking Lot G10 East of Jack Trice Stadium at 10:00 p.m. on July 3, 2026, with a rain date of July 5, for Independence Day Celebration
12. Motion authorizing staff to participate and apply for the 2026 Iowa DNR Solid Waste Alternatives Program
13. RESOLUTION NO. 26-386 approving preliminary plans and specifications for the 2026/27 Airport Airside Improvements Project (Reconstruction of Runway 01/19),

setting June 30, 2026, as the bid due date and July 14, 2026, as the date of Public Hearing

14. RESOLUTION NO. 26-349 approving preliminary plans and specifications for the 2025/26 CDBG Water System Improvements (S 3rd Avenue - S Russell Avenue to S Oak Avenue) and (S Maple Avenue - S 2nd Avenue to S 4th Avenue) project, setting July 8, 2026, as the bid due date and July 14, 2026, as the date of Public Hearing
15. RESOLUTION NO. 26-350 accepting renewal quote of the City's membership in the Iowa Communities Assurance Pool (ICAP) in an amount not-to-exceed $868,462.35
16. RESOLUTION NO. 26-351 approving contract renewal with Iowa Association of Municipal Utilities (IAMU) for Safety Services Contract for the one-year period of July 1, 2026, through June 30, 2027, in an amount not-to-exceed $151,440
17. RESOLUTION NO. 26-352 approving contract renewal with Midwest Employers Casualty Company for Excess Workers' Compensation Insurance coverage for July 1, 2026, though June 30, 2027, in the renewal premium amount of $151,398
18. RESOLUTION NO. 26-353 approving contract renewal with Willis Towers Watson for property brokerage agreement for July 1, 2026, through June 30, 2027, in the amount of $57,750
19. RESOLUTION NO. 26-354 approving contract renewal with EMC Risk Services, LLC, of Des Moines, IA, to provide third party administration of the City’s Worker’s Compensation and Municipal Fire and Police “411 System” claims for July 1, 2026, through June 30, 2027, in an amount not-to-exceed $35,000
20. RESOLUTION NO. 26-355 approving contract renewal with Assured Partners for Liability Insurance Brokerage for July 1, 2026, through June 30, 2027, in the amount of $30,000 and the purchase of the crime bond for $4,154
21. RESOLUTION NO. 26-356 approving contract renewal with Willis of Greater Kansas, Inc., for Property Insurance Coverage for July 1, 2026, through June 30, 2027, in the amount of $974,083
22. RESOLUTION NO. 26-357 approving request to modify the City's FY 2025/26 ASSET contract with Primary Health Care
23. RESOLUTION NO. 26-358 approving request to modify the City's FY 2025/26 ASSET contract with Youth and Shelter Services
24. RESOLUTION NO. 26-359 approving contract renewal with MPW Industrial Water Services Inc., of Hebron, OH, for the Bottle Exchange Program and Related Services for Power Plant for July 1, 2026, through June 30, 2027, in an amount not-to-exceed $90,000
25. RESOLUTION NO. 26-360 approving contract renewal with Waldinger Corporation, of Des Moines, IA, for the Power Plant Maintenance Services Contract for July 1, 2026, through June 30, 2027, in an amount not-to-exceed $120,000
26. RESOLUTION NO. 26-361 approving contract renewal and bond for the Electric Distribution Line Clearance Program with Wright Tree Services, of Des Moines, IA, for July 1, 2026, through June 30, 2027, in an amount not-to-exceed $506,060
27. RESOLUTION NO. 26-362 approving Professional Services Agreement with Toole Design Group, LLC, of Silver Spring, MD, for creation of a Safe Routes to

School Plan in an amount not to exceed $60,000

28. RESOLUTION NO. 26-363 approving Professional Services Agreement with Strand Associates, Inc., of Madison, WI, for the South Dayton Avenue Corridor Study in an amount not to exceed $120,000
29. RESOLUTION NO. 26-364 awarding contract to Cleanly of Ames, IA, for Custodial Services at City Hall for July 1, 2026, through June 30, 2027, in an amount not to exceed $81,800
30. RESOLUTION NO. 26-365 awarding contract to WESCO, of Des Moines, IA, for the purchase of 15kV cable for Electric Services in an amount not-to-exceed $298,485.06
31. RESOLUTION NO. 26-366 awarding contract to Carrier Access IT, LC, of Clive, IA, for Cisco Meraki software licensing and support in the amount of $121,148.55 over a 60-month term paid annually
32. RESOLUTION NO. 26-367 awarding a contract to Air Products and Chemicals, Inc. of Allentown, PA, for liquid carbon dioxide for the Water Treatment Plant in the amount of $156.00 per ton
33. RESOLUTION NO. 26-368 waiving the City's Purchasing Policy requirement for competitive bidding and awarding contract to Marshall County Landfill, of Marshalltown, IA, for landfill tipping fees for ash disposal for the Power Plant in the amount of $100,000
34. RESOLUTION NO. 26-369 approving contract and bond for the 13th and Grand Power Line Relocation Project with Commercial, Inc., of Holdrege, NE, in the amount of $527,595.56
35. RESOLUTION NO. 26-370 approving contract and bond for the 2025/26 Water System Improvements Program (Barr Drive, Douglas Avenue – 16th Street to O'Neil Drive, and 17th Street - Douglas Avenue to dead end) with Iowa Water & Waste Systems, of Boone, IA, in the amount of $881,271.90
36. RESOLUTION NO. 26-371 approving Change Order No. 9 with Woodruff Construction, of Ames, IA, for the Water Pollution Control Facility Nutrient Reduction Modifications Phase 1 Project in the amount of $81,379.80
37. RESOLUTION NO. 26-372 accepting completion of the Parks and Recreation Maintenance Facility Expansion Project by King Construction, of Iowa Falls, IA, in the amount of $1,365,319.61
38. 2019/24 Low Point Drainage Improvements:
    a. RESOLUTION NO. 26-373 approving Change Order No. 5 with Iowa Water & Waste Systems, LLC, of Boone, IA, for the 2019/24 Low Point Drainage Improvements project in the amount of $12,150
    b. RESOLUTION NO. 26-374 accepting completion of the 2019/24 Low Point Drainage Improvements project by Iowa Water & Waste Systems, LLC, of Boone, IA, in the amount of $578,677.35
39. RESOLUTION NO. 26-375 accepting completion of the 2024/25 CDBG Infrastructure Program (S Russell Avenue - S 4th Street to Lincoln Way) project by Iowa Water & Waste Systems, LLC, of Boone, IA, in the amount of $513,561.95
40. RESOLUTION NO. 26-376 accepting completion of the 2023/24 Collector Street Pavement Improvements (6th Street) project by Con-Struct Inc., of Ames, IA, in the amount of $1,044,610.30

41. RESOLUTION NO. 26-377 accepting completion of the 2025/26 Alley Pavement Improvement Program (Alley - South of Lincoln Way Between South Kellogg Ave and South Sherman Ave) project by Brother's Concrete, of Des Moines, IA, in the amount of $112,579.33

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

PUBLIC FORUM: Mayor Haila opened and closed the Public Forum when no one came forward to speak.

ANNEXATION SCHEDULE FOR THE AMES GOLF AND COUNTRY CLUB AND ADJACENT THE IRONS SUBDIVISION RESIDENTIAL PROPERTIES: Planning and Housing Director Kelly Diekmann presented a proposal to proceed with the annexation of The Irons Subdivision and the Ames Golf and Country Club. He explained that the City had accepted enough voluntary annexation applications to proceed under state law as an 80/20 annexation process, meaning at least 80 percent of the territory had consented and the remaining 20 percent may be assumed to establish logical boundaries.

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

Moved by Corrieri, seconded by Rollins, to approve Alternative No. 1: Direct staff to proceed with the annexation schedule as outlined in the Council Action Form.
Vote on Motion: 6-0. Motion declared carried unanimously.

DEVELOPMENT OUTLINE FOR THE BLUFFS: Director Diekmann provided an overview of the development outline for The Bluffs project, located at the corner of GW Carver Avenue and Cameron School Road, noting two modifications that had been requested by the developer.

Mayor Haila opened the Public Input.

Luke Jensen, developer of The Bluffs Subdivision, spoke in support of Alternative No. 4, noting that it would allow time to gather comprehensive cost and design information while continuing to move the project forward.

Linda Murken, representative of Story County, sought clarification regarding the status of the roundabout engineering study, confirming that the joint engineering effort remained ongoing and that a decision on the roundabout versus a traffic signal configuration had not yet been made.

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

Moved by Gartin, seconded by Corrieri, to approve Alternative No. 4: Indicate support for City construction of the roadway project, but defer direction to staff until after July 2026 when an engineer's estimate of costs for a roundabout is known.

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

MAJOR FINAL PLAT FOR THE BLUFFS SUBDIVISION LOCATED AT 3220 CAMERON SCHOOL ROAD: Director Diekmann presented the Major Final Plat for The Bluffs Subdivision, which encompassed approximately 20 acres at the corner of GW Carver Avenue and Cameron School Road and created four buildable lots, three commercial lots north of Columbus Avenue and one medium-density lot designated for an assisted living facility anticipated to be purchased by Dover.

The Public Input was opened by Mayor Haila.

Luke Jensen, developer of The Bluffs Subdivision, spoke in support of Alternative No. 2, reaffirming the commitment to continue development of both sides of the road and characterizing the road improvements as a regional safety benefit.

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

Moved by Gartin, seconded by Corrieri, to approve Alternative No. 2: Approve the Final Plat as requested by the developer with waivers and financial security with related agreements, and adopt:

- RESOLUTION NO. 26-378 approving Waiver Request of Access Limitations for a Driveway Connection to GW Carver Avenue for Lot 4.
- RESOLUTION NO. 260-379 approving Waiver Request of Full Financial Security Amount for Public Improvements for GW Carver Avenue and Cameron School Road and approving Public Improvement Agreement for Remaining Public Improvements.
- RESOLUTION NO. 260-380 approving Final Plat.

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

REQUEST FROM KWIK STAR TO AMEND THE CONVENIENCE GENERAL SERVICE (CGS) ZONING DISTRICT STANDARD RELATED TO THE MAXIMUM NUMBER OF FUELING POINTS AT CONVENIENCE STORES: Director Diekmann explained that the Convenience General Service (CGS) zoning district placed limits on fueling points at convenience stores near residential zones. Kwik Star was seeking a text amendment to allow 20 fueling points at its proposed site on Lot 1 of The Bluffs, similar to its Dayton Avenue location.

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

Moved by Beatty-Hansen, seconded by Corrieri, to approve Option No. 2: Eliminate the maximum limit of fueling points at convenience stores in CGS and create a Special Use Permit for review of convenience stores in CGS.
Vote on Motion: 6-0. Motion declared carried unanimously.

ELECTRIC ENERGY UPGRADE PROGRAM AND USDA RURAL ENERGY SAVINGS PROGRAM (RESP): Energy Services Coordinator Layne Fober, alongside Sustainability Coordinator Nolan Sagan and Assistant Director of Electric Services Curtis Spence, presented a staff report on the Electric Energy Upgrade Program and the USDA Rural Energy Savings Program (RESP). Staff reported that the City's RESP loan application had been accepted and detailed how the program would help Ames electric utility customers reduce emissions and save money on energy costs.

STEVEN L. SCHAINKER PLAZA UPDATE: Director of Parks and Recreation Keith Abraham, alongside City Manager Pa Vang Goldbeck, provided an update on the Steven L. Schainker Plaza. Director Abraham reported that the Plaza was anticipated to open to the public on June 15, 2026, with the exception of the ice ribbon area. The contractor had submitted a schedule for ice ribbon removal beginning September 1, with completion expected by November 13, 2026.

RESOLUTION AWARDING PRIVATE PLACEMENT OF A GENERAL OBLIGATION SOLID WASTE DISPOSAL BOND ANTICIPATION NOTE, SERIES 2026A: Finance Director Corey Goodenow presented a report on the results of the bond anticipation note (BAN) bidding process. The best bid received was from JPMorgan at 3.68 percent, which staff and the City's financial adviser determined was not favorable. Director Goodenow recommended proceeding instead with a traditional bond offering in September 2026 as part of the City's annual Capital Improvement Program financing.

Moved by Corrieri, seconded by Rollins, to approve Alternative No. 3: Do not approve the resolution and provide additional direction regarding the financing and funding strategy for the Resource Recovery & Recycling Campus (R3C).
Vote on Motion: 6-0. Motion declared carried unanimously.

HEARING ON 2025/26 ASPHALT STREET PAVEMENT IMPROVEMENTS (HILLCREST AVE, ELLIS ST, KENTUCKY AVE, ILLINOIS AVE, INDIANA AVE, OKLAHOMA DR, AND DELAWARE AVE) PROJECT: Public Works Director Justin Clausen presented the bid results for the 2025/26 Asphalt Street Pavement Improvements project. He reported that the bids received were higher than the project's anticipated budget and recommended that the City Council accept the report of bids, reject all bids, and direct staff to redesign the project to align with available revenue before rebidding.

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

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

Moved by Corrieri, seconded by Junck, to reject all bids and direct staff not to award a contract.
Vote on Motion: 6-0. Motion declared carried unanimously.

Moved by Rollins, seconded by Junck, to direct staff to make modifications to the project to align project expenses with budgeted revenue and bring the revised project back to City Council at a later date.
Vote on Motion: 6-0. Motion declared carried unanimously.

HEARING ON MAJOR SITE DEVELOPMENT PLAN AMENDMENT (LES SCHWAB TIRE CENTER) TO AN INTEGRATED SITE PLAN SUBDIVISION FOR 1410 BUCKEYE AVENUE: Director Diekmann presented a request to amend the site development plan for the former car wash site at 1410 Buckeye Avenue, located within the former K-Mart shopping center redevelopment area, to accommodate a Les Schwab Tire Center.

The Public Hearing was opened and closed when no one came forward to speak.

Moved by Rollins, seconded by Gartin, to approve Alternative No. 1 and adopt RESOLUTION NO. 26-382 approving Major Site Development Plan amendment.
Roll Call Vote: 6-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

HEARING ON PROPOSED ZONING TEXT AMENDMENT FOR ACCESSORY DWELLING UNITS: Director Diekmann presented proposed amendments to the Accessory Dwelling Unit (ADU) zoning text, most of which were required to bring the City's ordinance into compliance with recent changes in state law. Two locally initiated companion amendments were also included.

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

Moved by Betcher, seconded by Gartin, to direct staff to make an amendment to Code Section 29.409.(2).(a). to correct a problematic non-parallel list in the location section to read as follows:

2. Independent Dwelling Unit.
   a) Location. An ADU:
      i. May be attached to the single-family residence.
      ii. May be detached from the single-family residence in a free-standing structure.
      iii. May be located within a converted, existing accessory structure, so long as the structure complies with all ADU requirements, including setbacks.
      iv. May not be established within an existing single-family residence.

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

Moved by Gartin, seconded by Betcher, to pass on first reading an ordinance regarding a zoning text amendment for accessory dwelling units, as amended.
Roll Call Vote: 6-0. Motion declared carried unanimously.

HEARING ON 2026/27 AIRPORT ENTRYWAY IMPROVEMENTS (SOUTH PARKING

LOT EXPANSION): Director Clausen reported that bids for the 2026/27 Airport Entryway Improvements (South Parking Lot Expansion) project were favorable. He explained that as a Federal Aviation Administration funded project, the process required bid prices to be established before a grant application could be submitted.

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

Moved by Rollins, seconded by Beatty-Hansen, to accept the report of bids and adopt RESOLUTION NO. 26-383 approving the final plans and specifications for the 2026/27 Airport Entryway Improvements (South Parking Lot Expansion) project and awarding a contract for the Base Bid and Alternate Bid A to Absolute Group, of Granger, IA, in the amount of $373,970.75 contingent upon receipt of a Federal Grant.
Roll Call Vote: 6-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

HEARING ON NUISANCE ASSESSMENT: The Public Hearing was opened and closed by Mayor Haila when no one came forward to speak.

Moved by Gartin, seconded by Rollins, to adopt RESOLUTION NO. 26-384 assessing cost of tree removal at 624 Duff Avenue and certifying assessment to Story County Treasurer.
Roll Call Vote: 6-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

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 26, 2026): Mayor Haila opened and closed the Public Hearing when no one came forward to speak.

City Manager Steve Schainker reported that staff had been negotiating with ITC Midwest regarding interconnection and substation ownership agreements for a new facility at the Prairie View Industrial Park. While progress had been made, ITC Midwest indicated that further delays would jeopardize its steel procurement timeline, which was critical to the project schedule. As a result, staff determined it appropriate to withdraw from active negotiations at this time.

SECOND READING OF AN ORDINANCE REGARDING PROPERTY REZONING FOR 3329, 3312, 3699 EAST 13TH STREET AND 1699 570TH AVENUE FROM "PRC" (PLANNED REGIONAL COMMERCIAL) WITH "O-GNE" (NORTHEAST GATEWAY OVERLAY) TO ONLY "PRC" (PLANNED REGIONAL COMMERCIAL) WITH "O-GNE" (NORTHEAST GATEWAY OVERLAY) THEREBY REMOVING THE CONTRACT ZONING AGREEMENT: Moved by Rollins, seconded by Corrieri, to pass on second reading an ordinance regarding property rezoning for 3329, 3312, 3699 East 13th street

and 1699 570th Avenue from "PRC" (Planned Regional Commercial) with "O-GNE" (Northeast Gateway Overlay) to only "PRC" (Planned Regional Commercial) with "O-GNE" (Northeast Gateway Overlay), thereby removing the contract zoning agreement.
Roll Call Vote: 6-0. Motion declared carried unanimously.

SECOND READING OF AN ORDINANCE REZONING 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 MASTER PLAN: Moved by Betcher, seconded by Rollins, to pass on second reading an ordinance rezoning 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 Master Plan.
Roll Call Vote: 6-0. Motion declared carried unanimously.

DISPOSITION OF COMMUNICATIONS TO COUNCIL: Mayor Haila noted that there were four items for consideration. The first item was regarding a Stange Road improvement plan from Joel Buehler.

Moved by Beatty-Hansen, seconded by Rollins, to respond to the requestor and thank them for their input.
Vote on Motion: 6-0. Motion declared carried unanimously.

A request regarding the plans for the shared-use path on Grand Avenue at 5th Street from Victoria Blumen was the second item.

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

The third item was regarding the project at 608 Burnett Avenue from Kate Gregory.

Moved by Beatty-Hansen, seconded by Junck, to respond to the requestor and thank them for their input.
Vote on Motion: 6-0. Motion declared carried unanimously.

A memo from Director Diekmann regarding a request to change to an Employment Land Use designation from Commercial for 300 Airport Road was the final item.

Moved by Rollins, seconded by Junck, 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 Junck, seconded by Betcher, to request a memo from staff regarding how

abatement programs and Tax Increment Financing work with the new state tax laws and what, if any, suggestions staff might have for changes.
Vote on Motion: 6-0. Motion declared carried unanimously.

CLOSED SESSION: Mayor Haila asked City Attorney Mark Lambert if there was legal reason to go into Closed Session. Attorney Lambert replied in the affirmative, citing *Iowa Code* Section 20.17(3), to discuss collective bargaining strategy.

Moved by Junck, seconded by Corrieri, to go into Closed Session at 7:41 p.m.
Roll Call Vote: 6-0. Motion declared carried unanimously.

Ex officio Anderson exited the meeting at 7:41 p.m.

The City Council reconvened Regular Session at 7:52 p.m.

Moved by Corrieri, seconded by Rollins, to adopt RESOLUTION NO. 26-385 ratifying collective bargaining agreement with International Association of Firefighters Local 625.
Roll Call Vote: 6-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

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

_____ _____
Taylor Swanson, Deputy City Clerk John A. Haila, Mayor

_____
Renee Hall, City Clerk

SUMMARY MINUTES OF THE
SPECIAL MEETING OF THE AMES CITY COUNCIL

AMES, IOWA **JUNE 16, 2026**

The Ames Special City Council meeting was called to order by Mayor John Haila at 6:00 p.m. on the 16th day of June 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, Tim Gartin and Anita Rollins. Council Member Rachel Junck joined the meeting electronically.

SECOND READING OF AN ORDINANCE ON ZONING TEXT AMENDMENT FOR ACCESSORY DWELLING UNITS (ADU)(UPDATED ORDINANCE LANGUAGE REFLECTING MOTION MADE ON JUNE 9, 2026): Moved by Corrieri, seconded by Junck, to pass on second reading an ordinance on Zoning Text Amendment for Accessory Dwelling Units (ADU) (updated ordinance language reflecting Motion made on June 9, 2026).
Roll Call Vote: 6-0. Motion declared carried unanimously.

WORKSHOP ON CONSTRUCTION DELIVERY METHODS: Assistant City Manager Brian Phillips introduced the workshop, explaining that representatives from three construction firms had been invited to present their expertise on different construction delivery methods applicable to public vertical infrastructure projects. He emphasized that no action was being requested; the session was purely informational to help the City Council become better informed as the City prepares for several significant upcoming projects. The Mayor noted that no public input would be taken during the workshop.

The following panelists presented:

- **Brandon Griffin**, De Novo Construction Solutions — Owner's Representative / Construction Advisor Model
- **Mike Espeset**, Story Construction — Construction Manager as Agent (CMa) Model
- **Art Baumgartner and Grant Reimers**, Woodruff Construction — Construction Manager at Risk (CMaR) Model

Brandon Griffin, Denovo Construction Solutions, described the Owner's Representative, Construction Advisor as an independent professional retained by the owner to assist throughout the project delivery process — from design and procurement through construction and closeout. Key functions included constructability and procurement input, support budget and schedule management, and assistance with change management and project closeout.

Mike Espeset, Story Construction, provided a comparative overview of design-bid-build (DBB) versus the Construction Manager as Agent model, noting that CMa has been available in Iowa for decades and was well understood in the public sector. A key distinction of CMa was that the construction manager was brought on during the design phase — not after plans

were complete — enabling early preconstruction services such as budgeting, estimating, value engineering, and constructability review.

Art Baumgartner and Grant Reimers, Woodruff Construction, presented the CMaR model, noting that it was authorized in Iowa through the passage of Chapter 26A of the *Iowa Code* in 2022 and remained relatively new in the state. Like CMa, the CMaR was engaged early in the design phase to provide preconstruction services. The key distinctions were that: (1) the CMaR held a single contract with the owner and held all subcontracts, meaning the owner held only one contractual point of contact; (2) the CMaR delivers a Guaranteed Maximum Price (GMP) contract, which included allowances and contingencies and establishes both a price ceiling and a substantial completion date; and (3) the CMaR managed a formal subcontractor pre-qualification process governed by *Iowa Code*, allowing subcontractors to be evaluated on objective criteria such as safety ratings, financial capacity, and project experience before being permitted to bid.

The City Council Members engaged in robust discussion with presenters.

DISPOSITIONS OF COMMUNICATIONS TO COUNCIL: Mayor Haila noted that there was one item for consideration, Staff Report request from Lightedge to consider Data Center Development on Airport Property.

Moved by Betcher, seconded by Rollins, to ask staff for a memo as soon as possible, evaluating whether there are any legal means available to limit the construction or operation of data centers in designated zones.
Vote on Motion: 6-0. Motion declared carried unanimously.

Moved by Gartin, seconded by Rollins, to place LightEdge data center proposal on June 23, 2026, City Council agenda as an informational staff presentation on the airport site, with no public input and no action taken.
Vote on Motion: 6-0. Motion declared carried unanimously.

Moved by Beatty-Hansen, seconded by Gartin, to schedule a special meeting to let the public speak on data center concerns.
Vote on Motion: 6-0. Motion declared carried unanimously.

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

ADJOURNMENT: Moved by Betcher, seconded by Corrieri, to adjourn the meeting at 8:20 p.m.
Vote on Motion: 6-0. Motion declared carried unanimously.

Renee Hall, City Clerk

John A. Haila, Mayor

Item No. 5

MEMO

To: Mayor & City Council

From: Taylor Swanson, Deputy City Clerk

Date: June 23, 2026

Subject: New Class E Retail Alcohol License - World Liquor & Tobacco + Vapors, 111 Duff Avenue

Please see attached documentation for a new Class E Retail Alcohol License - World Liquor & Tobacco + Vapors, 111 Duff Avenue.

ATTACHMENT(S):
World Liquor & Tobacco + Vapors - Application.pdf

CLASS "E" RETAIL ALCOHOL LICENSE APPLICATION

Business Information

Name of Legal Entity: VICK CONVENIENCE LLC

FEIN: XX-XXX8098

Business Type: Limited Liability Company

This business is registered with the Secretary of State.

Business Number of Secretary of State: 0866695

Premises Information

Premises DBA: WORLD LIQUOR & TOBACCO + VAPORS

Premises Address: 111 DUFF AVE AMES IA 50010-6635

Premises Type: Convenience Store

Number of Floors: 1

Control of Premises: Lease

The total square footage of the entire retail sales area plus any alcoholic beverage storage areas of the business. This includes areas of walk-in alcoholic beverage coolers that are accessible to the public.
2520

Does your premises conform to all local and state health, fire and building laws and regulations?
Yes

Does or will your licensed location wholesale alcoholic beverages to on-premises retail alcohol licensees?
No

License Information

Effective Date: 01-Jul-2026

Length of License Requested: 12MONTH

Endorsements

Local Authority: City of Ames

Ownership Information

Type	Name	ID Type	ID	DOB	Phone	Address	Percentage
Individual	SHARMA, VAIBHAV	SSN	***-**-6457	25-Feb-1996	(267) 216-6716	111 DUFF AVE AMES IA 50010-6635	100.00

Criminal History Details

Has anyone listed on the Ownership page been charged or convicted of a felony offense in Iowa or any other state of the United States?
No

Has anyone listed on the Ownership page been convicted of any violation of any state, county, city, federal or foreign law? For traffic violations, only include those that are drug or alcohol related.
No

Criminal Violations

Contact Information

Contact Name: VAIBHAV SHARMA

Phone Number: (267) 216-6716

Email Address: sharma.vaibhav732@gmail.com

Address: 1792 APEX AVE WEST DES MOINES IA 50266-5047

Bond

Do you want to add a bond for this permit?
No

Premises Hours

Is the premises open 24/7?
No

Store Hours Description:
8AM to 11PM

Deliveries Hours

Are deliveries able to be received 24/7?
No

Delivery Hours Description:

8AM to 11PM

Automatic Renewal Enrollment

Do you wish to enroll in the Automatic Renewal Program at this time?
Yes

Attestation Information

Attestation Name: VAIBHAV SHARMA

Attestation Date: 08-Jun-2026

Item No. 6

MEMO

To: Mayor & City Council

From: Taylor Swanson, Deputy City Clerk

Date: June 23, 2026

Subject: New Class C Retail Alcohol License with Catering Privilege - Los Compadres, 1610 S Kellogg Avenue, Pending Favorable Inspection

Please see attached documentation for a new Class C Retail Alcohol License with Catering Privilege - Los Compadres, 1610 S Kellogg Avenue, Pending Favorable Inspection.

ATTACHMENT(S):
Los Compadres Application.pdf

CLASS "C" RETAIL ALCOHOL LICENSE APPLICATION

Business Information

Name of Legal Entity: LOS COMPADRES TEXMEX CORP

FEIN: XX-XXX1868

Business Type: Corporation

Business Sub Type: Private Corporation

This business is registered with the Secretary of State.

Business Number of Secretary of State: 0867031

Premises Information

Premises DBA: LOS COMPADRES TEXMEX CORP

Premises Address: 1610 S KELLOGG AVE AMES IA 50010-8000

Premises Type: Restaurant

Number of Floors: 1

Control of Premises: Lease

Is your premises equipped with at least one adequate, conveniently located indoor or outdoor toilet facility for use by patrons?
Yes

Does your premises conform to all local and state health, fire and building laws and regulations?
Yes

Is your establishment equipped with tables and seats to accommodate a minimum of 25?
Yes

License Information

Effective Date: 19-Jul-2026

Length of License Requested: 12MONTH

Privilege(s) Requested
Catering - Allows catering of alcoholic liquor, wine, beer, and wine coolers. Alcohol must be catered with food. Food and alcohol must be served without cost to the guests. No sales on- or off-premises sales. Only available for 12 month terms.

Endorsements

Local Authority: City of Ames

Dramshop Company: PEKIN INSURANCE COMPANY

Ownership Information

Type	Name	ID Type	ID	DOB	Phone	Address	Percentage
Individual	ESCORCIA GODINEZ, MARCOS	SSN	***-**-6498	22-Nov-1986	(515) 393-7288	105 N 3RD AVE HUXLEY IA 50124-9420	50.00
Individual	HERNANDEZ ESPINOZA, JUAN	SSN	***-**-8979	16-May-1980	(515) 710-8818	1154 22ND ST WEST DES MOINES IA 50265-2221	50.00

Criminal History Details

Has anyone listed on the Ownership page been charged or convicted of a felony offense in Iowa or any other state of the United States?
No

Has anyone listed on the Ownership page been convicted of any violation of any state, county, city, federal or foreign law? For traffic violations, only include those that are drug or alcohol related.
Yes

Criminal Violations

OWI, 1st

Contact Information

Contact Name: JACQUELINE VILLAFANA

Phone Number: (515) 868-8626

Email Address: licensing@inmobiliariadsm.com

Address: 3115 DOUGLAS AVE DES MOINES IA 50310-5342

Attestation Information

Attestation Name: MARCOS ESCORCIA GODINEZ

Attestation Date: 03-Jun-2026

Item No. 7

MEMO

To: Mayor and City Council

From: Taylor Swanson, Deputy City Clerk

Date: June 23, 2026

Subject: New 5-Day (July 15-19, 2026) Special Class C Retail Alcohol License - Apres Bar Co, 520 6th Street

Please see the attached documentation for a motion approving new 5-Day (July 15-19, 2026) Special Class C Retail Alcohol License - Apres Bar Co, 520 6th Street.

ATTACHMENT(S):
Apres Bar Co Application 7.15.26-7.19.26.pdf

SPECIAL CLASS "C" RETAIL ALCOHOL LICENSE APPLICATION

Business Information

Name of Legal Entity: APRES BAR CO LLC

FEIN: XX-XXX5156

Business Type: Limited Liability Company

This business is registered with the Secretary of State.

Business Number of Secretary of State: 660528

Premises Information

Premises DBA: APRES BAR CO LLC

Premises Address: 520 6TH ST AMES IA 50010-6004

Premises Type: Convention Center/Hall

Number of Floors: 1

Control of Premises: Other

Other control description: Hired to provide bar services for an event

Is your premises equipped with at least one adequate, conveniently located indoor or outdoor toilet facility for use by patrons?
Yes

Does your premises conform to all local and state health, fire and building laws and regulations?
Yes

Is your establishment equipped with tables and seats to accommodate a minimum of 25?
Yes

License Information

Effective Date: 15-Jul-2026

Length of License Requested: 5DAY

Endorsements

Local Authority: City of Ames

Dramshop Company: ILLINOIS CASUALTY CO

Ownership Information

Type	Name	ID Type	ID	DOB	Phone	Address	Percentage
Individual	HARRINGTON, JILLIAN	SSN	***-**-4583	21-Aug-1990		3408 CLARKE ST NORWALK IA 50211-9386	100.00

Criminal History Details

Has anyone listed on the Ownership page been charged or convicted of a felony offense in Iowa or any other state of the United States?
No

Has anyone listed on the Ownership page been convicted of any violation of any state, county, city, federal or foreign law? For traffic violations, only include those that are drug or alcohol related.
No

Criminal Violations

Contact Information

Contact Name: JILLIAN HARRINGTON

Phone Number: 5157790044

Email Address: admin@apresbarco.com

Address: 3408 CLARKE ST NORWALK IA 50211-9386

Attestation Information

Attestation Name: JILLIAN HARRINGTON

Attestation Date: 02-Jun-2026

Item No. 8

MEMO

To: Mayor and City Council

From: Taylor Swanson, Deputy City Clerk

Date: June 23, 2026

Subject: Temporary Outdoor Service for Class C Retail Alcohol License with Outdoor Service - Torrent Brewing Company, LLC, 504 Burnett Avenue, Midnight Madness

Please see the attached documentation for a motion approving Temporary Outdoor Service for Class C Retail Alcohol License with Outdoor Service - Torrent Brewing Company, LLC, 504 Burnett Avenue, Midnight Madness.

ATTACHMENT(S):
Temporary Outdoor Service - Torrent Brewing Company (Midnight Madness).pdf

City of Ames
Local Authority Review
Temporary Outdoor Service

License Information

Location Name: Torrent Brewing Company LLC
Location Address: 504 Burnett Avenue
License Number: LC0049218

Provided Description of the Outdoor Service Privilege

The temporary outdoor service area would be our entire parking lot to the north of our building including the portion of the street (Burnett Avenue) directly West of our parking lot.

Requested Dates

July 10, 2026 (Midnight Madness Event)

MEMO

To: Mayor John Haila and Ames City Council Members

From: Major Jason Tuttle, Ames Police Department

Date: June 23, 2026

Subject: Alcohol License Renewals

The following licenses are eligible for renewal:

a. Kwik Star #1158, 1910 Isaac Newton Drive, Class E Retail Alcohol License
b. Northcrest Community, 1801 20th Street, Special Class C Retail Alcohol License with Outdoor Service
c. Red Lobster #0747, 1100 Buckeye Avenue, Class C Retail Alcohol License
d. Welch Ave Station, 207 Welch Avenue Ste 101, Class C Retail Alcohol License
e. Botanero Latino, 604 East Lincoln Way, Special Class C Retail Alcohol License with Outdoor Service
f. Ichiban Japanese Restaurant, 117 Welch Avenue, Special Class C Retail Alcohol License

A review of police records for the past 12 months found no liquor law violations for Kwik Star #1158, Northcrest Community, Botanero Latino, or Ichiban Japanese Restaurant. The Police Department recommends the license renewal for these businesses.

A review of police records for Red Lobster #0747 found one violation for Providing Alcohol to an Underage Person. One violation was found for Minors Prohibited on Certain Premises at Welch Avenue Station. Officers will continue to monitor these businesses for liquor law violations and offer ID training for staff members. The Police Department recommends the license renewal for these businesses.

Police
515.239.5105 main
515.239.5142 fax
515 Clark Ave. P.O. Box 811
Ames, IA 50010
www.CityofAmes.org

ITEM #:	**10**
DATE:	**06-23-26**
DEPT:	**ADMIN**

COUNCIL ACTION FORM

SUBJECT: CLOSURE OF ADDITIONAL PARKING SPACES FOR AMES HISTORY MUSEUM BIG BASH

BACKGROUND:

On May 26, 2026, the City Council approved requests from Ames History Museum regarding the Big Bash event taking place July 3. The event includes 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 original request included the closure of 44 metered parking spaces for the event.

Ames History Museum has received a great deal of interest in the vintage car show, and is requesting to expand the event. The expanded area would be along 5th Street from Kellogg Avenue to the Library book drop exit. The expansion will require the closure of an additional 10 metered parking spaces, and traffic from the Library book drop will need to be re-routed through Kellogg Lot S. The estimated loss of revenue from the closure of the metered spaces totals $20.

At the time of the original approval on May 26, staff recommended, and City Council approved, the requirement for the organizers to reimburse the City for lost parking meter revenue.

ALTERNATIVES:

1. Approve the request to close 5th Street between Kellogg and the Library exit and an additional 10 metered parking spaces for Ames History Museum's Big Bash on July 3, subject to reimbursement for the lost parking meter revenue.

2. Approve the requests, but do not require reimbursement for the lost parking meter revenue.

3. Decline the request.

CITY MANAGER'S RECOMMENDED ACTION:

The City Council previously approved requests related to this event. Additional space is now needed to facilitate it, which requires closure of 10 additional parking meters. The original approvals granted by the City Council required reimbursement for lost parking meter revenue. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, as described above.

ATTACHMENT(S):
Big Bash - Site Map


New proposed location for barricade
Original location for barricade
Tables & chairs
5th Street
Ames History Museum
Chairs
Alley
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 No. 11

MEMO

To: Mayor & City Council

From: Council Member Rachel Junck & Council Member Amber Corrieri

Date: June 23, 2026

Subject: Salaries for Council Appointees for FY 2026/27

It is recommended that the salary increases for Council appointees be approved for FY 2026/27 in accordance with the attached memo.

ATTACHMENT(S):
Council Annual appointee increase memo.pdf

MEMO

To: Mayor & City Council Members

From: Council Member Rachel Junck and Council Member Amber Corrieri

Date: June 23, 2026

Subject: Salaries for Council Appointees for FY 2026/27

It is recommended that the following salary increases for Council Appointees be approved for FY 2026/27

City Manager Steven L. Schainker: 3.5% increase (new annual compensation $276,575.16 + deferred compensation + vehicle allowance per his Contract)

City Attorney Mark Lambert: 4.5% increase (new annual compensation of $194,507.86)

RJ/rh

ITEM #:	**12**
DATE:	**06-23-26**
DEPT:	**HR**

COUNCIL ACTION FORM

SUBJECT: **APPROVAL OF FY 2026/27 PAY PLAN**

BACKGROUND:

Each year the City Council approves a Pay Plan that specifies pay ranges and steps for the City's work force. The attached FY 2026-2027 Pay Plan reflects negotiated wage settlements with the four bargaining units shown below, as well as a 3.5% scale increase for merit employee job classifications.

Actual salary increases for merit employees are performance based and are established by two factors – each individual's performance rating, and positioning within the salary ranges for each grade. Each merit job grade has a minimum, midpoint and maximum within the pay plan. These are shown on both an annual and hourly basis.

The Pay Plan's salary range adjustments are as follows:

IUOE-Blue Collar - CyRide (E Pay Plan)	3.5%
IUOE-Power Plant (I Pay Plan)	3.25%
IAFF-Fire (G Pay Plan)	3.5%
PPME-Police (F Pay Plan)	3.25%-3%, depending on position (plus additional for officer top step)
Merit Pay Plan (C & D Pay Plan)	3.50%

Unclassified job categories are adjusted proportionately with merit or union employees or with the relevant labor market. The statutory minimum wage is included as the scale minimum for temporary workers.

The Pay Plan includes an alphabetical listing of every approved classification in the City of Ames. This listing includes the unique code for each position, the Equal Employment Opportunity (EEO) code, the Fair Labor Standards Act (FLSA) exemption code, and the numerical pay grade.

ALTERNATIVES:

1. Approve the attached 2026-2027 Pay Plan.

2. Do not approve the 2026-2027 Pay Plan and direct staff to present acceptable alternatives for the non-union positions.

CITY MANAGER'S RECOMMENDED ACTION:

This Pay Plan document formally establishes pay ranges and steps for City positions in FY 2026/27, not the individual employee's actual wage. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, and approve the attached FY 2026-2027 Pay Plan.

ATTACHMENT(S):
City Pay Plan 2026-27 Final.pdf

PAY PLAN

CITY OF AMES

2026 - 2027

UNCLASSIFIED POSITIONS
Effective 7/1/2026

CODE	CLASSIFICATION	MINIMUM	MIDPOINT	MAXIMUM
1116	Co-op	20.0530	23.7347	27.4163
1311	Transit Driver	22.8900		
2206	Community Safety Officer Coordinator	23.9293		
2209	Community Safety Officer	22.7280		
2204	Public Safety Quality Assurance Coordinator	18.4584	23.3758	28.2932
2228	Property/Evidence Technician	18.4584	23.3758	28.2932
2229	Lead Property/Evidence Technician	20.1889	25.5392	30.8894
2310	Animal Control Attendant	16.8279	19.6232	22.4185
2311	Animal Control Officer	24.0289	28.1623	32.2957
3112	Library Custodial Assistant	7.2500	14.2689	21.2878
5142	Water/Wastewater Laboratory Aide	17.1067	19.7632	22.4197
9403	Unclassified Laborer	7.2500	14.5900	21.9300
9404	Unclassified Skilled Laborer	19.3369	29.7488	40.1606
9405	Office Worker	7.2500	14.2683	21.2866
9407	Technical Assistant	16.8844	21.9382	26.9919
9450	Temporary Manager/Paraprofessional	31.1293	50.0532	68.9771
9392	School Crossing Guards*	32.94		

* Daily rate based on two shifts worked

C PAY PLAN
Effective 7/1/2026

PAY GRADE	PAY PERIOD	MINIMUM	MIDPOINT	MAXIMUM
51	Annual	40,510	46,568	52,626
	Hourly	19.4762	22.3888	25.3013
52	Annual	42,904	49,790	56,676
	Hourly	20.6274	23.9378	27.2481
53	Annual	45,622	53,298	60,973
	Hourly	21.9338	25.6241	29.3143
54	Annual	48,694	57,314	65,934
	Hourly	23.4108	27.5551	31.6993
55	Annual	52,119	61,821	71,523
	Hourly	25.0575	29.7220	34.3864
56	Annual	55,975	66,899	77,823
	Hourly	26.9113	32.1633	37.4153
57	Annual	60,347	72,666	84,985
	Hourly	29.0130	34.9358	40.8585
58	Annual	65,267	79,182	93,096
	Hourly	31.3788	38.0683	44.7577
59	Annual	70,818	86,542	102,266
	Hourly	34.0473	41.6071	49.1668
60	Annual	77,114	94,926	112,738
	Hourly	37.0741	45.6378	54.2014
61	Annual	84,236	104,468	124,700
	Hourly	40.4981	50.2251	59.9521
62	Annual	92,346	115,335	138,323
	Hourly	44.3975	55.4497	66.5018
62*	Annual	92,346	115,335	138,323
	Hourly	31.7123	39.6068	47.5013
63	Annual	101,559	127,754	153,950
	Hourly	48.8265	61.4206	74.0146
90	Annual	93,919	113,248	132,577
	Hourly	45.1534	54.4463	63.7391
91	Annual	102,600	124,621	146,643
	Hourly	49.3270	59.9144	70.5017
92	Annual	112,477	137,568	162,658
	Hourly	54.0757	66.1385	78.2013
93	Annual	123,692	152,365	181,039
	Hourly	59.4675	73.2528	87.0380
94	Annual	136,444	169,277	202,110
	Hourly	65.5985	81.3835	97.1684
95	Annual	151,018	188,669	226,320
	Hourly	72.6051	90.7065	108.8079

D PAY PLAN
Effective 7/1/2026

PAY GRADE	PAY PERIOD	MINIMUM	MIDPOINT	MAXIMUM
64	Annual	112,029	141,948	171,867
	Hourly	53.8605	68.2445	82.6284
65	Annual	123,991	158,220	192,450
	Hourly	59.6112	76.0677	92.5242
66	Annual	137,732	176,979	216,225
	Hourly	66.2176	85.0862	103.9547
96	Annual	167,748	211,011	254,273
	Hourly	80.6482	101.4477	122.2471

E PAY PLAN
Blue Collar Unit
Effective 7/1/2026

HTE	CLASS CODE	TITLE	STEP A (START) Annual	STEP A (START) Hourly	STEP B (18 MOS) Annual	STEP B (18 MOS) Hourly	STEP C (48 MOS) Annual	STEP C (48 MOS) Hourly
315	1226	Building & Zoning Inspector	70,865.60	34.07	80,142.40	38.53	93,828.80	45.11
350	6121	Building Maint. Specialist	62,233.60	29.92	70,657.60	33.97	83,054.40	39.93
313	1228	Community Codes Liaison	70,865.60	34.07	80,142.40	38.53	93,828.80	45.11
312	1223	Electrical Inspector	70,865.60	34.07	80,142.40	38.53	93,828.80	45.11
304	1110	Engineering Technician I	52,291.20	25.14	59,176.00	28.45	69,617.60	33.47
306	1111	Engineering Technician II	56,700.80	27.26	65,832.00	31.65	75,566.40	36.33
370	1326	Fleet Technician	See page 5					
356	6153	Heavy Equipment Operator	60,465.60	29.07	64,334.40	30.93	75,628.80	36.36
314	1225	Housing Inspector	70,865.60	34.07	80,142.40	38.53	93,828.80	45.11
362	6111	Laborer	See page 5					
371	1328	Lead Fleet Technician	75,233.60	36.17	79,934.40	38.43	94,140.80	45.26
344	6112	Maintenance Worker	See page 5					
322	1322	Mechanic Assistant	56,908.80	27.36	64,750.40	31.13	76,128.00	36.60
300	141	Meter Reader	54,787.20	26.34	62,150.40	29.88	73,091.20	35.14
348	6114	Parks Maintenance Specialist	64,126.40	30.83	67,704.00	32.55	79,123.20	38.04
342	5411	Plant Maintenance Operator	72,092.80	34.66	81,681.60	39.27	95,950.40	46.13
329	5111	Plant Maintenance Specialist	67,891.20	32.64	77,001.60	37.02	90,646.40	43.58
310	1222	Plumbing Inspector	70,865.60	34.07	80,142.40	38.53	93,828.80	45.11
343	5412	Process Maintenance Worker	See page 6					
372	6154	Res. Rec. Equipment Operator	63,232.00	30.40	71,635.20	34.44	84,177.60	40.47
339	5220	Res. Rec. Lead Operator	67,828.80	32.61	76,960.00	37.00	90,438.40	43.48
340	5221	Res. Rec. Maint. Operator	64,729.60	31.12	73,340.80	35.26	85,987.20	41.34
724	6119	RRP Maint. Tech. I	See page 6					
726	6120	RRP Maint. Tech. II	See page 6					
354	6152	Senior Heavy Equipment Oper.	66,476.80	31.96	70,657.60	33.97	83,054.40	39.93
346	6113	Senior Maintenance Worker	63,232.00	30.40	71,635.20	34.44	84,177.60	40.47
302	142	Senior Meter Reader	57,491.20	27.64	64,812.80	31.16	79,352.00	38.15
364	1319	Service Worker	See page 5					
351	6115	Streets Maint. Lead Worker	See page 6					
308	1131	Traffic Signal Technician	See page 6					
309	1134	Traffic Signal Technician Lead	See page 6					
358	1137	Traffic Technician	See page 6					
358	1137	Traffic Technician	See page 6					
361	1139	Traffic Technician II	See page 6					
363	1141	Traffic Technician III	See page 6					
344	6110	Treatment Plant Maint. Worker	See page 6					
352	6151	Truck Driver	48,942.40	23.53	55,328.00	26.60	65,104.00	31.30
345	5119	Utility Maintenance Tech I	See page 5					
347	5120	Utility Maintenance Tech II	See page 5					
359	6117	W&PC Maint. Tech. I	See page 5					
360	6118	W&PC Maint. Tech. II	See page 5					
332	5131	Water Meter Technician	62,233.60	29.92	70,657.60	33.97	83,054.40	39.93
338	5112	Water Plant Operator	See page 5					
330	5130	Water Utility Locator	65,707.20	31.59	74,318.40	35.73	87,692.80	42.16
336	5141	Water/PC Lab Analyst	72,092.80	34.66	81,681.60	39.27	95,950.40	46.13
334	5140	Water/PC Lab Technician	58,448.00	28.10	65,291.20	31.39	75,899.20	36.49
328	5213	WPC Plant Operator	See page 5					

E PAY PLAN
Blue Collar Unit
Effective 7/1/2026

HTE	CLASS CODE	TITLE	STEP A (START) Annual	STEP A (START) Hourly	STEP B (30 MOS) Annual	STEP B (30 MOS) Hourly
362	6111	Laborer	48,838.40	23.48	57,449.60	27.62
364	1319	Service Worker	51,812.80	24.91	61,172.80	29.41

HTE	CLASS CODE	TITLE	Annual	Hourly
370	1326	Fleet Technician		
		Step A - 4 ASE tests	71,635.20	34.44
		Step B - 7 ASE tests (within 1 year)	77,604.80	37.31
		Step C - 10 ASE tests (within 2 years)	83,761.60	40.27
		Step D - ASE certified (within 3 years)	89,731.20	43.14
338	5213	WPC Plant Operator		
		Step A (Start)	63,232.00	30.40
		Step B (within 8 months) Grade certificate	67,662.40	32.53
		Step C (within 24 months) 21 CEU's directly related to wastewater treatment or possessing a Grade II Wastewater Treatment Operator Certificate	72,092.80	34.66
		Step D (within 38 months) Grade II Wastewater Treatment Operator Certificate and 18 months time in grade	81,681.60	39.27
		Step E (48 months and Grade II Certificate)	95,950.40	46.13
328	5112	Water Plant Operator		
		Step A (Start)	63,232.00	30.40
		Step B (within 8 months) Grade certificate	67,662.40	32.53
		Step C (within 24 months) 21 CEU's directly related to wastewater treatment or possessing a Grade II Water Treatment Operator Certificate	72,092.80	34.66
		Step D (within 38 months) Grade II Water Treatment Operator Certificate and 18 months time in grade	81,681.60	39.27
		Step E (48 months and Grade II Certificate)	95,950.40	46.13

HTE	CLASS CODE	TITLE	STEP A (START)	STEP B (6 MOS)	STEP C (12 MOS)	STEP D (18 MOS)	STEP E (24 MOS)	STEP F (36 MOS)	STEP G (48 MOS)
344	6112	Maintenance Worker							
		Annual	54,600.00		56,056.00		58,156.80		68,411.20
		Hourly	26.25		26.95		27.96		32.89
345	5119	Utility Maintenance Technician I							
		Annual					63,648.00		73,923.20
		Hourly					30.60 *		35.54
347	5120	Utility Maintenance Technician II							
		Annual							80,620.80
		Hourly							38.76
359	6117	W&PC Maint. Tech. I							
		Annual					63,648.00		73,923.20
		Hourly					30.60 *		35.54
360	6118	W&PC Maint. Tech. II							
		Annual							84,177.60
		Hourly							40.47 *

*must also have successfully completed required skill block to be eligible for this rate

E PAY PLAN
Blue Collar Unit
Effective 7/1/2026

HTE	CLASS CODE	TITLE	STEP A (START)	STEP B (6 MOS)	STEP C (12 MOS)	STEP D (18 MOS)	STEP E (24 MOS)	STEP F (36 MOS)	STEP G (48 MOS)
343	5412	Process Maintenance Worker							
		Annual	54,516.80	57,137.60	60,257.60	62,337.60	65,000.00	67,662.40	70,262.40
		Hourly	26.21	27.47	28.97	29.97	31.25	32.53	33.78
724	6119	RRP Maint. Tech. I							
		Annual					69,617.60	72,321.60	74,942.40
		Hourly					33.47 *	34.77 *	36.03 *
726	6120	RRP Maint. Tech. II							
		Annual						81,556.80	84,177.60
		Hourly						39.21 *	40.47 *
351	6115	Streets Maintenance Lead Worker							
		Annual	67,828.80		78,332.80		87,214.40		90,438.40
		Hourly	32.61		37.66		41.93		43.48
358	1137	Traffic Technician							
		Annual	56,721.60		61,484.80		66,164.80		75,628.80
		Hourly	27.27		29.56		31.81		36.36
361	1139	Traffic Technician II							
		Annual					77,875.20		82,763.20
		Hourly					37.44 *		39.79
363	1141	Traffic Technician III							
		Annual							86,860.80
		Hourly							41.76 *
308	1131	Traffic Signal Technician							
		Annual	67,953.60		71,676.80		77,875.20		82,763.20
		Hourly	32.67		34.46		37.44		39.79
309	1134	Traffic Signal Technician Lead							
		Annual	71,489.60		77,396.80		83,408.00		86,860.80
		Hourly	34.37		37.21		40.10		41.76
344	6110	Treatment Plant Maint. Worker							
		Annual	54,600.00		56,056.00		58,156.80		68,411.20
		Hourly	26.25		26.95		27.96		32.89

*must also have successfully completed required skill block to be eligible for this rate

E PAY PLAN
IUOE CyRide Unit
Effective 7/1/2026

HTE	CLASS CODE	TITLE	STEP A (START) Annual	STEP A (START) Hourly	STEP B (18 MOS) Annual	STEP B (18 MOS) Hourly	STEP C (48 MOS) Annual	STEP C (48 MOS) Hourly
320	1318	Lane Worker	47,607.51	22.89	56,831.89	27.32	61,421.90	29.53
321	1307	Lead Lane Worker	47,430.12	22.80	56,055.80	26.95	67,320.18	32.37
327	1324	Lead Mechanic (CyRide)	74,881.49	36.00	79,538.03	38.24	93,685.02	45.04
316	1311	Transit Driver (Full-time)*	47,430.12	22.80	56,055.80	26.95	67,320.18	32.37
318	1311	Transit Driver (PT 20 hrs)*		22.89		27.32		29.53

HTE	CLASS CODE	TITLE	Annual	Hourly
323	1322	Mechanic Assistant (CyRide)		
		Step A (Start)	56,632.32	27.23
		Step B - 4 ASE tests or 18 months	64,437.56	30.98
		Step C - 7 ASE tests or 48 months	75,746.29	36.42
325	1323	Mechanic (CyRide)		
		Step A (Start)	65,391.03	31.44
		Step B - 4 ASE tests or 18 months	72,109.75	34.67
		Step C - 7 ASE tests or 48 months	84,771.09	40.76
		Step D - Achieve Master Cert. and/or maintain certification after 5 years	89,294.58	42.93

* Transit Driver Trainees will be paid in accordance with Section 26.1. Time-in-grade credit for step advancement for part-time Transit Drivers and Lane Workers is to be based upon hours actually worked. A part-time employee advances to Step B at 3120 hours and Step C at 8320 hours.

F PAY PLAN
PPME - Police
Effective 7/1/2026

HTE	CLASS CODE	TITLE	STEP A (START)	STEP B (18 MOS)	STEP C (36 MOS)
400	2308	Animal Control Clerk	52,631 25.3034	63,111 30.3419	
412	2311	Animal Control Officer	49,980 24.0289	54,198 26.0568	67,175 32.2957
403	2207	Lead Police Records Clerk	55,264 26.5693	60,680 29.1731	72,310 34.7645
402	131	Parking Meter Attendant	47,197 22.6909	49,977 24.0275	59,987 28.8400
404	2208	Police Records Clerk	52,631 25.3034	57,789 27.7832	68,866 33.1087
416	2201	Public Safety Lead Dispatcher	61,106 29.3779	64,087 30.8111	73,873 35.5159
406	2202	Public Safety Dispatcher	57,147 27.4746	59,903 28.7996	69,239 33.2880

HTE	CLASS CODE	TITLE		ANNUAL	HOURLY
410	2216	Police Officer			
		A.	0-12 months	68,965	33.35
		B.	13-24 months	71,441	34.55
		C.	25-48 months	75,554	36.53
		D.	49-72 months	79,664	38.52
		E.	73-96 months	83,980	40.61
		F.	97-120 months	89,596	43.33
		G.	121-144 months	92,936	44.94
		H.	145+ months	101,000	48.84

G PAY PLAN
IAFF - Fire
Effective 7/1/2026

HTE	CLASS CODE	TITLE	STEP A	STEP B	STEP C	STEP D
						(EMR Certified)
504	2111	Firefighter	62,872	68,885	82,469	90,156
			21.5910	23.6556	28.3207	30.9602
						(EMT Certified)
						90,460
						31.0649
			(EMR Certified)			
506	2112	Fire Lieutenant	99,922			
			34.3142			
			(EMT Certified)			
			100,261			
			34.4304			
508	2114	Fire Inspector	109,748			
			52.7636			

Step A = 0 through 18 months
Step B = 19 months
Step C = 37 months
Step D = 60 months (see also Section 15.3)

Effective July 1, 2004, the City will combine incentive pay (Emergency Medical Responder - .7%, Instructor I - .7%, and approved fire classes - 1.7% for a total of 3.1%) and add to Firefighter Step D, Fire Lieutenant, and Fire Inspector pay scale.

Effective upon certification by the State of Iowa as a Conditional EMT Service, the City will combine incentive pay (Emergency Medical Technician - 1.05%, Instructor I - .7% and approved fire classes - 1.7% for a total of 3.45%) and add to Firefighter Step D, Fire Lieutenant, and Fire Inspector pay scale.

H PAY PLAN
ELECTRIC DISTRIBUTION
Effective 7/1/2026

HTE	CLASS CODE	TITLE	Annual	Hourly
600	171	Storekeeper	62,462.40	30.03
602	711	Records and Materials Specialist	79,352.00	38.15
604	4209	Substation Electrician Assistant	88,816.00	42.70
606	4210	Underground Electric Serviceworker	84,697.60	40.72
608	4211	Groundsworker	77,854.40	37.43
610	4212	Truck Driver/Groundsworker	84,697.60	40.72
612	4213	Electric Serviceworker	90,958.40	43.73
614	4215	Electric Lineworker	104,852.80	50.41
616	4218	Substation Electrician	104,852.80	50.41
618	4221	Electric Line Crew Leader	111,072.00	53.40
620	4231	Electric Meter & Relay Technician	90,376.00	43.45
622	4311	Electrical Engineering Assistant	86,548.80	41.61
624	4312	Electrical Engineering Technician	112,798.40	54.23
626	6126	Substation Crew Leader	111,072.00	53.40
628	4214	Apprentice Electric Lineworker		
		A. 1st twelve months/2000 hrs. (60%)	62,899.20	30.24
		B. 2nd twelve months/2000 hrs. (70%)	73,361.60	35.27
		C. 3rd twelve months/2000 hrs. (80%)	83,886.40	40.33
		D. 4th sixth months/1000 hrs. (90%)	94,328.00	45.35
630	4217	Apprentice Substation Electrician		
		A. 0 - 1000 hours (65%)	68,120.00	32.75
		B. 1000 - 2000 hours (70%)	73,361.60	35.27
		C. 2000 - 3000 hours (75%)	78,603.20	37.79
		D. 3000 - 4000 hours (80%)	83,886.40	40.33
		E. 4000 - 5000 hours (85%)	89,128.00	42.85
		F. 5000 - 6000 hours (90%)	94,328.00	45.35
632	4230	Apprentice Electric Meter Repair Worker		
		A. 0 - 1000 hours (75%)	67,808.00	32.60
		B. 1000 - 2000 hours (80%)	72,321.60	34.77
		C. 2000 - 3000 hours (84%)	75,920.00	36.50
		D. 3000 - 4000 hours (88%)	79,539.20	38.24
		E. 4000 - 5000 hours (92%)	83,158.40	39.98
		F. 5000 - 6000 hours (96%)	86,756.80	41.71

The above listed wage rates for apprentices are based on percentages of journey-level rates as set out in the respective apprentice agreements. Progression within the apprentice classifications is contingent upon training and outside coursework plus meeting the requirements set out in the apprenticeship agreement.

I PAY PLAN
IUOE - Power Plant
Effective 7/1/2026

HTE	CLASS CODE	TITLE	Annual	Hourly
711	4119	Instrument & Control Foreman	123,907.31	59.57
603	4109	Maintenance Records & Inventory Specialist	87,454.81	42.05
601	4108	Power Plant Storekeeper	62,454.99	30.03
709	4117	Environmental Instrument & Control Technician		
		1st 6 months	85,828.26	41.26
		2nd 6 months	91,755.13	44.11
		3rd 6 months	97,414.63	46.83
		4th 6 months	102,962.72	49.50
		5th 6 months	108,778.19	52.30
		6th 6 months	112,254.10	53.97
		Thereafter	114,727.34	55.16
709	4118	Instrument & Control Technician		
		1st 6 months	85,828.26	41.26
		2nd 6 months	91,755.13	44.11
		3rd 6 months	97,414.63	46.83
		4th 6 months	102,962.72	49.50
		5th 6 months	108,778.19	52.30
		6th 6 months	112,254.10	53.97
		Thereafter	114,727.34	55.16
704	4112	Power Plant Auxiliary Operator		
		1st 6 months	76,180.38	36.63
		2nd 6 months	80,970.90	38.93
		3rd 6 months	85,694.57	41.20
		4th 6 months	90,551.93	43.53
		Thereafter	95,320.17	45.83
706	4113	Power Plant Fireworker		
		5th 6 months	97,526.04	46.89
		6th 6 months	100,890.54	48.51
		Thereafter	104,009.95	50.00
708	4114	Power Plant Operator		
		7th 6 months	107,842.36	51.85
		Thereafter	111,162.30	53.44

I PAY PLAN
IUOE - Power Plant
Effective 7/1/2026

HTE	CLASS CODE	TITLE	Annual	Hourly
722	6163	Custodian		
		1st 6 months	49,019.26	23.57
		2nd 6 months	51,938.13	24.97
		Thereafter	57,330.25	27.56
720	6123	Electrician		
		1st 6 months	75,667.91	36.38
		2nd 6 months	81,305.12	39.09
		3rd 6 months	87,098.31	41.87
		4th 6 months	92,891.49	44.66
		5th 6 months	98,640.11	47.42
		6th 6 months	102,539.37	49.30
		Thereafter	105,213.15	50.58
714	4122	Power Plant Maintenance Foreman	106,861.98	51.38
718	4125	Power Plant Maintenance Mechanic		
		1st 6 months	79,099.25	38.03
		2nd 6 months	84,023.46	40.40
		3rd 6 months	89,036.79	42.81
		4th 6 months	93,894.16	45.14
		Thereafter	98,952.05	47.57
716	4124	Power Plant Maintenance Worker		
		1st 6 months	58,800.83	28.27
		2nd 6 months	62,922.90	30.25
		3rd 6 months	70,743.70	34.01
		Thereafter	79,901.39	38.41

Progression within the apprentice classification is contingent upon successful completion of outside course work and satisfactory progress during each step interval plus meeting the requirements set out in the apprenticeship agreement.

Any Power Plant Operator who voluntarily goes through training and obtains and maintains NERC certification as a transmission operator will receive a $1.75 per hour increase to their current hourly rate.

ALPHABETICAL LISTING

CODE	HTE	EEO	FLSA	CLASSIFICATION	PAY GRADE	PAGE
0133	-----	6	NE	Account Clerk	56	2
0307	-----	2	NE	Accountant	59	2
0313	-----	1	E	Accounting & Reporting Manager	62	2
0124	-----	1	E	Administrative Services Coordinator	59	2
2309	-----	8	NE	Animal Control Attendant - Merit	52	2
2310	-----	8	NE	Animal Control Attendant	Unclassified	1
2308	400	6	NE	Animal Control Clerk	Union-F	8
2311	412	8	NE	Animal Control Officer	Union-F	8
2311	-----	8	NE	Animal Control Officer	Unclassified	1
2312	-----	3	E	Animal Control Supervisor	61	2
2305	-----	3	NE	Animal Control Veterinary Technician	56	2
0905	-----	6	NE	Appraisal Clerk	56	2
0910	-----	6	NE	Appraisal Technician	57	2
4230	632	7	NE	Appr. Electric Meter Repair Worker	H	10
4217	630	8	NE	Appr. Substation Electrician	H	10
4214	628	7	NE	Apprentice Electric Lineworker	H	10
3202	-----	5	E	Aquatics & Activities Manager	59	2
3218	-----	5	NE	Aquatics Coordinator	56	2
0901	-----	1	E	Assessor	65	3
1227	-----	2	E	Assistant Building Official	60	2
0411	-----	2	E	Assistant City Attorney I	61	2
0412		2	E	Assistant City Attorney II	63	2
0612	-----	1	E	Assistant City Manager	65	3
4331	-----	1	E	Assistant Director Electric Services	94	2
5311	-----	1	E	Assistant Director of Water and PC	63	2
4222	-----	2	E	Assistant Electric Distribution Supt.	90	2
1214	-----	2	E	Assistant Planner	58	2
4133	-----	2	E	Assistant Power Plant Manager	91	2
0611	-----	1	E	Assistant to the City Manager	64	3
1317	-----	1	E	Assistant Transit Director-Fleet & Facilities	63	2
1321	-----	1	E	Assistant Transit Director-Operations	63	2
3206	-----	2	E	Aud., Bandshell, & Community Center Mgr.	59	2
5134	-----	3	E	Backflow Prevention Specialist	59	2
0306	-----	2	NE	Budget and Finance Analyst	60	2
0308	-----	2	E	Budget Manager	62	2
1226	315	1	NE	Building and Zoning Inspector	E	4
6121	350	7	NE	Building Maintenance Specialist	E	4
1224	-----	1	E	Building Official	62	2
0132	-----	6	NE	Cashier	56	2
2223	-----	1	E	Chief of Police	65	3
6108	-----	6	E	City Forester	59	2
1124	-----	3	NE	Civil Design Technician	59	2
1120	-----	2	E	Civil Engineer I	60	2
1121	-----	2	E	Civil Engineer II	62	2
0218	-----	2	E	Client Support Coordinator	60	2
0217	-----	3	NE	Client Support Specialist I	56	2
0215	-----	3	NE	Client Support Specialist II	57	2
1116	999	8	NE	Co-op	Unclassified	1
0609	-----	3	E	Communication Specialist	58	2
0713	-----	2	E	Communications and Outreach Manager	61	2
1228	313	10	NE	Community Codes Liaison	E	4

CODE	HTE	EEO	FLSA	CLASSIFICATION	PAY GRADE	PAGE
2209	-----	4	NE	Community Safety Officer	Unclassified	1
2206	-----	4	NE	Community Safety Officer Coordinator	Unclassified	1
6163	722	8	NE	Custodian	Union-I	12
0920	-----	2	E	Database Manager	59	2
0902	-----	1	E	Deputy Assessor	63	2
2118	-----	1	E	Deputy Fire Chief	63	2
4332	-----	1	E	Director of Electric Services	96	3
0314	-----	1	E	Director of Finance	65	3
0174	-----	1	E	Director of Fleet Services	65	3
0514	-----	1	E	Director of Human Resources	65	3
3215	-----	1	E	Director of Parks and Recreation	65	3
1232	-----	1	E	Director of Planning and Housing	65	3
6232	-----	1	E	Director of Public Works	65	3
1315	-----	1	E	Director of Transit	65	3
5312	-----	1	E	Director of Water and WPC	65	3
4224	-----	1	E	Electric Distribution Manager	91	2
4310	-----	5	NE	Electric GIS Specialist	59	2
4221	618	7	NE	Electric Line Crew Leader	H	10
4215	614	7	NE	Electric Lineworker	H	10
4231	620	7	NE	Electric Meter & Relay Technician	H	10
4213	612	7	NE	Electric Service Worker	H	10
4319	-----	2	E	Electrical Engineer I	60	2
4318	-----	2	E	Electrical Engineer II	90	2
4311	622	5	NE	Electrical Engineering Assistant	H	10
4322	-----	2	E	Electrical Engineering Manager	92	2
4312	624	3	NE	Electrical Engineering Technician	H	10
1223	312	1	NE	Electrical Inspector	E	4
6123	720	7	NE	Electrician	Union-I	12
2200	-----	6	E	Emergency Communications Supervisor	60	2
4316	-----	2	E	Energy Services Coordinator	60	2
0615	-----	1	E	Engagement Coordinator	60	2
1110	304	5	NE	Engineering Technician I	E	4
1111	306	3	NE	Engineering Technician II	E	4
5305	-----	2	E	Environmental Engineer I	60	2
5306	-----	2	E	Environmental Engineer II	62	2
4117	709	3	NE	Environmental Instrument & Control Tech.	Union-I	11
5309	-----	2	E	Environmental Specialist	60	2
2116	-----	1	E	Fire Chief	65	3
2114	508	1	NE	Fire Inspector	Union-G	9
2112	506	2	NE	Fire Lieutenant	Union-G	9
2119	-----	2	E	Fire Training Officer	61	2
2111	504	4	NE	Firefighter	Union-G	9
6140	-----	1	E	Fleet Support Manager	61	2
1326	370	7	NE	Fleet Technician	E	5
1125	-----	2	E	GIS Coordinator	61	2
1115	-----	3	NE	GIS Specialist	59	2
6221	-----	7	NE	Grounds Foreman	58	2
6222	-----	3	E	Grounds Supervisor	60	2
4211	608	8	NE	Groundsworker	H	10
0509	-----	2	E	Health Promotion Coordinator	60	2
6153	356	7	NE	Heavy Equipment Operator	E	4
1216	-----	2	E	Housing Coordinator	61	2
1225	314	9	NE	Housing Inspector	E	4

CODE	HTE	EEO	FLSA	CLASSIFICATION	PAY GRADE	PAGE
0511	-----	5	E	Human Resources Analyst	58	2
0516	-----	6	NE	Human Resources Assistant	56	2
0510	-----	2	E	Human Resources Officer I	60	2
0513	-----	2	E	Human Resources Officer II	61	2
0515	-----	6	NE	Human Resources Secretary I	57	2
0517	-----	5	E	Human Resources Specialist	58	2
3205	-----	5	NE	Ice Arena Coordinator	56	2
3209	-----	5	E	Ice Arena Manager	59	2
0222	-----	1	E	Information Technology Manager	62	2
4118	709	3	NE	Instrument and Control Technician	Union-I	11
4119	711	7	NE	Instrument and Control Foreman	Union-I	11
0312	-----	2	E	Investment Officer	60	2
0212	-----	6	NE	IT Clerk	56	2
0213	-----	5	NE	IT Operations Technician	57	2
6111	362	8	NE	Laborer	E	5
1318	320	8	NE	Laneworker	Union-E	7
1328	371	7	NE	Lead Fleet Technician	E	4
1307	321	8	NE	Lead Lane Worker	Union-E	7
1324	327	7	NE	Lead Mechanic (CyRide)	Union-E	7
2207	403	6	NE	Lead Police Records Clerk	Union-F	8
2229	-----	6	NE	Lead Property-Evidence Technician	57	2
2229	-----	6	NE	Lead Property-Evidence Technician	Unclassified	1
0118	----	6	NE	Legal Secretary	57	2
0126	-----	6	E	Legal Services Administrative Assistant	59	2
0119	-----	6	NE	Legal Technician	57	2
3121	-----	2	E	Librarian	58	2
3117	-----	5	NE	Library Administrative Assistant	58	2
3108	-----	1	E	Library Adult Services Manager	61	2
3113	-----	5	NE	Library Assistant	57	2
3110	-----	8	NE	Library Building Maintenance Supervisor	57	2
3116	-----	6	NE	Library Cataloging Clerk	53	2
3106	-----	6	NE	Library Clerk - Adult/Youth Services	53	2
3109	----	6	NE	Library Clerk - Customer Account Services	53	2
3111	-----	6	NE	Library Clerk - Resource Services	53	2
3114	-----	2	E	Library Community Relations Specialist	58	2
3112	999	8	NE	Library Custodial Assistant	Unclassified	1
3129	-----	2	E	Library Customer Account Services Manager	61	2
3123	-----	1	E	Library Director	65	3
3133	-----	6	NE	Library Marketing Assistant	56	2
3131	-----	2	E	Library Operations Coordinator	59	2
3105	-----	2	E	Library Resource Services Manager	61	2
3132	-----	5	E	Library Resource Services Technician	57	2
3130	-----	2	E	Library Volunteer Coordinator	59	2
3128	-----	2	E	Library Youth Services Manager	61	2
0166	-----	6	NE	Mail Clerk	55	2
4109	603	6	NE	Maintenance Records & Inventory Specialist	Union-I	10
6112	344	8	NE	Maintenance Worker	E	5
0614	-----	2	E	Management Analyst	58	2
4315	-----	3	E	Manager of Energy Market Operations	91	2
1323	325	7	NE	Mechanic (CyRide)	Union-E	7
1322	322	8	NE	Mechanic Assistant	E	4
1322	323	8	NE	Mechanic Assistant (CyRide)	Union-E	7
0608	-----	3	E	Media Production Services Coordinator	58	2

CODE	HTE	EEO	FLSA	CLASSIFICATION	PAY GRADE	PAGE
2230	-----	4	E	Mental Health Advocate	59	2
0141	300	6	NE	Meter Reader	E	4
1122	-----	1	E	Municipal Engineer	63	2
0224	-----	2	E	Network Administrator	60	2
0214	-----	3	NE	Network Technician I	58	2
9405	999	6	NE	Office Worker	Unclassified	1
0125	-----	6	E	Office Manager	59	2
0117	-----	6	NE	Paralegal	58	2
2231	-----	6	E	Parking Enforcement Coordinator	58	2
3213	-----	1	E	Parks and Facilities Superintendent	62	2
3210	-----	5	E	Parks and Facilities Supervisor	59	2
6114	348	8	NE	Parks Maintenance Specialist	E	4
0131	402	6	NE	Parking Meter Attendant	Union-F	8
0134	-----	6	NE	Payroll Coordinator	58	2
1212	-----	2	E	Planner	60	2
1230	-----	5	E	Plans Examiner	59	2
5411	342	7	NE	Plant Maintenance Operator	E	4
5111	329	7	NE	Plant Maintenance Specialist	E	4
1222	310	1	NE	Plumbing Inspector	E	4
2222	-----	2	E	Police Lieutenant	62	2
2226	-----	1	E	Police Major	63	2
2216	410	4	NE	Police Officer	Union-F	8
2208	404	6	NE	Police Records Clerk	Union-F	8
2205	-----	6	E	Police Records Supervisor	59	2
2221	-----	3	E	Police Sergeant	61	2
2225	-----	2	E	Police Support Services Manager	63	2
4112	704	8	NE	Power Plant Auxiliary Operator	Union-I	11
4323	-----	2	E	Power Plant Engineer	90	2
4113	706	7	NE	Power Plant Fireworker	Union-I	11
4122	714	7	NE	Power Plant Maintenance Foreman	Union-I	12
4125	718	7	NE	Power Plant Maintenance Mechanic	Union-I	12
4124	716	8	NE	Power Plant Maintenance Worker	Union-I	12
4132	-----	1	E	Power Plant Manager	92	2
4114	708	7	NE	Power Plant Operator	Union-I	11
4108	601	6	NE	Power Plant Storekeeper	Union-I	11
0113	-----	6	NE	Principal Clerk	56	2
0163	-----	7	NE	Printing and Graphics Services Specialist	58	2
5412	343	8	NE	Process Maintenance Worker	E	6
0175	-----	5	NE	Procurement Specialist I	57	2
0172	-----	5	NE	Procurement Specialist II	59	2
2228	-----	6	NE	Property/Evidence Technician	56	2
2228	-----	6	NE	Property/Evidence Technician	Unclassified	1
2202	406	6	NE	Public Safety Dispatcher	Union-F	8
2201	416	6	NE	Public Safety Lead Dispatcher	Union-F	8
2204	-----	6	NE	Public Safety Quality Assurance Coordinator	Unclassified	1
0714	-----	6	E	Public Works Management Analyst	58	2
6230	-----	1	E	Public Works Operations Manager	62	2
6231	-----	3	E	Public Works Operations Supervisor	61	2
0169	-----	6	NE	Purchasing Clerk	56	2
0173	-----	2	E	Purchasing Manager	62	2
0711	602	6	NE	Records and Materials Specialist	Union-H	10
9500	-----	6	E	Records Manager/City Clerk	61	2
3217	-----	5	NE	Recreation Coordinator	56	2

CODE	HTE	EEO	FLSA	CLASSIFICATION	PAY GRADE	PAGE
3201	-----	5	E	Recreation Manager	59	2
3214	----	1	E	Recreation Superintendent	62	2
0911	----	1	NE	Residential Appraiser I	57	2
0912	----	1	NE	Residential Appraiser II	59	2
5222	-----	2	E	Resource Recovery Asst. Superintendent	61	2
6154	372	7	NE	Resource Recovery Equipment Operator	E	4
5220	339	7	NE	Resource Recovery Lead Operator	E	4
5221	340	7	NE	Resource Recovery Maint. Operator	E	4
6119	724	8	NE	Resource Recovery Maint. Tech. I	E	6
6120	726	8	NE	Resource Recovery Maint. Tech. II	E	6
5223	-----	1	E	Resource Recovery Superintendent	62	2
0610	-----	1	E	Risk Manager	61	2
9392	-----	8	NE	School Crossing Guard	Unclassified	1
3200	-----	8	NE	Seasonal Parks and Recreation	Temporary	1
0121	-----	6	NE	Secretary I	57	2
0122	-----	6	NE	Secretary II	58	2
0112	-----	6	NE	Senior Clerk	55	2
1112	-----	3	NE	Senior Engineering Technician	59	2
6152	354	7	NE	Senior Heavy Equipment Operator	E	4
6113	346	8	NE	Senior Maintenance Worker	E	4
0142	302	6	NE	Senior Meter Reader	E	4
1319	364	8	NE	Service Worker	E	5
2113	-----	4	E	Shift Commander	62*	2
0171	600	6	NE	Storekeeper	H	10
1126	-----	3	E	Stormwater Resource Analyst	59	2
1123	-----	2	E	Stormwater Specialist	59	2
6211	-----	7	NE	Streets Maintenance Foreman	59	2
6115	351	7	NE	Streets Maintenance Lead Worker	E	6
6213	-----	3	E	Streets Operations Supervisor	61	2
4218	616	7	NE	Substation Electrician	H	10
4209	604	8	NE	Substation Electrician Assistant	H	10
6126	626	7	NE	Substation Crew Leader	H	10
0616	-----	1	E	Sustainability Coordinator	60	2
0221	-----	2	E	Systems Analyst	60	2
9407	-----	3	NE	Technical Assistant	Unclassified	1
4232	-----	3	E	Technical Services Supervisor	90	2
9450	-----	1	E	Temporary Manager	Unclassified	1
1133	-----	2	E	Traffic Engineer I	61	2
1136	-----	2	E	Traffic Engineer II	62	2
1138	-----	2	E	Traffic Engineering Manager	63	2
1131	308	3	NE	Traffic Signal Technician	E	6
1134	309	3	NE	Traffic Signal Technician Lead Worker	E	6
1132	-----	3	E	Traffic Supervisor	61	2
1137	358	7	NE	Traffic Technician	E	6
1139	361	7	NE	Traffic Technician II	E	6
1141	363	7	NE	Traffic Technician III	E	6
1306	-----	2	E	Transit Chief Safety Officer	60	2
1313	-----	6	NE	Transit Dispatcher	57	2
1311	316	8	NE	Transit Driver	Union-E	7
1311	318	8	NE	Transit Driver (PT 20 hrs)	Union-E	7
1311	-----	8	NE	Transit Driver (< 20 hrs/week)	Unclassified	1
1310	-----	5	E	Transit Maintenance Coordinator	60	2
1314	-----	5	E	Transit Operations Manager	60	2

CODE	HTE	EEO	FLSA	CLASSIFICATION	PAY GRADE	PAGE
1312	-----	2	E	Transit Operations Supervisor	61	2
1305	-----	2	E	Transit Planner/EEO Officer	60	2
1316	-----	5	E	Transit Scheduler/Admin Analyst	60	2
1309	-----	3	NE	Transit Technology Coordinator	59	2
1320	-----	5	E	Transit Trainer	59	2
1129	-----	2	E	Transportation Planner	60	2
6110	344	8	NE	Treatment Plant Maintenance Worker	E	6
6151	352	8	NE	Truck Driver	E	4
4212	610	8	NE	Truck Driver/Groundsworker	H	10
3216	-----	5	E	Turf Maintenance Supervisor	59	2
9403	999	8	NE	Unclassified Labor	Unclassified	1
9404	999	8	NE	Unclassified Skilled Laborer	Unclassified	1
4210	606	7	NE	Underground Electric Serviceworker	H	10
0310	-----	2	E	Utility Accounts Supervisor	61	2
0135	-----	6	NE	Utility Accounts Technician	57	2
0136	-----	6	NE	Utility Customer Services Clerk	56	2
0140	-----	6	NE	Utility Meter and Customer Services Clerk	56	2
4320	-----	2	E	Utility Engineer	90	2
5121	-----	7	NE	Utility Maintenance Foreman	59	2
5119	345	8	NE	Utility Maintenance Technician I	E	5
5120	347	8	NE	Utility Maintenance Technician II	E	5
5141	336	3	NE	Water & PC Laboratory Analyst	E	4
5143	-----	1	E	Water & PC Laboratory Supervisor	60	2
5143	-----	1	E	Water & PC Laboratory Supervisor	60	2
5140	334	3	NE	Water & PC Laboratory Technician	E	4
6117	359	8	NE	Water & PC Maintenance Technician I	E	5
6118	360	8	NE	Water & PC Maintenance Technician II	E	5
5132	-----	3	E	Water Meter Supervisor	60	2
5131	332	8	NE	Water Meter Technician	E	4
5114	-----	2	E	Water Plant Assistant Superintendent	61	2
5112	328	7	NE	Water Plant Operator	E	5
5113	-----	1	E	Water Plant Superintendent	62	2
5130	330	8	NE	Water Utility Locator	E	4
5142	-----	3	NE	Water/Wastewater Laboratory Aide	Unclassified	1
3208	-----	5	E	Wellness Program Manager	59	2
5304	-----	3	NE	WPC Control Systems Specialist	60	2
5215	-----	2	E	WPC Plant Assistant Superintendent	61	2
5213	338	7	NE	WPC Plant Operator	E	5
5214	-----	1	E	WPC Plant Superintendent	62	2

NUMERICAL LISTING

CODE	HTE	EEO	FLSA	CLASSIFICATION	PAY GRADE	PAGE
0112	-----	6	NE	Senior Clerk	55	2
0113	-----	6	NE	Principal Clerk	56	2
0117	-----	6	NE	Paralegal	58	2
0118	----	6	NE	Legal Secretary	57	2
0119	-----	6	NE	Legal Technician	57	2
0121	-----	6	NE	Secretary I	57	2
0122	-----	6	NE	Secretary II	58	2
0124	-----	1	E	Administrative Services Coordinator	59	2
0125	-----	6	E	Office Manager	59	2
0126	-----	6	E	Legal Services Administrative Assistant	59	2
0131	402	6	NE	Parking Meter Attendant	Union-F	8
0132	-----	6	NE	Cashier	56	2
0133	-----	6	NE	Account Clerk	56	2
0134	-----	6	NE	Payroll Coordinator	58	2
0135	-----	6	NE	Utility Accounts Technician	57	2
0136	-----	6	NE	Utility Customer Services Clerk	56	2
0140	-----	6	NE	Utility Meter and Customer Services Clerk	56	2
0141	300	6	NE	Meter Reader	E	4
0142	302	6	NE	Senior Meter Reader	E	4
0163	-----	7	NE	Printing and Graphics Services Specialist	58	2
0166	-----	6	NE	Mail Clerk	55	2
0169	-----	6	NE	Purchasing Clerk	56	2
0171	600	6	NE	Storekeeper	H	10
0172	-----	5	NE	Procurement Specialist II	59	2
0173	-----	2	E	Purchasing Manager	62	2
0174	-----	1	E	Director of Fleet Services	65	3
0175	-----	5	NE	Procurement Specialist I	57	2
0212	-----	6	NE	IT Clerk	56	2
0213	-----	5	NE	IT Operations Technician	57	2
0214	-----	3	NE	Network Technician I	58	2
0215	-----	3	NE	Client Support Specialist II	57	2
0217	-----	3	NE	Client Support Specialist I	56	2
0218	-----	2	E	Client Support Coordinator	60	2
0221	-----	2	E	Systems Analyst	60	2
0222	-----	1	E	Information Technology Manager	62	2
0224	-----	2	E	Network Administrator	60	2
0306	-----	2	NE	Budget and Finance Analyst	60	2
0307	-----	2	NE	Accountant	59	2
0308	-----	2	E	Budget Manager	62	2
0310	-----	2	E	Utility Accounts Supervisor	61	2
0312	-----	2	E	Investment Officer	60	2
0313	-----	1	E	Accounting & Reporting Manager	62	2
0314	-----	1	E	Director of Finance	65	3
0411	-----	2	E	Assistant City Attorney I	61	2
0412		2	E	Assistant City Attorney II	63	2
0509	-----	2	E	Health Promotion Coordinator	60	2
0510	-----	2	E	Human Resources Officer I	60	2
0511	-----	5	E	Human Resources Analyst	58	2
0513	-----	2	E	Human Resources Officer II	61	2
0514	-----	1	E	Director of Human Resources	65	3
0515	-----	6	NE	Human Resources Secretary I	57	2
0516	-----	6	NE	Human Resources Assistant	56	2
0517	-----	5	E	Human Resources Specialist	58	2

CODE	HTE	EEO	FLSA	CLASSIFICATION	PAY GRADE	PAGE
0608	-----	3	E	Media Production Services Coordinator	58	2
0609	-----	3	E	Communication Specialist	58	2
0610	-----	1	E	Risk Manager	61	2
0611	-----	1	E	Assistant to the City Manager	64	3
0612	-----	1	E	Assistant City Manager	65	3
0614	-----	2	E	Management Analyst	58	2
0615	-----	1	E	Engagement Coordinator	60	2
0616	-----	1	E	Sustainability Coordinator	60	2
0711	602	6	NE	Records and Materials Specialist	H	10
0713	-----	2	E	Communications and Outreach Manager	61	2
0714	-----	6	E	Public Works Management Analyst	58	2
0901	-----	1	E	Assessor	65	3
0902	-----	1	E	Deputy Assessor	63	2
0905	-----	6	NE	Appraisal Clerk	56	2
0910	-----	6	NE	Appraisal Technician	57	2
0911	-----	1	NE	Residential Appraiser I	57	2
0912	-----	1	NE	Residential Appraiser II	59	2
0920	-----	2	E	Database Manager	59	2
1110	304	5	NE	Engineering Technician I	E	4
1111	306	3	NE	Engineering Technician II	E	4
1112	-----	3	NE	Senior Engineering Technician	59	2
1115	-----	3	NE	GIS Specialist	59	2
1116	999	8	NE	Co-op	Unclassified	1
1120	-----	2	E	Civil Engineer I	60	2
1121	-----	2	E	Civil Engineer II	62	2
1122	-----	1	E	Municipal Engineer	63	2
1123	-----	2	E	Stormwater Specialist	59	2
1124	-----	3	NE	Civil Design Technician	59	2
1125	-----	2	E	GIS Coordinator	61	2
1126	-----	3	E	Stormwater Resource Analyst	59	2
1129	-----	2	E	Transportation Planner	60	2
1131	308	3	NE	Traffic Signal Technician	E	6
1132	-----	3	E	Traffic Supervisor	61	2
1133	-----	2	E	Traffic Engineer I	61	2
1134	309	3	NE	Traffic Signal Technician Lead Worker	E	6
1136	-----	2	E	Traffic Engineer II	62	2
1137	358	7	NE	Traffic Technician	E	6
1138	-----	2	E	Traffic Engineering Manager	63	2
1139	361	7	NE	Traffic Technician II	E	6
1141	363	7	NE	Traffic Technician III	E	6
1212	-----	2	E	Planner	60	2
1214	-----	2	E	Assistant Planner	58	2
1216	-----	2	E	Housing Coordinator	61	2
1222	310	1	NE	Plumbing Inspector	E	4
1223	312	1	NE	Electrical Inspector	E	4
1224	-----	1	E	Building Official	62	2
1225	314	9	NE	Housing Inspector	E	4
1225	314	1	NE	Housing Inspector	E	4
1226	315	1	NE	Building and Zoning Inspector	E	4
1227	-----	2	E	Assistant Building Official	60	2
1228	313	10	NE	Community Codes Liaison	E	4
1228	313	1	NE	Community Codes Liaison	E	4
1230	-----	5	E	Plans Examiner	59	2
1232	-----	1	E	Director of Planning and Housing	65	3

CODE	HTE	EEO	FLSA	CLASSIFICATION	PAY GRADE	PAGE
1305	-----	2	E	Transit Planner/EEO Officer	60	2
1306	-----	2	E	Transit Chief Safety Officer	60	2
1307	321	8	NE	Lead Lane Worker	Union-E	7
1309	-----	3	NE	Transit Technology Coordinator/Dispatcher	59	2
1310	-----	5	E	Transit Maintenance Coordinator	60	2
1311	316	8	NE	Transit Driver	Union-E	7
1311	318	8	NE	Transit Driver (PT 20 hrs)	Union-E	7
1311	-----	8	NE	Transit Driver (< 20 hrs/week)	Unclassified	1
1312	-----	2	E	Transit Operations Supervisor	61	2
1313	-----	6	NE	Transit Dispatcher	57	2
1314	-----	5	E	Transit Operations Manager	60	2
1315	-----	1	E	Director of Transit	65	3
1316	-----	5	E	Transit Scheduler/Admin Analyst	60	2
1317	-----	1	E	Assistant Transit Director-Fleet & Facilities	63	2
1318	320	8	NE	Laneworker	Union-E	7
1319	364	8	NE	Service Worker	E	5
1320	-----	5	E	Transit Trainer	59	2
1321	-----	1	E	Assistant Transit Director-Operations	63	2
1322	322	8	NE	Mechanic Assistant	E	4
1322	323	8	NE	Mechanic Assistant (CyRide)	Union-E	7
1323	325	7	NE	Mechanic (CyRide)	Union-E	7
1324	327	7	NE	Lead Mechanic (CyRide)	Union-E	7
1326	370	7	NE	Fleet Technician	E	5
1328	371	7	NE	Lead Fleet Technician	E	4
2111	504	4	NE	Firefighter	Union-G	9
2112	506	2	NE	Fire Lieutenant	Union-G	9
2113	-----	4	E	Shift Commander	62*	2
2114	508	1	NE	Fire Inspector	Union-G	9
2116	-----	1	E	Fire Chief	65	3
2118	-----	1	E	Deputy Fire Chief	63	2
2119	-----	2	E	Fire Training Officer	61	2
2200	-----	6	E	Emergency Communications Supervisor	60	2
2201	416	6	NE	Public Safety Lead Dispatcher	Union-F	8
2202	406	6	NE	Public Safety Dispatcher	Union-F	8
2204	-----	6	NE	Public Safety Quality Assurance Coordinator	Unclassified	1
2205	-----	6	E	Police Records Supervisor	59	2
2206	-----	4	NE	Community Safety Officer Coordinator	Unclassified	1
2207	403	6	NE	Lead Police Records Clerk	Union-F	8
2208	404	6	NE	Police Records Clerk	Union-F	8
2209	-----	4	NE	Community Safety Officer	Unclassified	1
2216	410	4	NE	Police Officer	Union-F	8
2221	-----	3	E	Police Sergeant	61	2
2222	-----	2	E	Police Lieutenant	62	2
2223	-----	1	E	Chief of Police	65	3
2224	-----	1	E	Police Commander	63	2
2225	-----	2	E	Police Support Services Manager	63	2
2226	-----	1	E	Police Major	63	2
2228	-----	6	NE	Property/Evidence Technician	56	2
2228	-----	6	NE	Property/Evidence Technician	Unclassified	1
2229	-----	6	NE	Lead Property-Evidence Technician	57	2
2229	-----	6	NE	Lead Property-Evidence Technician	Unclassified	1
2230	-----	4	E	Mental Health Advocate	59	2
2231	-----	6	E	Parking Enforcement Coordinator	58	2

CODE	HTE	EEO	FLSA	CLASSIFICATION	PAY GRADE	PAGE
2305	-----	3	NE	Animal Control Veterinary Technician	56	2
2308	400	6	NE	Animal Control Clerk	Union-F	8
2309	-----	8	NE	Animal Control Attendant - Merit	52	2
2310	-----	8	NE	Animal Control Attendant	Unclassified	1
2311	412	8	NE	Animal Control Officer	Union-F	8
2311	-----	8	NE	Animal Control Officer	Unclassified	1
2312	-----	3	E	Animal Control Supervisor	61	2
3105	-----	2	E	Library Resource Services Manager	61	2
3106	-----	6	NE	Library Clerk - Adult/Youth Services	53	2
3108	-----	1	E	Library Adult Services Manager	61	2
3109	----	6	NE	Library Clerk - Customer Account Services	53	2
3110	-----	8	NE	Library Building Maintenance Supervisor	57	2
3111	-----	6	NE	Library Clerk - Resource Services	53	2
3112	999	8	NE	Library Custodial Assistant	Unclassified	1
3113	-----	5	NE	Library Assistant	57	2
3114	-----	2	E	Library Community Relations Specialist	58	2
3116	-----	6	NE	Library Cataloging Clerk	53	2
3117	-----	5	NE	Library Administrative Assistant	58	2
3121	-----	2	E	Librarian	58	2
3123	-----	1	E	Library Director	65	3
3126	-----	2	E	Library Reference Specialist	59	2
3128	-----	2	E	Library Youth Services Manager	61	2
3129	-----	2	E	Library Customer Account Services Manager	61	2
3130	-----	2	E	Library Volunteer Coordinator	59	2
3131	-----	2	E	Library Operations Coordinator	59	2
3131	-----	2	E	Library Operations Services Manager	61	2
3132	-----	5	E	Library Resource Services Technician	57	2
3133	-----	6	NE	Library Marketing Assistant	56	2
3200	-----	8	NE	Seasonal Parks and Recreation	Temporary	1
3201	-----	5	E	Recreation Manager	59	2
3202	-----	5	E	Aquatics & Activities Manager	59	2
3205	-----	5	NE	Ice Arena Coordinator	56	2
3206	-----	2	E	Aud., Bandshell, & Community Center Mgr.	59	2
3208	-----	5	E	Wellness Program Manager	59	2
3209	-----	5	E	Ice Arena Manager	59	2
3210	-----	5	E	Parks and Facilities Supervisor	59	2
3213	-----	1	E	Parks and Facilities Superintendent	62	2
3214	----	1	E	Recreation Superintendent	62	2
3215	-----	1	E	Director of Parks and Recreation	65	3
3216	-----	5	E	Turf Maintenance Supervisor	59	2
3217	-----	5	NE	Recreation Coordinator	56	2
3218	-----	5	NE	Aquatics Coordinator	56	2
4108	601	6	NE	Power Plant Storekeeper	Union-I	11
4109	603	6	NE	Maintenance Records & Inventory Specialist	Union-I	11
4112	704	8	NE	Power Plant Auxiliary Operator	Union-I	11
4113	706	7	NE	Power Plant Fireworker	Union-I	11
4114	708	7	NE	Power Plant Operator	Union-I	11
4117	709	3	NE	Environmental Instrument & Control Tech	Union-I	11
4118	709	3	NE	Instrument and Control Technician	Union-I	11
4119	711	7	NE	Instrument and Control Foreman	Union-I	11
4122	714	7	NE	Power Plant Maintenance Foreman	Union-I	12
4124	716	8	NE	Power Plant Maintenance Worker	Union-I	12
4125	718	7	NE	Power Plant Maintenance Mechanic	Union-I	12
4132	-----	1	E	Power Plant Manager	92	2
4133	-----	2	E	Assistant Power Plant Manager	91	2

CODE	HTE	EEO	FLSA	CLASSIFICATION	PAY GRADE	PAGE
4209	604	8	NE	Substation Electrician Assistant	H	10
4210	606	7	NE	Underground Electric Serviceworker	H	10
4211	608	8	NE	Groundsworker	H	10
4212	610	8	NE	Truck Driver/Groundsworker	H	10
4213	612	7	NE	Electric Service Worker	H	10
4214	628	7	NE	Apprentice Electric Lineworker	H	10
4215	614	7	NE	Electric Lineworker	H	10
4217	630	8	NE	Appr. Substation Electrician	H	10
4218	616	7	NE	Substation Electrician	H	10
4221	618	7	NE	Electric Line Crew Leader	H	10
4222	-----	2	E	Assistant Electric Distribution Supt.	90	2
4224	-----	1	E	Electric Distribution Manager	91	2
4230	632	7	NE	Appr. Electric Meter Repair Worker	H	10
4231	620	7	NE	Electric Meter & Relay Technician	H	10
4232	-----	3	E	Technical Services Supervisor	90	2
4310	-----	5	NE	Electric GIS Specialist	59	2
4311	622	5	NE	Electrical Engineering Assistant	H	10
4312	624	3	NE	Electrical Engineering Technician	H	10
4315	-----	3	E	Manager of Energy Market Operations	91	2
4316	-----	2	E	Energy Services Coordinator	60	2
4318	-----	2	E	Electrical Engineer II	90	2
4319	-----	2	E	Electrical Engineer I	60	2
4320	-----	2	E	Utility Engineer	90	2
4322	-----	2	E	Electrical Engineering Manager	92	2
4323	-----	2	E	Power Plant Engineer	90	2
4331	-----	1	E	Assistant Director Electric Services	94	2
4332	-----	1	E	Director of Electric Services	96	3
5111	329	7	NE	Plant Maintenance Specialist	E	4
5112	328	7	NE	Water Plant Operator	E	5
5113	-----	1	E	Water Plant Superintendent	62	2
5114	-----	2	E	Water Plant Assistant Superintendent	61	2
5119	345	8	NE	Utility Maintenance Technician I	E	5
5120	347	8	NE	Utility Maintenance Technician II	E	5
5121	-----	7	NE	Utility Maintenance Foreman	59	2
5130	330	8	NE	Water Utility Locator	E	4
5131	332	8	NE	Water Meter Technician	E	4
5132	-----	3	E	Water Meter Supervisor	60	2
5134	-----	3	NE	Backflow Prevention Specialist	59	2
5140	334	3	NE	Water & PC Laboratory Technician	E	4
5141	336	3	NE	Water & PC Laboratory Analyst	E	4
5142	-----	3	NE	Water/Wastewater Laboratory Aide	Unclassified	1
5143	-----	1	E	Water & PC Laboratory Supervisor	60	2
5213	338	7	NE	WPC Plant Operator	E	5
5214	-----	1	E	WPC Plant Superintendent	62	2
5215	-----	2	E	WPC Plant Assistant Superintendent	61	2
5220	339	7	NE	Resource Recovery Lead Operator	E	4
5221	340	7	NE	Resource Recovery Maint. Operator	E	4
5222	-----	2	E	Resource Recovery Asst. Superintendent	61	2
5223	-----	1	E	Resource Recovery Superintendent	62	2
5304	-----	3	NE	WPC Control Systems Specialist	60	2
5305	-----	2	E	Environmental Engineer I	60	2
5306	-----	2	E	Environmental Engineer II	61	2
5309	-----	2	E	Environmental Specialist	60	2
5311	-----	1	E	Assistant Director of Water and PC	63	2
5312	-----	1	E	Director of Water and WPC	65	3

CODE	HTE	EEO	FLSA	CLASSIFICATION	PAY GRADE	PAGE
5411	342	7	NE	Plant Maintenance Operator	E	4
5412	343	8	NE	Process Maintenance Worker	E	6
6108	-----	6	E	City Forester	59	2
6110	344	8	NE	Treatment plant Maintenance Worker	E	6
6111	362	8	NE	Laborer	E	5
6112	344	8	NE	Maintenance Worker	E	5
6113	346	8	NE	Senior Maintenance Worker	E	4
6114	348	8	NE	Parks Maintenance Specialist	E	4
6115	351	7	NE	Streets Maintenance Lead Worker	E	6
6117	359	8	NE	Water & PC Maintenance Technician I	E	5
6118	360	8	NE	Water & PC Maintenance Technician II	E	5
6119	724	8	NE	Resource Recovery Maint. Tech. I	E	6
6120	726	8	NE	Resource Recovery Maint. Tech. II	E	6
6121	350	7	NE	Building Maintenance Specialist	E	4
6123	720	7	NE	Electrician	Union-I	12
6126	626	7	NE	Substation Crew Leader	H	10
6140	-----	1	E	Fleet Support Manager	61	2
6151	352	8	NE	Truck Driver	E	4
6152	354	7	NE	Senior Heavy Equipment Operator	E	4
6153	356	7	NE	Heavy Equipment Operator	E	4
6154	372	7	NE	Resource Recovery Equipment Operator	E	4
6163	722	8	NE	Custodian	Union-I	12
6211	-----	7	NE	Streets Maintenance Foreman	59	2
6213	-----	3	E	Streets Operations Supervisor	61	2
6221	-----	7	NE	Grounds Foreman	58	2
6222	-----	3	E	Grounds Supervisor	60	2
6230	-----	1	E	Public Works Operations Manager	62	2
6231	-----	3	E	Public Works Operations Supervisor	61	2
6232	-----	1	E	Director of Public Works	65	3
9392	-----	8	NE	School Crossing Guard	Unclassified	1
9403	999	8	NE	Unclassified Labor	Unclassified	1
9404	999	8	NE	Unclassified Skilled Laborer	Unclassified	1
9405	999	6	NE	Office Worker	Unclassified	1
9407	-----	3	NE	Technical Assistant	Unclassified	1
9450	-----	1	E	Temporary Manager	Unclassified	1
9500	-----	6	E	Records Manager/City Clerk	61	2

RESOLUTION NO. _____

RESOLUTION APPROVING AND ADOPTING
SUPPLEMENT NO. 2026-3 TO THE AMES MUNICIPAL CODE

BE IT RESOLVED, by the City Council for the City of Ames, Iowa, that in accordance with the provisions of Section 380.8 Code of Iowa, a compilation of ordinances and amendments enacted subsequent to the adoption of the Ames Municipal Code shall be and the same is hereby approved and adopted, under date of July 1, 2026, as Supplement No. 2026-3 to the Ames Municipal Code.

Adopted this _____ day of _____, 2026.

_____
John A. Haila, Mayor

Attest:

_____
Renee Hall, City Clerk

ITEM #:	**14**
DATE:	**06-23-26**
DEPT:	**LEGAL**

COUNCIL ACTION FORM

SUBJECT: **ANNUAL CITY FEES UPDATE**

BACKGROUND:

Prior to each fiscal year, the City Council adopts a resolution containing the comprehensive list of fees for various City services. The fees contained in this resolution match the fees that were anticipated when the City's FY 2026/27 budget was prepared. Therefore, these proposed fees must be approved in order to ensure sufficient revenue to cover a portion of the planned expenditures.

ALTERNATIVES:

1. Approve the attached resolution approving fees for FY 2026/27.

2. Modify the attached fees before adopting the resolution.

3. Do not change the fees for FY 2026/27, and direct staff to prepare amendments to the City budget to reflect lower revenues.

CITY MANAGER'S RECOMMENDED ACTION:

The attached resolution containing fees for FY 2026/27 generate the revenues estimated in the adopted FY 2026/27 budget. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1.

ATTACHMENT(S):
Annual Fee Resolution 2026-2027.doc

RESOLUTION NO. _____

A RESOLUTION ADOPTING NEW AND REVISED FEES FOR THE CITY OF AMES, IOWA

BE IT RESOLVED by the City Council for the City of Ames, Iowa, that the following fees shall be adopted or adjusted to recover the approximate actual costs of city services from those who use and benefit from these services.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Ames, Iowa, that fees shall be adopted as follows:

SECTION ONE. The following Ames Municipal Cemetery Fees are hereby adopted or adjusted effective July 1, 2026, and codified as Appendix A-7.

APPENDIX A

AMES MUNICIPAL CEMETERY RULES AND REGULATIONS

FEES FOR AMES MUNICIPAL CEMETERY AND ONTARIO CEMETERY
Effective July 1, 2026

Lots:

Adult	$898.40/space	$224.60 perpetual care[1]
Infant[3]	$160.00/space	$40.00 perpetual care[1]

Interment (Does not include price of lot)

Full Burial:

Adult	$1,123.00
Infant	$374.00
Weekend/Holiday – Adult[2]	$1,563.00
Weekend/Holiday – Infant[2]	$525.00

Cremation:

Adult	$640.00
Weekend/Holiday[2]	$760.00
For internments that request Winter rate, add:	$250.00

Columbarium:

Niche, Interment, and Plaque	$3,276.00	$336.40 for perpetual care[1]

Disinterment: Based on actual costs of time and materials;
Minimum charge is 2 x current charge for interment

Markers & Memorials

Installation service charge	$50.00 each

[1] The perpetual care fund is an irrevocable trust; monies deposited into the perpetual care fund are non-refundable. (*Iowa Code 523I.807*)

[2] City of Ames holidays are: New Year's Day, Presidents' Day, Memorial Day, Independence Day, Labor Day, Veterans Day, two (2) days at Thanksgiving, and two (2) days at Christmas. *(Res. 04-158, 4-27-04)*

[3] This fee is waived for City of Ames residents. An infant is defined as a child up to 24 months old.

SECTION TWO. The following Animal Service Fees are hereby adopted and adjusted effective July 1, 2026, and codified as Appendix E.

APPENDIX E

FEES FOR ANIMAL SERVICES

Impound Fees (release to owner):	
First time	$25.00
Second time	$35.00
Third time	$45.00
Fourth time	$55.00
Fifth time	$65.00
Sixth time	$115.00
Seventh time	$165.00
Eighth time	$215.00
Ninth time	$265.00
Tenth and subsequent time	$315.00
Animal Services Boarding Fees:	
Routine (Per day)	$10.00
Quarantine/Special Circumstances (Per day)	$20.00
Putting Animals up for Adoption (Ames Residents):	
Dogs/Puppies	$20.00
Cats/Kittens	$20.00
Rabbits	$20.00
Small domestic pets	$10.00
Adoption of Animals:	
Dogs/Puppies	$100.00
Cats/Kittens	$100.00
Rabbits/Ferrets	$40.00
Small domestic pets	$10.00
Adoption Hold Deposit (Non-Refundable)	$20.00
Permit Fee:	
Any permit required by state or local law including dangerous animal, traveling wildlife, menageries, shows, petting zoos or exhibitor fees	$36.00
Volunteer Program Fee	$25.00

Fee waivers for special needs adoptions, overcrowding or emergency services are approved by the Animal Services Supervisor by authority of the City Council.

Adoption Fees are waived for Senior Citizens adopting staff identified senior animals.

If an animal, due to its rare breed would bring a fair market value which far exceeds the fees listed in the rare animal fee schedule then the animal services staff of the City of Ames, Iowa, is authorized to charge that fair market fee for both putting up for adoption and adoption fees. The animal services staff must research the fee that they feel should be charged for a very rare breed of animal and document how the figure was arrived at.

All fees for veterinary care and services must be paid at the time of the animal reclaim.

All Animal Services Fees Set by Resolution of City Council.

SECTION THREE. The following Public Works Fees are hereby adopted and adjusted effective July 1, 2026, and codified as Appendix F.

APPENDIX F
PUBLIC WORKS FEES

SOLID WASTE RULES AND REGULATIONS

1. No liquids, animals, hazardous or toxic waste, or demolition material will be accepted at the Arnold O. Chantland Resource Recovery Center except motor oil that is delivered to the Arnold O. Chantland Resource Recovery Center in separate containers. All containers, except for motor oil, must be open.

2. Per Capita Charge: $10.50

3. Delivery charges at the Arnold O. Chantland Resource Recovery Center shall be:

a. Single bag/10 pounds	$5.00
b. Passenger car/300 pounds	$15.00
c. Van or Pickup/800 pounds	$35.00
d. Vehicle and Trailer/1,500 pounds	$64.00
e. Used motor oil, minimum charge/per gallon	$1.00
f. All vehicles including those of licensed haulers over the scale will be charged per ton with a one ton minimum for commercial accounts	$85.00
g. Out of County rate, per ton	$150.00
h. Tires*:	
Pickup tires or smaller	$7.00
Semi-truck tires farm front, farm implement and skid steer tires	$25.00
Sand box tire or farm tractor tire	$60.00
*Any tire on a rim, the actual tire disposal charge plus for rim	$5.00
i. Fire extinguisher disposal/extinguisher	$8.00
j. Unlicensed commercial hauler per vehicle/trip	$25.00
k. Special handling fee for large items (non-beneficial waste, reloading of vehicle, extended tipping time) up to	$250.00
l. Iowa State University, other State and Federal agencies: A proportional share by weight on the system cost or as provided by contract.	
m. Motorized white goods, including refrigerators, freezers, washing machines, dryers, air conditioners, water heaters, dehumidifiers, furnaces, and microwave ovens, each	$30.00
n. TVs and monitors-Limit of two (2) per household/per day	
LCD and Plasma TVs and computer monitors less than 40”	$30.00
LCD and Plasma TVs and computer monitors over than 40”	$40.00
Projection and console TVs	$60.00
o. Mattress or box spring, each	$10.00
p. Couch	$10.00
q. Hot tub	$50.00
r. Construction and demolition material up to a pickup load	$50.00

*Accepted by discretion and material

4. The plant will be closed on the following holidays: New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day, and Christmas Day. When the holiday falls on Sunday the following day will be observed.

5. Curbside Recycling Fees:

Single-family and multi-family residence up to four (4) units, per month/per unit	$7.75
Multi-family residences of five (5) or more units and commercial properties capable of being served by a standard cart, per month/per participating unit	$7.75
Charge for each additional cart for a single residence, per month	$5.00
Late set-out return fee, per occurrence	$15.00
Replacement cart will be charged at cost	

6. Single Stream Recycling Outside City of Ames Collection charged per ton $75.00

MISCELLANEOUS FEES

1. **SIDEWALK CLEARING** shall be the actual cost plus a $50.00 administrative fee.

2. **DRIVEWAY AND CURB CUTS.**
   a. A charge of one hundred dollars ($100.00) per opening shall be made for all applications for residential curb openings or changes in width or location of any existing residential access drive.
   b. A charge of one hundred dollars ($100.00) shall be made for all applications for commercial or industrial curb cuts, openings or access permits and any application for any type of curb opening or access permit to a primary highway.

3. **SIDEWALKS.**
   a. A charge of fifty dollars ($50.00) per single frontage property shall be made for all applications for new sidewalk installation.
   b. A charge of seventy-five ($75.00) per property having two or more frontages shall be made for all applications for new sidewalk installation.

4. **DRIVEWAY CULVERT INSTALLATION.** Driveway culverts shall be furnished and installed by and remain the property of the City. The owner of the property to which access is provided by the culvert shall be charged a fee of thirty-five dollars ($35.00) per lineal foot of culvert used.

5. **PLAN FEES.** One set of bidding documents is available without charge to prospective bidders, subcontractor bidders, suppliers, and contractor plan room services. For all others, Plan Fees shall be the actual cost of printing plus a $15.00 administrative fee.

6. **ENGINEERING FEES**

a. Graphical Printing	
Labor, per hour (minimum one-quarter hour charge)	$75.00
Paper, 8 2@ x 11" (black & white)	$0.25
Paper, 11" x 17" (black & white)	$0.50
Paper, 8 2@ x 11" (color map)	$2.50
Paper, 11"x 17" (color map)	$5.00
Plots, per sq. ft. (black & white, line drawing)	$1.25
Plots, per sq. ft. (color map)	$2.50
b. Geographic Information System (GIS) data	
Labor, per hour (minimum one-quarter hour charge)	$75.00
c. Sewer connection (8" sewer), per lineal foot, per side of the street	$30.00
d. Water service connection (8" main), per lineal foot, per side of the street (with a minimum charge of $650.00 per lot or land parcel)	$30.00
e. Construction inspection only shall be actual costs.	

SECTION FOUR. The following Building & Development Fees are hereby adopted and adjusted effective July 1, 2026, and codified as Appendix L.

APPENDIX L

BUILDING & DEVELOPMENT FEES

Building Permit Fee Schedule

The value to be used in computing the building permit and building plan review fees shall be the total value of all construction work for which the permit is issued, as well as all finish work, painting, roofing, electrical, plumbing, heating and air conditioning, elevators, fire-extinguishing systems and any other permanent equipment. The building permit fee will be 60% of the amounts listed in the table below; however, the minimum building permit fee will be $30.90.

TOTAL VALUATION	AMOUNT OF FEE
$1.00 to $500.00	$32.45
$501.00 to $2,000.00	$32.45 for the first $500.00, plus $3.31 for each additional $100.00 or fraction thereof, to and including $2,000.00.
$2,00l.00 to $25,000.00	$81.90 for the first $2,000.00 plus $15.12 for each additional $1,000.00 or fraction thereof, to and including $25,000.00.
$25,00l.00 to $50,000.00	$430.19 for the first $25,000.00 plus $10.92 for each additional $l,000.00 or fraction thereof to and including $50,000.00.
$50,00l.00 to $l00,000.00	$703.24 for the first $50,000.00 plus $7.56 for each additional $l,000.00 or fraction thereof, to and including $l00,000.00.
$l00,00l.00 to $500,000.00	$1,081.76 for the first $l00,000.00 plus $6.09 for each additional $l,000.00 or fraction thereof, to and including $500,000.00.
$500,001.00 to $1,000,000.00	$3,504.32 for the first $500,000.00 plus $5.15 for each additional $1,000.00 or fraction thereof, to and including $1,000,000.00
$1,000,001.00 and up	$6,072.89 for the first $1,000,000 plus $3.94 for each additional $1,000.00 or fraction thereof.

Plan Review Fee

The Plan Review Fee shall be seventy percent (70%) of the Building Permit Fee to cover costs to the city in reviewing plans for code compliance.

Additional Fees

Each issuance of a Temporary Certificate of Occupancy	$56.23
Administrative Fee to cancel a permit	$56.23

Minimum fee to investigate moving a building regardless of whether it is moved or not. *(If move occurs also must pay actual city expenses)*	$112.46
All reinspection after the first free one	$56.23
Foundation Permit prior to issuance of the Building Permit	$56.23
Certificate of Occupancy for a use change	$56.23
Grading Permit	$300.00
Storm Water Lot Development Permit	$250.00
Storm Water Management and/or Pollution Prevention Subdivision Plan Review	$600.00
Storm Water Pollution Prevention Site Plan Review (1st year permit)	$350.00
Each additional year site is active	$250.00
Storm Water Management Plan with Site Plan Review	$250.00
Driveway and Curb Cut Permit (Residential or Commercial)	$100.00

(Residential curb cuts, openings or changes in width or location of any existing residential access drive)
(Commercial or industrial curb cuts, openings, or access permits or for any type of curb opening or access permit to a primary highway.)

Planning and Housing Fees

Annexation (Planning Department)	$200.00
Comp. Plan Map Amendment (Major)	$550.00
Comp. Plan Map Amendment (Minor)	$330.00
Comp. Plan Text Change	$330.00
Rezoning (Map Amendment)	$330.00
Rezoning with Master Plan	$580.00
Zoning Ordinance Text Amendment	$220.00
PRD Development Plan	$440.00
PRD Amendment (Major)	$440.00
PRD Amendment (Minor)	$165.00
PUD with Master Plan	$580.00
PUD with Site Plan	$770.00
Plats - Preliminary	$550.00
Plats - Final	$330.00
Plat of Survey	$100.00
Plats - Rural Subdivisions or Rural POS with waivers	$750.00
Plat - Subdivision Waiver Request, not Rural	$165.00
Major Site Development Plan	$440.00
Minor Site Development Plan	$220.00
Minor Amendments Approved Special Use or Major Site Development	$165.00
Minor Amendments Approved Minor Site Plan	$75.00
Special Use Permits (without Site Plan)	$165.00
Variances	$150.00
Other ZBA Decisions (e.g. Exception, Appeal, Extensions)	$75.00
RLP Plan -Development or Major Amendment	$440.00
Zoning Confirmation Letter per Lot or Parcel	$120.00

Urban Revitalization/Urban Renewal Area	$300.00
Flood Plain Development Permit	$75.00
Supervised Transitional Home	$150.00
Wireless Facility Administrative Review	$165.00
Adaptive Reuse	$440.00
Zoning Permit, other	$165.00

Rental Housing Inspection and Enforcement Fees
(Revised by Res. 18-104, 3-6-18)

A. Multi-family Dwellings.

Three-Six Apartments	$29.96/apartment
Seven to Twenty Apartments	$29.08/apartment
Over Twenty Apartments	$26.47/apartment

Due and payable within 30 days of date of notice each year is hereby established for multi-family dwellings (Apartment buildings).

B. Lodging House and Boarding House. A fee of twenty-seven dollars and eighty-one cents ($29.41) per room, due and payable within 30 days of date of notice each year, is hereby established for what are called Rooming Houses, Boarding Houses, and Lodging Houses.

C. One- or Two-Family Rental Housing. A fee of fifty dollars and twenty-three cents ($53.12) per unit for single family dwellings and forty-two dollars and sixty-four cents ($45.09) per unit for duplexes, due and payable within 30 days of date of notice each year, is hereby established for one and two unit dwellings.

D. Special Request Inspection. A fee of fifty-six dollars and ten cents ($59.33) per dwelling unit for inspections made at the special request of the owner, a realtor, or potential buyer of a property, is hereby established.

E. Reinspection Fee. A fee of fifty-six dollars and ten cents ($59.33) per dwelling unit for a reinspection after one free reinspection, is hereby established.

F. Appeals and Hearings. For petitions for hearings or appeals to the Housing Code Board of Appeals a fee of eighty-four dollars and fifteen cents ($88.99) shall be charged to defray the costs thereof.

G. Condominiums. A fee of thirty-four dollars and four cents ($36.00) per unit for condominiums, due and payable within 30 days of date of notice each year, is hereby established.

SECTION FIVE. The following Police Department Fees & Charges are hereby adopted or adjusted effective July 1, 2026, and codified as Appendix M:

APPENDIX M

POLICE DEPARTMENT FEES & CHARGES

Crash (Accident) and Report (each)	$3.00
Overtime Payback and Event/Escort Service (per hour/3-hour minimum)	$83.00
Community Safety Officer Event/Escort Service (per hour/3-hour minimum)	$24.00
False Alarm Fees–	
Allowance of up to three (3) false alarms @ No Charge	
Fourth false alarm	$50.00
Fifth false alarm	$100.00
After fifth false alarm each subsequent false alarm	$200.00
Process Service Fee	$20.00
Service of Warrant Fee	$20.00
Non-Criminal Fingerprinting Fee (4 cards or less)	$10.00
Non-Criminal Fingerprinting Fee (each additional card past 4)	$2.00
Photographs (per disc)	$3.00
Surveillance Video (per disc)	$3.00
Parking Collection Fee	$5.00
Providing Public Record (per page with a $1.00 minimum)	$0.10

Car/Booking/Body Worn Camera/other video except surveillance or audio recordings shall be charged at actual cost. Actual cost is defined as the time spent creating the recording at the current rate, plus the cost of media used.

SECTION SIX. The following Fire Department Fees & Charges are hereby adopted or adjusted effective July 1, 2026, and codified as Appendix O:

APPENDIX O

FIRE DEPARTMENT FEES & CHARGES

ISU Fire 10500	25% of program
ISU Fire 10201	25% of program
ISU Fire 10202	25% of program
Automatic Fire Sprinkler Permit	$56.63
Automatic Fire Alarm Permit	$56.63
Hazardous Material Responses	Iowa Fire Service Annual
Hazardous Materials Response Fee Structure for Current Year	

SECTION SEVEN. The following Water and Pollution Control Fees & Charges are hereby adopted or adjusted effective July 1, 2026, and codified as Appendix Q:

APPENDIX Q

WATER AND POLLUTION CONTROL FEES & CHARGES

Water Division

Bulk Water Service	$1.07/100 gallons

Water Meter Division *

Meter & Setting Fees - Disc Style

5/8" or 5/8" x 3/4" disc	$560.00
3/4" disc	$600.00

Meter & Setting Fees - Ultrasonic Style

1"	$655.00
1 1/2"	$1,180.00
2"	$2,300.00
3"	$4,800.00
4"	$6,190.00

Meter & Setting Fees - Misc. Meters

Larger than 4" or alternative styles - to be determined when ordered

Hydrant Meter**	$320.00

Frozen/damaged meter

Construction Meter	$165.00
Meters 1-1/2" and larger	$155.00 trip fee + Depreciated Value
Meters 1" and smaller	$100.00 trip fee + Depreciated Value

Depreciated Value is a straight line depreciation of the Meter and Setting Fees above, based on length of time meter has been in service.

< 1 year	100%
< 2 years	90%
< 3 years	80%
< 4 years	70%
< 5 years	60%
< 6 years	50%
< 7 years	40%
< 8 years	30%
< 9 years	20%
<10 years	10%
>10 years	0%

Unauthorized use of water	$241.00/occurrence
Unmetered use of water	$3.14/day + $20.81/month

Resetting fee for unauthorized meter removal	$100.00
Customer requested meter test fee	$185.00
Service or meter disconnect or reconnect fee	$100.00/trip
After Hours Service Call	$145.00

Backflow Device Test Results

Entered into SwiftComply by backflow tester	$0.00
City entry of backflow test reports	$32.00 per test report

*****Meter setting fees above include two service trips (one to set the temporary/construction meter, and one to set the permanent meter). A fee of $100.00 will be charged for additional trips due to unexposed or inoperable curb boxes, incomplete remote wire installations, or other circumstances where the meter installation cannot be completed.

******Hydrant meter fees include the cost to install and remove the meter. Requests to move the meter to a new location will be charged one-half of the hydrant meter fee. Consumption will be billed at the "Irrigation and Yard Water" rate. For usage that covers more than 30 days, the block sizes will be adjusted accordingly.

*****In addition to the fees shown above**, if a Meter Technician is dispatched outside normal business hours, weekends, or holidays, an After Hours Service Call will be billed.

WPC Division

Waste Hauler Fee - Ames locations*	
Domestic/Residential Waste	$10.00/load + $5.22/100 gallons
Restaurant Grease Traps	$69.00/load + $4.20/100 gallons
Non-Domestic Waste	$10.00/load + unit rate to be determined
*Nonresident location surcharge	15%
Unauthorized Sewer Use	$278.00/occurrence
Unmetered Sewer Use	$3.62/day + $24.30/month

High-Strength Surcharge Rates*

Parameter	**Surcharge Rate**
Oxygen Demand	
$CBOD_5$	$0.57/lb.
COD	$0.21/lb.
Nitrogen	
NH_3-N	$2.05/lb.
TKN	$1.32/lb.
Solids	
TSS	$0.84/lb.
Fats, Oils, and Grease	
Oil and Grease	$1.14/lb.

* Nonresident surcharge: 25%
* Monthly High-Strength Surcharge Fees of less than $5/month will be waived

Restaurant Surcharge

Restaurant surcharge on sewer use for customers operating Food Service Establishments	$3.44/100 cubic ft.

Restaurant Fee

Restaurant fee for sewer use for customers operating Food Service Establishment which are not billed for sewer usage or whose sewer usage is not representative of the facilities food service activities.	$101.43/month

(Ord. No. 4199, 11-25-14; Ord. No. 4263, 6-28-16)

Administrative Division

Copies of Records *****

Black & White, 8 ½" x 11"	$0.25/copy
Black & White, 11" x 17"	0.50/copy
Color, 8 ½" x 11"	$0.50/copy
Color, 11" x 17"	$1.00/copy

***** Plus staff time to prepare records (wages only)

Laboratory Division

Analytical Fees, per sample per test

Alkalinity	$17.00
Bacteriological Tests	
Coliform, Total (present/absent)	$22.50
Coliform, Total (quantified)	$22.50
E coli (present/absent)	$22.50
E coli (quantified)	$22.50
Chloride	$23.50
Chlorine	
Free	$22.50
Total	$22.50
Conductivity	$12.25
Hardness Total	$22.50
Iron (Water)	$11.75
Metals	
Flame method, per analyte	$18.00
Furnace method, per analyte	$23.75
Mercury	$30.00
Nitrogen	
Ammonia	$23.50
Nitrate	$24.00
Nitrite	$23.50
Total Kjeldahl Nitrogen	$47.25
pH	$16.50
Phenol	$33.75
Phosphorus	
Orthophosphate	$23.50
Total Phosphorus	$23.50

Oxygen Demand	
Chemical Oxygen Demand (COD)	$24.25
Five-day Biochemical Oxygen Demand (BOD_5)	$44.50
Five-day Carbonaceous Biochemical Oxygen Demand ($CBOD_5$)	$44.50
Solids	
Total Solids (TS)	$23.50
Total Volatile Solids (TVS)	$23.50
Total Suspended Solids (TSS)	$23.50
Volatile Suspended Solids (VSS)	$23.50
Total Dissolved Solids (TDS) (Weight)	$23.50
Total Dissolved Solids (TDS) (Probe)	$12.25
Sulfate	$23.50
Temperature	$6.50
Turbidity	$12.25

For analytes not listed that are analyzed in-house, the fee will be determined on a case-by-case basis from an estimate of actual staff time (including benefits) plus 25% overhead to cover chemicals, equipment, and incidentals.

Samples sent to an outside lab	Actual Invoiced Cost (including outside sample collection fees)

Sample Collection Fees

Fees for sample collection types not identified below will be determined on a case by case basis from an estimate of the actual staff time (including benefits) plus 25% overhead to cover equipment, consumables, and incidentals.

Drinking Water

Drinking water sampled from the tap of a completed structure	$50.25
Drinking water sampled from a field tap or structure under construction	$67.00

Wastewater/Pretreatment

24-hour composite from a location where no sampling, metering, or refrigeration equipment are permanently installed	$331.50
24-hour composite from a location where a sampler, flow meter, and refrigeration equipment are all permanently installed	$127.75
Grab sample not associated with a 24-hour composite sampling event (grabs collected at the time of a composite are included in the fees above)	$65.25

The 24-hour composite collection and grab sample fees listed above include one resample attempt should the composite sample attempt fail. Additional resample attempts will result in additional sample collection fees. No resample fee will be assessed if the reason for the failed attempt is due to the malfunction of city-provided sample equipment.

SECTION EIGHT. The following Electric Department Fees & Charges are hereby adopted or adjusted effective July 1, 2026, and codified as Appendix R:

APPENDIX R

ELECTRIC DEPARTMENT FEES & CHARGES

ELECTRIC DISTRIBUTION

Standard Single Phase Temporary service: $200

A standard single phase temporary service includes an overhead service drop from an existing transformer to a customer-provided pole (or adequately supported service connection point) during Electric Distribution business hours. Includes furnishing a length of service conductor not to exceed 125 feet. Labor and materials required for a non-standard temporary service shall be billed at actual costs.

Standard Customer-Requested Temporary Disconnection – Reconnection: $100

For disconnect-reconnect requests made at least one working day before the service is reconnected. Includes one return reconnect trip, or up to 20 minutes of standby time for work performed during Electric Distribution business hours. Service for a non-standard disconnect-reconnect shall be billed at actual costs.

Requested, or non-standard work: Varies—billed at actual cost

Non-standard work includes multiple/excess trip charges, same-day (non-emergency) service requests, excess standby charges, trouble/emergency-service calls where the trouble is found to be on the customer's equipment, or work requested outside business hours

Pole Attachment Fee (Single Cable	$13.05/pole/year
Pole Attachment Fee (Small Cell Wireless)	$150.00/pole/year

ELECTRIC METER

Customer Requested Meter Test Fee

Within Utility Board limits (98% through 102%)	$30.00
Outside Utility Board limits	Free

ELECTRIC VEHICLE CHARGING STATIONS

Level 2 Customers	$0.14/kwh
Non-Ames Customers	$0.14/kwh

DC Fast Charger

All Customers	$0.20/kwh

[To Cover State Use Road Tax]

SECTION NINE. The following Library Fees & Charges are hereby adopted or adjusted effective July 1, 2026, and codified as Appendix T:

APPENDIX T

LIBRARY FEES & CHARGES

Standard Charges

Adult and Youth Materials (except magazines)	Cost of item
Magazines	$5.00
Map Inserts in Travel Books	$2.00
CD Insert in Book	$10.00
Media/Special Packaging or Liner Notes	$5.00
Replaceable Part From a Set	Cost of part
Irreplaceable Part From a Set	Cost of item/set
Repairable Damage to an Item	$2.00
Referral to Debt Collection	$10.00

Note: Borrowing privileges are suspended when charges on an account reach $25.00.

Other Charges

Fax, per page	$0.75
Photocopy/print, per page, black & white	$0.25
Photocopy/print, per page, color	$0.75

SECTION TEN. The following Plumbing, Mechanical, Electric and Building Permit Fees are hereby adopted or adjusted effective July 1, 2026, and codified as Appendix U:

APPENDIX U

PLUMBING, MECHANICAL, ELECTRIC AND BUILDING PERMIT FEES

Plumbing Permit Fee Schedule

Job	Fee
Basic Fee - (In addition to below fees) For new construction, additions, or alterations to multi-family, commercial and industrial	$56.23
Basic Fee - (In addition to below fees) For existing 1 and 2 family dwelling additions and alterations	$56.23
Building Sewer, new or renewal	$6.77
Water service, new or renewal	$6.77
Combined water & sewer, one ditch	$10.61
Plumbing fixture, trap or appurtenance *(including water, drainage, piping and backflow protection therefor)	$2.84
Building storm sewer	$5.67 ea.
Storm sewer opening	$4.25 ea.
Reinspection of defective work	$56.23
Abandon sewer and water	$8.14
Gas piping system, each outlet	$4.25
Water heater and/or vent	$2.84
Rainwater systems, per drain (inside building)	$2.84
Industrial waste per-treatment interceptor, including its trap and vent, excepting kitchen type grease interceptors functioning as fixture traps	$2.84
Installation, alteration or repair of water piping and/or water treating equipment	$2.84
Repair or alteration of drainage or vent piping	$2.84
Lawn sprinkler system on any one meter, including backflow protection devices therefor	$2.84

Vacuum breakers or backflow protective devices on tanks, vats, etc., or for installation on unprotected plumbing fixtures, including necessary water piping	$2.84 ea.

*Appurtenance shall include any device or appliance requiring water or waste.

The minimum plumbing permit fee is $56.23.

Mechanical Permits

Job	Fee
Basic Fee - (In addition to below fees)	
For new construction, multi-family, commercial additions and alterations	$56.23
Basic Fee - (In addition to below fees)	
For existing 1 and 2 family dwelling additions and alterations	$56.23
For the installation or relocation of each forced-air or gravity-type furnace or burner, including ducts and vents attached to such appliance, up to and including 100,000 Btu/h	$12.39
For the installation or relocation of each forced-air or gravity-type furnace or burner, including ducts and vents attached to such appliance over 100,000 Btu/h	$12.39
For the installation or relocation of each floor furnace, including vent	$12.39
For the installation or relocation of each suspended heater, recessed wall heater or floor-mounted unit heat	$12.39
For the installation, relocation or replacement of each appliance vent installed	$6.25
For the installation or relocation of each boiler or compressor to and including three horsepower, or each absorption system to and including 100,000 Btu/h	$12.39
For each air-handling unit to and including 10,000 cubic feet per minute, including ducts attached thereto	$8.98
For each air-handling unit over 10,000 cfm	$15.75
For each gas-piping system - each outlet	$4.25
Reinspection	$56.23

The minimum mechanical permit fee is $56.23.

Electrical Permit Fee Schedule

Description of Work	Fee
Basic Fee - (In addition to below fees)	

For multi-family, commercial, industrial, new construction, additions or alterations	$56.23
For existing 1 and 2 family dwelling additions or alterations	$56.23
Minimum fee (all new construction and alterations to other than single and two-family dwellings)	
New single family dwelling	$84.37
Two family dwelling	$129.36
Multiple family, commercial, industrial, follow schedule *(include additions or alterations to above)	
Unit Fee Schedule	
Meters, each meter	$6.25 ea.
Circuits, each circuit	$2.47 ea.
Openings, includes outlets, switches & receptacles	$2.26 ea.
Fixed Appliances	
Range	$6.25 ea.
Dryer	$6.25 ea.
Dishwasher	$6.25 ea.
Disposal	$6.25 ea.
Furnace	$6.25 ea.
Air Conditioner	$6.25 ea.
Unit Heater	$6.25 ea.
Water Heater	$6.25 ea.
Electric Space Heater	$6.25 ea.
Other	$6.25 ea.
Fixtures	$2.26 ea.
Motors (exclusive of circuits)	$2.26 ea.
Reinspection	$56.23
The minimum electrical permit fee will be	$56.23
Solar Module for photovoltaic systems under 500 kVa	$6.25 ea.
Solar Module for photovoltaic systems 500 kVA or larger	$2.26 ea.

(Res 20-590, 11-10-2020)

Other Inspections and Fees

Inspections outside of normal business hours	$84.37
Reinspection fee	$56.23
Inspections for which no fee is specifically indicated	$56.23
Additional plan review required by changes, additions or revisions to approved plans	$84.37
Administrative fee to cancel a permit	$56.23

Signs

Illuminated/Non-Illuminated	$95.18
Encroachment Permit	$1.05/sf or $26.25 minimum

ADOPTED this _____ day of _____, 2026.

_____ _____

Renee Hall, City Clerk John A. Haila, Mayor

ITEM #:	**15**
DATE:	**06-23-26**
DEPT:	**ADMIN**

COUNCIL ACTION FORM

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

BACKGROUND:

On June 1, 2026, the Commission on the Arts (COTA) finalized its recommendations for Fall 2026 Special Project Grants. Four grant requests were received totaling $3,400. COTA has $6,752 in funding available for Fall 2026 Special Project grants. The request and COTA's recommendation are described in the table below:

ORGANIZATION	REQUEST	PROJECT	RECOMMENDATION
ACTORS	$1,000	Evil Dead the Musical	$800
Rolling Hills Chamber Music	$1,000	Classical Music Festival	$600
Story Theater Company	$1,000	The Legend of Sleepy Hollow	$1,000
KHOI Community Radio	$1,000	Narly's Night of Music	$1,000
TOTAL	$4,000		$3,400

Copies of the contracts were sent to the awarded organization for approval and have been returned. The contracts are now presented for the City Council's approval.

The remaining funding will be reserved for the Spring 2027 Special Project Grants, which will be evaluated prior to the end of the calendar year.

ALTERNATIVES:

1. Approve the Fall 2026 COTA Special Project Grant contracts as recommended.

2. Refer the contract to COTA for further information.

3. Do not approve the contract.

CITY MANAGER'S RECOMMENDED ACTION:

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

ATTACHMENT(S):
Actor's - Evil Dead the Musical.pdf
Rolling Hills Chamber Music - Classical Music Festival.pdf
Story Theater Company - The Legend of Sleepy Hollow.pdf
Vagrant Fear Productions - Narly's Night of Music.pdf

COMMISSION ON THE ARTS
SPECIAL PROJECT GRANT APPLICATION

PART 1: SUMMARY

1A. ORGANIZATION

Name of Project: Evil Dead The Musical

Name of Organization: ACTOR's

Address: 120 Abraham Drive
Ames, IA 50014

Telephone Number: 515-292-2073

E-mail Address: info@actorsinc.org

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

☑ **Yes** ☐ **No** ☐ **Applied for Tax Exempt Status**

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

1B. Primary Contact Person

Name: Jordan Miyoshi

Telephone Number: 515-520-3744

E-mail Address jordan.miyoshi@gmail.com

1C. Funding Request Summary

Amount Requested: $1,000

What is the purpose of this request? To help cover technical costs of Halloween production

Location of Activity: ACTOR's Theatre 120 Abraham Dr. Ames, IA

Start Date: 10-28-2026 **End Date:** 11-7-2026

PART 2: PROJECT DESCRIPTION

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

ACTORS is preparing to push the boundaries of community theater with a production unlike anything Ames has ever seen. *Evil Dead: The Musical* isn't just a show; it's a high-octane, tech-heavy spectacle that will test the limits of our stage and the creativity of our volunteers.

Why This Production is a "Cut" Above:

This show is a hilarious, campy cult classic that offers a unique entertainment niche for the Halloween season. However, bringing a chainsaw-wielding, blood-spraying musical to life requires a bit more "braaaaaains" (and budget) than our typical run:

- **The Splatter Zone: This is a fully immersive experience. Front-row fans will likely leave "wearing" the show, as we utilize specialized, washable fake blood.**
- **Engineering the Undead: From a talking, wall-mounted moose head to "breakable" walls and windows that reset nightly, our tech crew will be performing stage magic every single evening.**
- **Costume & Prop Demands: Between the stage combat, garment ripping, and the sheer volume of blood, many costumes will be "single-use" or require heavy reinforcement.**
- **The A-Team: Due to the complexity of the effects, we are expanding our stagehand crew to manage the heavy-duty logistics of this production.**

By The Numbers: Volunteer Power

We aren't just building a set; we're building a community. This production represents a massive mobilization of local talent:

- **100+ Dedicated Volunteers.**
- **5,000+ Hours of 100% volunteer labor.**
- **6 Weeks of high-impact community engagement.**

Turning "Gore" into "Good"

While the show features vulgar humor and graphic (though comedic) effects, we are channeling that energy into a meaningful cause. One of the show's running gags involves costumes being torn to shreds; we are using this as a thematic bridge to host a Community Clothing Drive. We will encourage every audience member to donate new or gently used Halloween Costumes or warm clothing for local neighbors in need.

The Bottom Line: We are asking for an increased budget to match the increased ambition of this project. By supporting *Evil Dead: The Musical*, you aren't just funding a play, you're supporting a massive volunteer effort, a unique local tradition, and a technical milestone for ACTORS.

Let's give Ames a Halloween they'll never forget!

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

Artists:	10 Actors
Volunteers:	80-90 Production Members
Full-Time Staff:	
Part-Time Staff:	
TOTAL:	Approx. 100 Volunteers

Estimate the total number of individuals comprising the audience(s): 938 People

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

	Participants	Audience(s)
Children (0-18 years)	10%	5%
General Adults (19-54)	90%	75%
Senior Citizens (55 and over)	0%	20%
Total for all Performances (Activities)	100%	100%

Estimate admission or fee to attend event(s) per person: $25 per seat

Do you plan to offer free or reduced admission to the event? ☑ **Yes** ☐ **No**

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

Friends and Family Night

Will funded program(s)/event(s) take place in locations or facilities that are accessible to people with mobility impairment? **Yes**

If no, why not?

PART 3: PROMOTIONS

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

For years, we've made some serious noise in the community through high-energy poster campaigns, radio takeovers, and TV appearances. This season, we're turning the volume up to eleven.
Our production of Evil Dead is more than just a show—it's a full-throttle Halloween celebration designed to pack the house. But beyond the thrills and chills, we're on a mission to do some good. We are leveraging the excitement of this cult classic to fuel our Fall/Winter Clothing & Costume Drive, ensuring our community stays warm (and well-dressed) this winter.

Why This Production Rocks:

- **High-Octane Marketing: We're utilizing our proven multi-channel strategy (Radio, Social Media, TV, and Local Events) to guarantee a sell-out crowd.**
- **Built-in Fanbase: Halloween is peak season for horror fans, and *Evil Dead* is the ultimate draw.**
- **Heart for the Community: We're turning "Groovy" into "Giving" by collecting essential donations for those in need.**
  Let's make this Halloween legendary—not just for the show, but for the impact we'll make together.

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

ACTOR'S aggressively promote its shows to all members of the community. We reach audiences far beyond our membership by utilizing our website and social media platforms to promote performances and auditions. We also partner with Stephen's Auditorium, trading advertising to reach out to each organization's respective audience members.

ACTOR's is an active member of Standing Ovations publication which provides programs to most of the performing arts organizations in central Iowa. Our partnership with Standing Ovations reaches everyone who attends performing arts events, including in the Des Moines area.

PART 4: SPECIAL PROJECT BUDGET

Revenue (cash only)	**Amount**
Sponsor's Share	$
Participant Fees	$
Ticket Revenue	$ 21,950
Contributions	$
Other sources (identify)	
1.	$
2.	$
3.	$
COTA Special Project Grant Request	$ 1000
Total Revenue	**$** 22,950

Expenses (categorize below; ex: space rental)	**Amount**
1. Building Overhead	$ 7500
2. Royalties and Scripts	$ 3820
3. Sets	$ 2500
4. Costumes	$ 1800
5. Lights	$ 1000
6. Props	$ 3000
7. Marketing	$ 1800
8. Rehearsal Tracks	$ 1000
Total Expenses	**$** 22,420

List donated services and goods (optional):

PART 5: STATEMENT OF ASSURANCES

The applicant hereby agrees that if funds are provided:

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

The applicant also affirms:

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

Please fill in and date this form below.

Lynn McElrath	Lynn McElrath	4-12-2026
CHIEF EXECUTIVE OFFICER	**TYPE OR PRINT NAME HERE**	**DATE**

Address: 120 Abraham Drive, Ames, IA **Phone:** 515-231-5471

COMMISSION ON THE ARTS
SPECIAL PROJECT GRANT APPLICATION

PART 1: SUMMARY

1A. ORGANIZATION

Name of Project: Rolling Hills Chamber Music

Name of Organization: Rolling Hills Chamber Music, Inc.

Address: 2801 Torrey Pines Rd.
Ames, IA 50010

Telephone Number: 515-231-3519

E-mail Address: rollinghillsmusic.ia@gmail.com

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

☑ **Yes** ☐ **No** ☐ **Applied for Tax Exempt Status**

If yes, please indicate your federal Tax-Exempt Number: EIN: 41-4836546

1B. Primary Contact Person

Name: Ari Dubin

Telephone Number: 515-231-3519

E-mail Address heyaridubin@gmail.com

1C. Funding Request Summary

Amount Requested: $1,000

What is the purpose of this request? Venue rentals and sheet music for chamber music festival

Location of Activity: Multiple venues: McFarland Park, Reliable Street, Ames History Museum, Unitarian Universalist Fellowship of Ames, Ames Public Library

Start Date: 8/6/26 **End Date:** 8/9/26

PART 2: PROJECT DESCRIPTION

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

Rolling Hills Chamber Music is a weekend-long classical music festival celebrating the art and artists of Iowa. Programs incorporate works with an Iowa connection, performed by local and regional professionals. By presenting events at multiple venues, none of which are regularly used for classical music programming, we aim to un-silo classical music in Ames and to bring joy and inspiration to a variety of audiences — from outdoors enthusiasts (at the "moving concert" at McFarland Park) to youth (at the family concert at Ames Public Library) to amateur players (at the chamber music reading party at Ames History Museum) and beyond. As a newly formed nonprofit, we seek to complement ticket sales and individual donations with support from COTA to cover costs of the festival, specifically venue rentals and sheet music purchase/performance rights. Please see additional materials at the end of this application for a deeper look at the festival and our organization.

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

Artists:	18
Volunteers:	8
Full-Time Staff:	0
Part-Time Staff:	0
TOTAL:	26

Estimate the total number of individuals comprising the audience(s): 600

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

	Participants	Audience(s)
Children (0-18 years)	0 %	10 %
General Adults (19-54)	88 %	55 %
Senior Citizens (55 and over)	12 %	35 %
Total for all Performances (Activities)	100%	100%

Estimate admission or fee to attend event(s) per person: $20 for ticketed events

Do you plan to offer free or reduced admission to the event? ☑ **Yes** ☐ **No**

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

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

If no, why not?

Four of the festival's five events take place at locations that are fully accessible to people with mobility impairment. The remaining event takes place at McFarland Park, which has a combination of paved and unpaved trails. At least some of the stops on the concert route will be accessible via paved trail, but we may include some stops that are unpaved in order to properly space out musicians and provide an immersive experience in nature.

The funds we are requesting from COTA for venue rentals and sheet music will be used for concerts at fully accessible locations.

PART 3: PROMOTIONS

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

As a new organization presenting a first-time event, we are taking a multi-pronged approach to promotion. Planned activities include:
• Flyers/posters at businesses throughout Ames and surrounding communities
• Listings on community event calendars (e.g. Ames Community Arts Council, Little Village, etc.)
• Co-promotion through venues and partners, e.g. Ames Public Library, Ames History Museum, Iowa Composers Forum (we will provide partners with assets for social, newsletters, etc.)
• Ongoing organic social media posts to build awareness, grow audience, drive attendance
• Targeted outreach to music teachers, schools, and other community organizations/institutions who interface with relevant populations
• Pre-event media coverage with pro bono support from PR Works
• If funding allows, paid advertising through social media and possibly radio, print

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

• We will provide all performers with assets that they can use to promote the event to their own networks, and we will encourage word-of-mouth sharing.
• The first scheduled event of the festival, a free concert in a public park, acts as a promotional tool for the remainder of our programs. People who are simply visiting the park will stumble upon our concert and may be inspired to attend other events.
• Our event at the Ames History Museum takes place on one of their monthly free Saturdays, which presents another opportunity for people to be drawn to the festival without prior interest in classical music and thus potentially attend one of the remaining concerts.

PART 4: SPECIAL PROJECT BUDGET

Revenue (cash only)	Amount
Sponsor's Share (donations to RHCM we've already raised)	$6,336
Participant Fees	$n/a
Ticket Revenue	$3,000
Contributions (anticipated through upcoming fundraising campaign & donations during festival)	$2,135
Other sources (identify)	
1. Iowa Composers Forum artist fee contribution	$1,225
2. Other grants (pending)	$2,430
3. Merch sales	$350
COTA Special Project Grant Request	$1,000
Total Revenue	**$**16,476

Expenses (categorize below; ex: space rental)	Amount
1. Artist fees	$8,870
2. Venue rentals	$705
3. Sheet music purchase + licensing fees	$850
4. Event insurance	$151
5. Print materials (e.g., programs) + marketing (ads, website, etc.)	$2,200
6. Travel reimbursement, lodging, meals	$1,700
7. Non-artist personnel fees (audio, video, operational support)	$1,500
8. Misc. (e.g., food/beverage; activity supplies for youth concert)	$500
Total Expenses	**$**16,476

List donated services and goods (optional):

Pro bono PR services from PR Works

PART 5: STATEMENT OF ASSURANCES

The applicant hereby agrees that if funds are provided:

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

The applicant also affirms:

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

Please fill in and date this form below.

	Ari Dubin	4/16/26
CHIEF EXECUTIVE OFFICER	**TYPE OR PRINT NAME HERE**	**DATE**

Address: 133 4th St #1, Providence RI 02906 **Phone:** 515-231-3519

Iowa is often imagined as a flat, empty expanse. But those who live here know what Iowa really is: a land of rolling hills. And just like our landscape isn't as flat as most people think, neither is our art. From Antonín Dvořák's iconic "American Quartet," written in Spillville, to Mason City native Meredith Willson's *The Music Man* to the contemporary works being written by today's composers throughout the state — Iowa is, and has always been, a place buzzing with life and creativity.

Rolling Hills Chamber Music is a new project dedicated to celebrating this legacy and contributing to its future. As a nonprofit organization, our mission is to enrich the lives of central Iowa residents and working artists through musical experiences that inspire joy, creativity, and connection. Our core activity towards this end is to present a summer chamber music festival that spotlights the art and artists of Iowa. The inaugural festival will take place August 6-9, 2026, across various venues in Ames.

Why Rolling Hills Chamber Music?

While Ames generally boasts robust arts programming, we noticed a gap. Classical music offerings decrease significantly during the summer, and chamber music specifically comes to a complete halt. This festival will not only increase the overall presence of live chamber music in Ames, but it will fill a void in the city's arts calendar.

However, we didn't want to create a generic festival that could happen anywhere. Taking inspiration from Ames' surrounding landscape, neighborly culture, and history of innovation, we were committed to building something unique to *this place*. Therefore, we are contracting musicians who live in or are otherwise tied to our own community, and each program incorporates compositions with a direct Iowa connection.

By championing what we call "homegrown classical music," we aim to (1) elevate Ames as a great place to create and experience art, (2) increase awareness of Iowa's musical history, and (3) present a version of classical music that feels personal, relatable, and welcoming. Indeed, we are taking an expansive approach to what classical music is and can be. With wide variety in our programming and event locations (explained in further detail below), we strive to attract classical music veterans and newcomers alike as audience members.

Since going public with our project in November 2025, we have received the following indicators of support: $6K+ in individual donations; 440+ social media followers; three planned collaborations with community organizations; multiple offers for pro bono services; and several cold inquiries from local musicians interested in participating.

Major Project Milestones

> Musician contracting: in progress; finalized by May 15
> Production schedule (e.g., rehearsals, load-in times): in progress; finalized by May 30
> Website + festival announcement: live by May 30
> Ticket sales begin: June 15
> Volunteer + operational support recruitment: secured by July 1
> Promotional activities: ongoing; heaviest period June 15 through festival

Event Details

The inaugural season of Rolling Hills Chamber Music comprises five events across four days. All venues and collaborations listed below are confirmed.

Event 1: Concert at McFarland Park [Free]

Evening of Thursday, August 6 (Rain date: Sunday, August 9)

Small ensembles will be stationed at various locations throughout the park, with attendees traveling through the park at their own pace, experiencing a variety of classical styles while immersed in Iowa's landscape. Handouts will be provided with a map of the musical route, QR code to donate, and information about remaining festival events.

Event 2: Concert at Reliable Street [Ticketed]

Evening of Friday, August 7

Program of music for string quartet on the theme of home: String Quartet No. 1 "American Dreams" by Ames native Peter Schickele (1983), String Quartet No. 12 "American" by Antonín Dvořák (1893), composed in Spillville, Iowa, and "Middleground" by Kansas native Shelley Washington (2006).

Event 3: Community Reading Party & Exhibits at Ames History Museum [Free]

Afternoon of Saturday, August 8

Students, amateurs, and professionals alike are invited to come together to play chamber music as it was originally intended to be played: not on big stages, but among friends in intimate spaces. People can sign up in advance to receive parts to practice or just show up. Meanwhile, we are partnering with AHM to highlight musical artifacts from their collection for all to enjoy. This event takes place on an admission-free day at the museum.

Event 4: Concert at Unitarian Universalist Fellowship of Ames [Ticketed]

Evening of Saturday, August 8

In collaboration with the Iowa Composers Forum, we will present a program of contemporary works entirely by ICF members, all composers who live or have lived in Iowa. ICF has put out a call for scores for combinations of violin, flute, clarinet, and piano, which closes on April 30.

Event 5: Family Concert at Ames Public Library [Free]

Afternoon of Sunday, August 9

Program curated for youth, particularly those elementary school age and younger, who are often excluded from the quiet, seated classical music concert environment. We will present short selections of music with Iowa roots, written or arranged for string instruments (including excerpts from the Event 2 program). Brief narration and visual aids will be used to shed light on the Iowa history behind each composition and to help audience members engage with the music.

Confirmed Artists

Gregory Oakes, Clarinet

A champion of new music, Gregory Oakes is a music professor at Iowa State University and principal clarinetist of the Des Moines Symphony. As a founding member of the new music and creative arts ensemble Non Sequitur, he has been in residence at Princeton University, Harvard University, Dartmouth College, and the Aspen Music Festival.

Dr. Yeil Park, Cello

Ames High School and Iowa State University graduate Dr. Yeil Park enjoys a busy career as a solo, chamber, and orchestral musician in Arizona. He is acting principal cello of Sedona Symphony and a tenured member of Arizona Opera; as a chamber musician, he has collaborated with members of The Cleveland Orchestra, the St. Lawrence String Quartet, the Shanghai Quartet, the Brentano String Quartet, and the Ying Quartet.

Abigail Rae, Guitar

Iowa-based Abigail Rae is a classical guitarist, composer, and music novelist. In 2026, she is working with the Fort Dodge Symphony to premiere an original orchestral work, and at Rolling Hills Chamber Music she will perform her own solo compositions.

Roslyn Green, Viola

With family ties to Ames, Roslyn Green serves as the principal violist of the Des Moines Symphony. She was a member of the Civic Orchestra of Chicago from 2016 to 2019 and has also served as associate principal of the Illinois Symphony, a section player at Orchestra Iowa, and director of the Elgin Youth Symphony Orchestra's Chamber Music Institute.

Ari Dubin, Violin

Ames native Ari Dubin is the founder and president of Rolling Hills Chamber Music. As a chamber and orchestral musician, she has performed at notable venues like Carnegie Hall, Jazz at Lincoln Center, and the Smithsonian National Museum of Natural History. She is a former member of the Des Moines Symphony and performs with ensembles throughout New England.

AHM AMES HISTORY MUSEUM

April 3, 2026

City of Ames
Commission on the Arts
Special Project Grant Committee

To Whom It May Concern:

I am writing in support of Rolling Hills Chamber Music's application for funding through the COTA Special Project Grant.

The festival planned for August 6-9, 2026, is an exciting new event for the Ames community. The festival will include a range of ways for audiences to enjoy chamber music – from walking through the park to a sight-reading session to traditional concerts. Expected audiences vary throughout the weekend, with events for all ages and a welcoming atmosphere for all levels of interest in classical music.

We are excited to partner with Rolling Hills Chamber Music to host one of the festival events at the museum on August 8. Visitors to the museum during the festival will see a special display of instruments from the collection and will have opportunities to learn about Ames music history throughout the museum.

The Rolling Hills Chamber Music Festival is a unique project, incorporating music, art, and history. It is especially meaningful since each program will feature music written in Iowa, about Iowa, or by Iowans. Pieces will be performed by local artists, making this a truly community-centered event.

Thank you for your consideration of supporting this project.

Sincerely,

Casie Vance

Casie Vance
Executive Director

Iowa Composers Forum

To Whom It May Concern:

This is a letter of support for the Rolling Hills Chamber Music project as they apply for a Special Project Grant from the City of Ames Commission on the Arts. The Rolling Hills Chamber Music project is a multi-day classical music festival dedicated to celebrating classical music and musicians of Iowa. All of the music being performed at the festival will be composed by Iowa composers and performed by Iowa musicians. I serve as the Chair of the Iowa Composers Forum, and our organization will provide musical compositions for the Saturday evening concert on August 8, 2026.

Our organization's mission is to support our composer members and to help provide opportunities for them to have their music performed for our local Iowa communities. Our membership includes a wide variety of composers at different stages of their careers, from middle-school students to professionals. The Rolling Hills Chamber Music festival will provide our members the opportunity to have their works performed by professional musicians and in front of Iowa communities. Presenting our music to audiences is a key step for understanding the effectiveness of a new composition before it advances to additional opportunities, and is an excellent learning opportunity for student composers to have the chance to work with professional musicians.

Ari Dubin is a wonderful collaborator, is well organized, and communicates promptly when I have questions. When we met last year, Ari was very open to my suggestions about how the Iowa Composers Forum could effectively participate in the festival, and she asked very insightful questions about how a festival such as this could benefit Iowa composers. She clearly cares about Rolling Hills Chamber Music and wants to create a worthwhile experience for all involved. I am very confident in Ari's vision and design for a successful festival.

Thank you for your consideration. Please contact me if you have any questions.

Sincerely,



Jonah Elrod, Ph.D.
Chair, Iowa Composers Forum
iowacomposersforum@gmail.com
www.iowacomposersforum.org

Department of the Treasury
Internal Revenue Service
Tax Exempt and Government Entities
P.O. Box 2508
Cincinnati, OH 45201

Date:
03/25/2026
Employer ID number:
41-4836546
Person to contact:
Name: Mrs. Hurst
ID number: 1793423
Telephone: 877-829-5500
Accounting period ending:
December 31
Public charity status:
170(b)(1)(A)(vi)
Form 990 / 990-EZ / 990-N required:
Yes
Effective date of exemption:
August 04, 2025
Contribution deductibility:
Yes
Addendum applies:
No

Rolling Hills Chamber Music Inc
c/o Sarit Dubin
133 4th St Apt 1
Providence, RI 02906

Dear Applicant:

We're pleased to tell you we determined you're exempt from federal income tax under Internal Revenue Code (IRC) Section 501(c)(3). Donors can deduct contributions they make to you under IRC Section 170. You're also qualified to receive tax deductible bequests, devises, transfers or gifts under Section 2055, 2106, or 2522. This letter could help resolve questions on your exempt status. Please keep it for your records.

Organizations exempt under IRC Section 501(c)(3) are further classified as either public charities or private foundations. We determined you're a public charity under the IRC Section listed at the top of this letter.

If we indicated at the top of this letter that you're required to file Form 990/990-EZ/990-N, our records show you're required to file an annual information return (Form 990 or Form 990-EZ) or electronic notice (Form 990-N, the e-Postcard). If you don't file a required return or notice for three consecutive years, your exempt status will be automatically revoked.

If we indicated at the top of this letter that an addendum applies, the enclosed addendum is an integral part of this letter.

For important information about your responsibilities as a tax-exempt organization, go to www.irs.gov/charities. Enter "4221-PC" in the search bar to view Publication 4221-PC, Compliance Guide for 501(c)(3) Public Charities, which describes your recordkeeping, reporting, and disclosure requirements.

Sincerely,

Stephen A. Martin
Director, Exempt Organizations
Rulings and Agreements

COMMISSION ON THE ARTS
SPECIAL PROJECT GRANT APPLICATION

PART 1: SUMMARY

1A. ORGANIZATION

Name of Project: Fall Play: The Legend of Sleepy Hollow

Name of Organization: Story Theater Company

Address: 1609 Golden Aspen Dr #105
Ames, IA 50010

Telephone Number: 515-509-1005

E-mail Address: president@storytheatercompany.org

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

☑ **Yes** ☐ **No** ☐ **Applied for Tax Exempt Status**

If yes, please indicate your federal Tax-Exempt Number: 76-0842889

1B. Primary Contact Person

Name: Amy Divine

Telephone Number: 515-509-1005

E-mail Address president@storytheatercompany.org

1C. Funding Request Summary

Amount Requested: $1000

What is the purpose of this request? To help offset the increased cost of dry ice and puppetry materials

Location of Activity: Ames City Auditorium

Start Date: August 2026 **End Date:** November 8, 2026

PART 2: PROJECT DESCRIPTION

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

See Attached.

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

Artists:	30
Volunteers:	50
Full-Time Staff:	0
Part-Time Staff:	2
TOTAL:	82

Estimate the total number of individuals comprising the audience(s): 1050

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

	Participants	Audience(s)
Children (0-18 years)	38 %	37 %
General Adults (19-54)	61 %	51 %
Senior Citizens (55 and over)	1 %	13 %
Total for all Performances (Activities)	100%	100%

Estimate admission or fee to attend event(s) per person: $12 (suggested price)

Do you plan to offer free or reduced admission to the event? ☑ **Yes** ☐ **No**

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

local organizations, such as Food at First, Mainstream, YSS, Childserve, Bridge Home, and Boys an

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

If no, why not?

PART 3: PROMOTIONS

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

STC uses a variety of methods to reach children, teens, families, and individuals interested in the performing arts. First, we pin up physical posters in various locations throughout Ames. Second, we post info about upcoming shows on social media platforms, like Facebook and Instagram. Third, participants hand out ticket information cards to family, friends, teachers, and neighbors and participate in a ticket sales contest. Fourth, we advertise in Standing Ovation programs that are distributed in Ames and the surrounding community.

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

For those people not reached by the above methods, a member of our team hand-delivers tickets to local community organizations, like Food at First, Childserve, YSS, Boys & Girls Club, Mainstream, Bridge Home, and Optimae. In addition to this, we encourage word-of-mouth advertising by board members, staff members, production members, and participants. Finally, we currently provide a podcast (Theater Stories: The Story Theater Company Podcast) which gives a behind-the-scenes peek at current productions and reaches a different audience.

PART 4: SPECIAL PROJECT BUDGET

Revenue (cash only)	Amount
Sponsor's Share	$2,200
Participant Fees	$4,630
Ticket Revenue	$10,500
Contributions	$ 500
Other sources (identify)	
1. COTA Annual grant for rent and operations	$9,663
2. Concessions	$924
3. Additional shirts (merchandise)	$150
COTA Special Project Grant Request Fall 2026	$1,000
Total Revenue	**$**29,567

Expenses (categorize below; ex: space rental)	Amount
1. Auditorium and rehearsal location	$12,415
2. Artistic Staff Honoraria	$5,900
3. Staff Salaries (Production manager, Business manager)	$5,831
4. Marketing/printing/Paypal fees	$1,049
5. Scholarships used	$150
6. Production expenses (except #7)	$1,725
7. Costumes, set, props	$1,950
8. Increased expenses for set due to use of fog and puppetry	$1,000
Total Expenses	**$**30,020

List donated services and goods (optional):

Volunteers donate many hours from September to November to help make costumes (sewing, designing, creating) and build the set (painting, installing, framing, etc)

PART 5: STATEMENT OF ASSURANCES

The applicant hereby agrees that if funds are provided:

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

The applicant also affirms:

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

Please fill in and date this form below.

	Amy Divine	4/17/2026
CHIEF EXECUTIVE OFFICER	**TYPE OR PRINT NAME HERE**	**DATE**

Address: 1609 Golden Aspen Dr. #106 **Phone:** 515-509-1005

Story Theater Company (STC) is seeking $1000 in partial funding toward puppetry materials and set enhancements for our fall mainstage production of *The Legend of Sleepy Hollow* (October and November 2026). In the fall, families often search for a kid-friendly event with a mysterious vibe, but Ames has few such offerings. We're excited to fill this current gap by staging this timeless tale. While STC already budgeted for our fall production, our vision now includes puppets and key set elements, which have all increased in cost since submitting our annual budget.

The Legend of Sleepy Hollow, with its 18th-century setting and Gothic elements, requires a special touch to recreate the gentle spookiness and intrigue of "America's first ghost story." In short, it requires expenditures beyond our annual budget.

First, we plan on using live as well as silhouette puppetry to recreate some of this story's most spine-tingling and iconic scenes (such as the headless horseman's ride) and characters (Gunpowder the horse). Typically, our props are simple, but puppets require more materials than usual, including more fabric, wire, lumber, etc. Second, we aim to produce the perfect ambience with layers of fog, which requires more pounds of dry ice than we've ever used in other productions. Plus, the dry ice will need to be purchased more than once (as opposed to one larger, cheaper bulk purchase) as dry ice sublimates significantly after 24 hours, and we will need to provide dry ice over two weekends and six shows.

STC will incur the additional costs of producing *The Legend of Sleepy Hollow* this fall. This grant supplements our revenue from sponsors, tickets sales, participant fees, concessions, and other grants. Also, to help ensure the accessibility of our theater productions, STC uses a donation-based ticketing program. Audience members are encouraged to make a free-will donation to support performances at a suggested donation of $12 per ticket. Finally, STC will address the deficit in the attached budget with cash, donations, and fundraising.

STC's fall production of *The Legend of Sleepy Hollow* will serve the Ames Community and further arts awareness by providing opportunities for children to participate in live theater and for Ames residents to enjoy a family-friendly ghost story. Holding performances at the large, centrally located Ames City Auditorium ensures that *The Legend of Sleepy Hollow* will be broadly accessible to the Ames community. A COTA special grant to help cover the increased costs will allow STC to bring this classic story to life at the Ames City Auditorium.

COMMISSION ON THE ARTS
SPECIAL PROJECT GRANT APPLICATION

PART 1: SUMMARY

1A. ORGANIZATION

Name of Project: Narly's Night of Music

Name of Organization: Vagrant Fear Productions and KHOI Community Radio

Address: 622 Douglas Ave
Ames, IA 50010

Telephone Number: 515-708-5738

E-mail Address: vagrantfear@gmail.com

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

☐ **Yes** ☐ **No** ☐ **Applied for Tax Exempt Status**

If yes, please indicate your federal Tax-Exempt Number: 27-1367272

1B. Primary Contact Person

Name: David Detlefs

Telephone Number: 515-708-5738

E-mail Address vagrantfear@gmail.com

1C. Funding Request Summary

Amount Requested: $1,000

What is the purpose of this request? Stipends for performers and promotions

Location of Activity: Downtown Ames venues

Start Date: 9/26/2026 **End Date:** 09/26/2026

PART 2: PROJECT DESCRIPTION

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

Vagrant Fear Productions will partner with KHOI Community Radio to introduce Narly's Night of Music, an evening in Downtown Ames featuring bands specializing in horror rock. This will be the first dedicated event of this type in Ames and we plan to make it an annual event that grows over time, eventually becoming a pub crawl or street festival involving multiple venues. This inaugural year, the brand-new venue, Mary Jane's, will be the site of a night of music with local, regional, and national bands, bringing a new clientele to the downtown area.
We are currently seeking additional grant funding and underwriters for this event.
We will have a low-cost ticket price as well as specialty tickets that would grant meet and greet and photo op access to the performers.

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

Artists:	10 -15
Volunteers:	10
Full-Time Staff:	1
Part-Time Staff:	0
TOTAL:	26

Estimate the total number of individuals comprising the audience(s): 120

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

	Participants	Audience(s)
Children (0-18 years)	0 %	0 %
General Adults (19-54)	100 %	90 %
Senior Citizens (55 and over)	0 %	10 %
Total for all Performances (Activities)	100%	100%

Estimate admission or fee to attend event(s) per person: $15 general admission

Do you plan to offer free or reduced admission to the event? ☐ **Yes** ☑ **No**

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

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

If no, why not?

PART 3: PROMOTIONS

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

We will feature our events and programs on KHOI with interviews of the artists on Local Talk and with promo spots throughout our 24/7 broadcast. Both Vagrant Fear and KHOI actively engage in social media and will utilize the KHOI website to promote this event.

Both organizations, the venue, and the bands maintain extensive email lists and will promote the event in the weeks leading up to it. We will utilize area calendars such as Ames Community Arts Council, Discover Ames, and Ames Regional Economic Alliance along with press releases and features in local media sources. We will also create and post fliers throughout the area.

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

We have established a planning committee made up of community members with access to their own unique audiences. We also seek new audiences based on interest of the topic. For instance the Iowa Metal Bands Facebook group has already signed on to help with promotions. We also are pleased to partner with international recording company, We are Horror Records, which has offered promotional services via their unique channels.

We collaborate as much as possible with other groups who may share an interest in topics we are highlighting. Campus Town business, Mayhem, has signed on to help promote and offer promotional items for the specialty ticket experience.

PART 4: SPECIAL PROJECT BUDGET

Revenue (cash only)	**Amount**
Sponsor's Share	$
Participant Fees	$
Ticket Revenue	$2100
Contributions	$
Other sources (identify)	
1. TBD underwriters	$1500
2.	$
3.	$
COTA Special Project Grant Request	$1000
Total Revenue	**$**4600

Expenses (categorize below; ex: space rental)	**Amount**
1. Stipends for the bands	$4000
2. Promotions	$600
3.	$
4.	$
5.	$
6.	$
7.	$
8.	$
Total Expenses	**$**4600

List donated services and goods (optional):

Mary Jane's is providing the venue free of charge and will be handling all alcohol sales under their license.

PART 5: STATEMENT OF ASSURANCES

The applicant hereby agrees that if funds are provided:

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

The applicant also affirms:

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

Please fill in and date this form below.

David Detlefs	David Detlefs	4/15/2026
CHIEF EXECUTIVE OFFICER	**TYPE OR PRINT NAME HERE**	**DATE**

Address: 622 Douglas Ave, Ames, IA **Phone:** 515-708-5738

ITEM #:	**16**
DATE:	**06-23-26**
DEPT:	**FIN**

COUNCIL ACTION FORM

SUBJECT: RESOLUTION APPROVING AN INTERFUND LOAN FROM THE ELECTRIC FUND TO THE RESOURCE RECOVERY FUND

BACKGROUND:

The City is currently in the process of constructing the Resource Recovery & Recycling Campus (R3C). To date, the City has incurred project-related expenditures associated with land acquisition, engineering, design, permitting, and other pre-construction activities. Additional project expenditures will continue to be incurred prior to the issuance of permanent financing.

On June 9, 2026, the City received proposals from four financial institutions for the lending of $24,000,000 General Obligation Solid Waste Disposal Bond Anticipation Notes (BANs) to finance the project. Following a review of the proposals, PFM Financial Advisors, in consultation with staff, determined that the interest rates received were higher than anticipated and estimated that utilizing BAN financing would increase borrowing costs above original estimates.

As a result, PFM recommended that the City finance the project through its regularly scheduled General Obligation bond issuance planned for August 2026, with bond proceeds anticipated to be delivered in September 2026. **Based on this recommendation, the City Council elected not to award a financing agreement for the BAN issuance and instead directed staff to include the R3C project financing as part of the City's upcoming General Obligation bond sale.**

INTERFUND LOAN:

While permanent financing is expected to be available in September 2026, the Resource Recovery Fund requires temporary financing to reimburse expenditures already incurred and to provide adequate cash flow for ongoing project costs. Staff estimates that up to $7,100,000 will be required during this interim period.

Interfund loans are a common municipal financing practice utilized by Iowa local governments to address temporary cash flow and project financing needs. Iowa Code provides the authority to local governments to transfer resources between funds and provides the statutory framework under which these transactions occur. When a project has an identified repayment source, interfund loans provide an efficient and cost-effective alternative to external short-term borrowing.

The Electric Fund currently maintains sufficient available cash reserves to provide temporary financing without negatively affecting utility operations, capital projects, or reserve levels. Accordingly, staff recommends approval of an interfund loan in the

amount of up to $7,100,000 from the Electric Fund to the Resource Recovery Fund.

The proposed loan will bear interest at a rate of 3.60% per year, which approximates the earnings currently being received on City deposits held at First National Bank. As a result, the Electric Fund will receive substantially the same financial benefit it would have earned had the funds remained on deposit, ensuring that electric utility customers are not disadvantaged by the temporary use of Electric Fund cash reserves.

The interfund loan is intended solely as a short-term financing mechanism until permanent project financing is secured through the City's planned General Obligation bond issuance. Upon receipt of bond proceeds, anticipated in September 2026, the Resource Recovery Fund will repay the Electric Fund in full, including accrued interest.

The proposed interfund loan does not increase the overall cost of the project or authorize additional project expenditures. Rather, it provides a temporary source of liquidity that allows the project to continue moving forward while preserving the City's ability to utilize the lowest-cost long-term financing option identified by PFM Financial Advisors.

The final amendment to the City's FY 2025/26 budget, approved by the City Council in May, projected an ending fund balance of $43.4 million in the Electric Utility Fund. In accordance with the City's fund balance reserve policy, $20.3 million of this amount is designated as reserve, leaving approximately $23.1 million available above the established reserve requirement. Additionally, as of June 17, 2026, the utility's cash and investment balance totaled $52.1 million. Based on this information, the Electric Utility Fund is in a strong position to provide the proposed interfund loan while continuing to maintain adequate reserves and liquidity.

ALTERNATIVES:

1. Approve the resolution authorizing an interfund loan in the amount of up to $7,100,000 from the Electric Fund to the Resource Recovery Fund.

2. Do not approve the resolution and provide alternative direction regarding the interim financing of R3C project expenditures.

CITY MANAGER'S RECOMMENDED ACTION:

The City initially pursued Bond Anticipation Note (BAN) financing for the R3C project. However, proposals received from lenders resulted in borrowing costs that were higher than anticipated. Following a review of the proposals, PFM Financial Advisors recommended that the City instead include the project in its planned September 2026 General Obligation bond issuance as the lowest-cost financing option.

Approval of the proposed interfund loan will provide the necessary interim financing to fund project expenditures until bond proceeds are received, while ensuring that the Electric Fund receives interest earnings comparable to those currently available through its existing investments. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, as described above.

ITEM #:	**17**
DATE:	**06-23-26**
DEPT:	**POLICE**

COUNCIL ACTION FORM

SUBJECT: AMENDED INTERGOVERNMENTAL AGREEMENT FOR COMBINED LAW ENFORCEMENT INVESTIGATIONS OF CONTROLLED SUBSTANCES

BACKGROUND:

The Central Iowa Drug Task Force (CIDTF) has been in existence since 1991. **The goal of the CIDTF has consistently been focused on interrupting the trafficking and sale of controlled substances.** The nature of drug trafficking frequently leads to larger scale, more complex, inter-jurisdictional investigations. Although agency membership has changed over time, the Ames Police Department, Iowa State University Department of Public Safety, Story County Sheriff's Office, Story County Attorney, Boone County Sheriff's Office, City of Boone, as well as State partners are the current members.

The CIDTF operates through an Intergovernmental Agreement. An amendment has been prepared to clarify that officers and investigators to the task force maintain authority to investigate and charge offenses tangentially related to the trafficking and sales of controlled substances. Officers will also assist other agencies and task forces in their respective investigations as necessary, and respond to calls for assistance. The amendment is attached for the City Council's review and approval.

ALTERNATIVES:

1. Approve the attached Intergovernmental Agreement for Combined Law Enforcement Investigations of Controlled Substances as amended.

2. Do not approve the Intergovernmental Agreement for Combined Law Enforcement Investigations of Controlled Substances as amended.

CITY MANAGER'S RECOMMENDED ACTION:

The work of the Central Iowa Drug Task Force is typically rated as a high priority in the City's annual Citizen Satisfaction Survey. In addition, the nature of illegal controlled substance distribution often requires shared investigative resources and multi-jurisdictional cooperation. **The amendment only clarifies the current practice that task force officers may also investigate other offenses tangentially related to the investigation of the trafficking and sale of controlled substances.** Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1 as described above.

ATTACHMENT(S):
CIDTF amendment re other investigations 5.18.2026.docx

AMENDMENT NO. 3
To
28E Agreement
For
INTERGOVERNMENTAL AGREEMENT FOR COMBINED LAW ENFORCEMENT INVESTIGATIONS OF CONTROLLED SUBSTANCES
(Filing No. M510990)
Dated: _____
Iowa Code Section 28E.12

This AMENDMENT No. 3 is made by and among the County of Story, Iowa, the City of Ames, Iowa, Iowa State University of Science and Technology, the County of Boone, Iowa, and the City of Boone, Iowa with their respective law enforcement agencies, the Story County Sheriff's Office (hereinafter "SCSO"), the Boone County Sheriff's Office (hereinafter "BCSO"), the Ames Police Department (hereinafter "Ames PD"), and the Boone Police Department (hereinafter "Boone PD")

SECTION 1. AMENDMENT

1. The parties hereby agree that an amendment should be made to the Central Iowa Drug Task Force Intergovernmental Agreement (Filing No. M510990) for the following reasons:

    a. To clarify that officers and investigators assigned to the task force by their respective agencies maintain authority to investigate and charge offenses tangentially related to the trafficking and sales of controlled substances, to assist other agencies and task forces in their respective investigations as necessary, and to respond to calls for assistance.

2. Section "I. Purpose" is therefore amended to include the following new paragraph: "WHEREAS, the parties recognize that the trafficking and sales of controlled substances can result in, and is frequently associated with, tangential crimes beyond and in addition to strict drug offenses, including but not limited to the possession or trafficking of illegal firearms, property offenses, human trafficking, sex abuse, and other violent offenses;"

3. Furthermore, Section "IV. Authority of Participating Officers" is hereby amended to include the following new paragraph: "This agreement shall not be construed to proscribe officers and investigators assigned to the CIDTF from investigating or charging crimes tangentially related to trafficking and sales of controlled substances, including but not limited to possession or trafficking of illegal firearms, property offenses, human trafficking, sex abuse, and violent offenses; nothing in this agreement shall be construed to proscribe officers and investigators assigned to the CIDTF from responding to emergency situations, responding to calls for assistance, or otherwise assisting other agencies and task forces in their respective investigations as necessary."

SECTION 2. AUTHORITY AND SCOPE.

1. Section "X. Amendments/Termination" permits this amendment if all parties are notified in writing of the proposed amendment and the reasons for it.

2. All other terms and conditions of the agreement identified in the caption above shall remain in full force and effect except as specifically modified by this amendment.

IN WITNESS WHEREOF, THE PARTIES EXECUTE THIS AMENDMENT No. 3, EFFECTIVE on the date of signing.

Story County, Iowa

By: _____
Board of Supervisors

Date: _____

ATTEST:

By: _____
County Auditor

Story County Sheriff's Office

By: _____
Sheriff

Date: _____

ACKNOWLEDGEMENT BY NOTARY

STATE OF IOWA)
)ss.
_____COUNTY)

On this _____ day of _____, 2026, before me the undersigned, a Notary Public in and for said County and State, personally appeared _____ and _____, to me personally known, who, being sworn, did say that they are the Chairperson of the Board of Supervisors and County Auditor of Story County, Iowa respectively; that the seal affixed hereto is the seal of said Story County; that said instrument was signed and sealed on behalf of Story County, Iowa by authority of its Board of Supervisors and that said _____ and _____ as such officers, acknowledge the execution of said instrument to be the voluntary act and deed of said County, it and by them voluntarily executed.

_____
Notary Public in and for Said County
And State of Iowa

City of Ames, Iowa

By: _____
Mayor

Date: _____

ATTEST:

By: _____
City Clerk

ACKNOWLEDGEMENT BY NOTARY

STATE OF IOWA)
)ss.
_____COUNTY)

On this _____ day of _____, 2026, before me the undersigned, a Notary Public in and for said County and State, personally appeared _____ and _____, to me personally known, who, being sworn, did say that they are the _____ and _____ of the City of Ames, Iowa respectively; that the seal affixed hereto is the seal of said City; that said instrument was signed and sealed on behalf of the City of Ames, Iowa by authority of its City Counsel, and that said _____ and _____ as such officers, acknowledge the execution of said instrument to be the voluntary act and deed of said City, it and by them voluntarily executed.

_____
Notary Public in and for Said City
And State of Iowa

IN WITNESS WHEREOF, IOWA STATE UNIVERSITY OF SCIENCE AND TECHNOLOGY ON BEHALF OF ITS DEPARTMENT OF PUBLIC SAFETY EXECUTES THE INTERGOVERNMENTAL AGREEMENT AMENDMENT, THIS THE _____ DAY OF _____, 2026.

By: _____
(Print name)

_____, Associate Vice President/Chief of Police
(Signature)

Attest: _____
(Print Name)

_____.
(Signature)

Boone County, Iowa

By: _____
Board of Supervisors

Date: _____

ATTEST:

By: _____
County Auditor

Boone County Sheriff's Office

By: _____
Sheriff

Date: _____

ACKNOWLEDGEMENT BY NOTARY

STATE OF IOWA)
)ss.
_____COUNTY)

On this _____ day of _____, 2026, before me the undersigned, a Notary Public in and for said County and State, personally appeared _____ and _____, to me personally known, who, being sworn, did say that they are the Chairperson of the Board of Supervisors and County Auditor of Boone County, Iowa respectively; that the seal affixed hereto is the seal of said Boone County; that said instrument was signed and sealed on behalf of Boone County, Iowa by authority of its Board of Supervisors and that said _____ and _____ as such officers, acknowledge the execution of said instrument to be the voluntary act and deed of said County, it and by them voluntarily executed.

_____
Notary Public in and for Said County
And State of Iowa

City of Boone, Iowa

By: _____
Mayor

Date: _____

ATTEST:

By: _____
City Clerk

ACKNOWLEDGEMENT BY NOTARY

STATE OF IOWA)
)ss.
_____COUNTY)

On this _____ day of _____, 2026, before me the undersigned, a Notary Public in and for said County and State, personally appeared _____ and _____, to me personally known, who, being sworn, did say that they are the _____ and _____ of the City of Boone, Iowa respectively; that the seal affixed hereto is the seal of said City; that said instrument was signed and sealed on behalf of the City of Boone, Iowa by authority of its City Counsel, and that said _____ and _____ as such officers, acknowledge the execution of said instrument to be the voluntary act and deed of said City, it and by them voluntarily executed.

_____
Notary Public in and for Said City
And State of Iowa

ITEM #:	**18**
DATE:	**06-23-26**
DEPT:	**LIB**

COUNCIL ACTION FORM

SUBJECT: CONTRACT RENEWAL FOR FY 2026/27 CUSTODIAL SERVICES AT AMES PUBLIC LIBRARY

BACKGROUND:

Custodial services for Ames Public Library are provided by a third-party professional cleaning service. The tasks included in this service are all routine daily cleaning tasks. On May 14, 2024, the City Council awarded the contract to ABM Industry Groups with the option to renew for four additional terms.

For the last two fiscal years, ABM has provided relatively low-cost custodial services for the Ames Public Library. ABM's representatives have worked closely with Library staff to accommodate the timing of library activities and public events.

Library staff estimates that approximately 4,992 hours of cleaning services are required annually. These hours are an estimate for budgeting purposes; payments are made on an hourly basis for actual hours worked. The hourly rate for FY 2026/27 is $20.36 per hour.

The Board of Trustees, Ames Public Library, issued Resolution No. 2026-L012 on April 16, 2026, recommending the contract extension to ABM Industry Group.

ALTERNATIVES:

1. Approve the contract renewal with ABM Industry Groups, LLC, of Des Moines, IA for Custodial Services at Ames Public Library for the period from July 1, 2026 through June 30, 2027, in an amount not-to-exceed $101,620.44.

2. Reject the renewal option and instruct staff to seek new competitive bids.

CITY MANAGER'S RECOMMENDED ACTION:

ABM continues to provide relatively low-cost custodial services for the Ames Public Library. ABM's representatives and have worked closely with Library staff to ensure there are high-quality results and the cleaning schedule accommodates the timing of library activities and public events. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, as described above.

ATTACHMENT(S):
ResNo2026-L012_Custodial Contract FY27.pdf

FY27 Custodial Contract

BOARD OF TRUSTEES
AMES PUBLIC LIBRARY
APRIL 16, 2026

Be it resolved that the Board of Trustees, Ames Public Library, approves renewal and recommends that the City Council renews the contract with ABM Industry Groups, LLC, Des Moines, Iowa for library custodial services in FY27 in the amount of $101,620.44.

Moved:	*Dennis*
Seconded:	*Gordillo*
Vote on Motion:	*7-0*
Voted Aye:	*Arora, Daiker, Dennis, Genise, Gordillo, Marsau, Myers*
Voted Nay:	
Absent:	*Gibson*
Abstained:	*Johnson*

Richard Johnson, President

Deb Gibson, Secretary

Briefing Paper: Custodial Contract — April 16, 2026

Background:

Custodial services for Ames Public Library are provided by a third-party professional cleaning service. The tasks included in this service are all the routine daily cleaning tasks. On April 18, 2024 the below bids were received. Based on the bids, the contract was awarded to ABM with the option to renew for four additional terms.

Responding Supplier	Hourly Rate Year 1	Year 1 Extended FY 2024/2025 4992 Hrs.	Year 2 Extended FY 20205/2026 4992 Hrs.	Year 3 Extended FY 20206/2027 4992 Hrs.	Year 4 Extended FY 20205/2026 4992 Hrs.	Year 5 Extended FY 20205/2026 4992 Hrs.	5 Year Total
ABM Industry Groups, LLC.	$18.93	$ 94,498.56	$ 98,184.00	$ 101,620.44	$ 105,075.54	$ 108,543.03	$ 507,921.58
Reliable Maintenance Company	$21.00	$ 104,832.00	$ 106,928.64	$ 109,067.21	$ 111,248.56	$ 113,473.53	$ 545,549.94
Nationwide Office Care	$21.40	$ 106,828.80	$ 130,373.87	$ 159,968.74	$ 197,369.43	$ 244,738.09	$ 839,278.92
Cleaning Connection	**28.43	$ 141,900.00	$ 156,090.00	$ 171,699.00	$ 188,868.90	$ 207,755.79	$ 866,313.69
Servpro of Ames (Mac Rizzo LLC)	$30.50	$ 152,256.00	$ 152,256.00	$ 152,256.00	$ 155,301.12	$ 155,301.12	$ 767,370.24
MetroClean Solutions, LLC	$31.65	$ 157,996.80	$ 158,786.78	$ 159,580.72	$ 160,538.20	$ 162,143.58	$ 799,046.09
phClean (Professional Home Ames Inc)	$52.00	$ 259,584.00	$ 269,967.36	$ 280,766.05	$ 291,996.70	$ 303,676.56	$ 1,405,990.68
Peacefully Clean LLC	$60.00	$ 299,520.00	$ 308,505.60	$ 317,760.77	$ 327,293.59	$ 337,112.40	$ 1,590,192.36

** Confirming Hourly Rate Which May Affect

For the last fiscal years ABM has provided relatively low cost custodial services for the Ames Public Library and ABM's representatives have worked closely with Library staff to accommodate the timing of library activities and public events.

The hourly rate for the FY27 renewal is $20.36.

Action: Administration recommends awarding the contract for FY2026/27 Custodial Services for the Ames Public Library to ABM Industry Groups, LLC in an amount not to exceed $101,620.44.

ITEM #:	**19**
DATE:	**06-23-26**
DEPT:	**ELEC**

COUNCIL ACTION FORM

SUBJECT: BOILER MAINTENANCE SERVICES CONTRACT FOR POWER PLANT - CONTRACT RENEWAL

BACKGROUND:

This contract consists of a variety of boiler and pressure vessel maintenance, including structural steel and pressure vessel repair at the Power Plant. The contractor provides emergency service as well as regularly planned repairs and services during scheduled outages.

On July 26, 2022, Council awarded a contract to TEI Construction Services, Inc., Duncan, SC, for the Boiler Maintenance Services Contract for Power Plant. This contract included the option for the City to renew in one-year increments for up to four additional years. **This is the fourth renewal out of four possible renewal periods.**

The City Council should note that the rates charged by TEI Construction Services, Inc. will increase 3%, as indicated on their original 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.

Invoices will be based on contract rates for time and materials for services actually received and accepted by the City. The FY 2026/27 operating budget includes $250,000 for these services.

ALTERNATIVES:

1. Approve the contract renewal with TEI Construction Services Inc., Duncan, SC, for Boiler 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 $250,000.

2. Reject the renewal option and instruct staff to seek new competitive bids.

CITY MANAGER'S RECOMMENDED ACTION:

It is important to have a highly skilled company to perform maintenance services on the City's power plant boilers. These boilers operate at high temperatures and under high pressures. Work may be scheduled or required under short notice conditions. Having a contract in place allows for quick response time at a predetermined cost. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1 as stated above.

ITEM #:	**20**
DATE:	**06-23-26**
DEPT:	**FIN**

COUNCIL ACTION FORM

SUBJECT: CONTRACT RENEWAL FOR PRINT-TO-MAIL SERVICES FOR UTILITY BILLS

BACKGROUND:

The City of Ames issues approximately 297,000 utility billing statements annually. Rather than preparing, printing, and mailing utility billing statements in-house, the City utilizes a print-to-mail service to ensure timely and accurate delivery of these statements.

On June 10, 2025, the City Council approved a contract with InfoSend, Inc. to provide print-to-mail services for utility billing following a Request for Proposals (RFP) process. The contract is billed annually and includes four (4) additional contract renewal periods for a contract of up to five (5) years, subject to annual appropriation of funds.

InfoSend has now completed its first year of service and has been fully implemented for the City's utility billing operations. The print-to-mail system has functioned as intended, and staff has been satisfied with the level of service provided.

This contract renewal for FY 2026/27 represents Year 2 of a possible 5-year contract. The proposed renewal period is from July 1, 2026 through June 30, 2027. **Costs for FY 2026/27 reflect an average increase of approximately 3.5% due to postage and service-related adjustments. A total of $208,500 is included in the budget for this service. Staff is recommending renewal of this contract in an amount not-to-exceed $208,500.**

ALTERNATIVES:

1. Approve the renewal of the contract for print-to-mail services to InfoSend, Inc. in an amount not to exceed $208,500.

2. Do not approve renewal of the contract and direct staff to rebid the required services.

CITY MANAGER'S RECOMMENDED ACTION:

InfoSend, Inc. has provided reliable and satisfactory print-to-mail services during the first year of the contract, meeting the City's operational needs and performance expectations. Renewing the contract will ensure continuity of service and avoid the administrative costs and potential disruption associated with rebidding or transitioning to a new provider. Therefore, it is the recommendation of the City Manager that the City Council approve Alternative No. 1, as described above.

ITEM #:	**21**
DATE:	**06-23-26**
DEPT:	**ELEC**

COUNCIL ACTION FORM

SUBJECT: SCAFFOLDING AND RELATED SERVICES AND SUPPLY CONTRACT FOR POWER PLANT

BACKGROUND:

This contract is to provide and install scaffolding, bracing, and fall protection as needed at the City's Power Plant. Most of the larger contracts for work at the Plant require the contractor to provide scaffolding. **This contract provides for scaffolding and related work for emergency and routine maintenance and repair work at the Plant.**

On July 23, 2024, City Council awarded a contract to Apache Industrial, of La Vista, Nebraska, with the option to renew up to four additional one-year contract periods. When confirming rates for the upcoming FY 2026/27 contract renewal, the current vendor indicated they were not able to renew the contract at the agreed upon annual increase, so staff needed to rebid the contract.

On May 1, 2026, an Invitation to Bid was posted on AmesBids by the City's Purchasing Division. On May 15, 2026, four bids were received as shown on the attached bid report.

Electric Services staff completed evaluation of the bids. The bids include costs for a variety of trade workers to conduct work. To evaluate these bids, staff compared each firm's bid to a Base Case Cost for Typical Scaffolding Requirements Scenario and the hourly rates and unit prices bid. **Staff determined that the apparent low bid from Apache Industrial, La Vista, Nebraska, is acceptable.**

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. City staff time saving in obtaining quotes, evaluating bids, and preparing specifications and other procurement documentation.

The approved FY 2026/27 Power Plant operating budget includes $90,000 for these services. Invoices will be based on contract rates for time and materials for services actually received.

ALTERNATIVES:

1. Approve the contract with Apache Industrial, La Vista, NE, for Scaffolding 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 $90,000.

2. Award a contract to one of the other bidders.

3. Reject the bid and instruct staff to seek new competitive bids.

CITY MANAGER'S RECOMMENDED ACTION:

This contract is needed to carry out emergency and routine scaffolding services at the Power Plant. The contract will establish rates for service and provide for guaranteed availability, thereby setting in place known rates for service. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1 as stated above.

ATTACHMENT(S):
Bid Tabulation by Supplier Spreadsheet with Scenario.pdf

SCAFFOLDING AND RELATED SERVICES CONTRACT				Apache Industrial	Ziegler Industries	hth companies,	Central States
				Total Price	Total Price	Total Price	Total Price
Line #	Description	QTY	UOM	Unit	Unit	Unit	Unit
1	LABOR RATESIf necessary, attach additional sheet to list o						
2	Supervisor Hourly Rate - STRAIGHT TIME	1	HR	$55.75	$56.00	**$52.50**	$105.92
3	Supervisor Hourly Rate - OVERTIME	1	HR	$82.22	$84.00	**$74.50**	$145.92
4	Supervisor Hourly Rate - DOUBLE TIME	1	HR	$109.63	$112.00	**$74.50**	$185.92
5	Foreman Hourly Rate - STRAIGHT TIME	1	HR	**$47.15**	$54.00	$48.50	$105.92
6	Foreman Hourly Rate - OVERTIME	1	HR	**$69.32**	$81.00	$70.00	$145.92
7	Foreman Hourly Rate -DOUBLE TIME	1	HR	$92.43	$108.00	**$70.00**	$185.92
8	Journeyman Hourly Rate - STRAIGHT TIME	1	HR	**$42.82**	$54.00	$43.00	$105.92
9	Journeyman Hourly Rate - OVERTIME	1	HR	$62.82	$81.00	**$62.00**	$145.92
10	Journeyman Hourly Rate - DOUBLE TIME	1	HR	$83.76	$108.00	**$62.00**	$185.92
11	Laborer Hourly Rate - STRAIGHT TIME	1	HR	$38.49	$50.00	**$36.00**	$105.92
12	Laborer Hourly Rate - OVERTIME	1	HR	$56.32	$75.00	**$49.50**	$145.92
13	Laborer Hourly Rate - DOUBLE TIME	1	HR	$75.10	$100.00	**$49.50**	$185.92
14	Subsistence	1	DAY	$110.00	$125.00	**$100.00**	$150.00
15	Mobilization	1	JOB	$75.00	$0.00	$575.00	$600.00
16	Demobilization	1	JOB	$75.00	$0.00	$575.00	$600.00
17	Contract Renewal PeriodInclude any proposed price incre						
18	Labor Rates	1	EA	3.0%	2.0%	3.0%	10.0%
19	Travel & Subsistence	1	EA	3.0%	2.0%	3.0%	10.0%
20	Mobilization/Demobilization	1	EA	3.0%	2.0%	3.0%	10.0%

Scaffold rental is 4 cents per piece after 28 days.

TYPICAL SCENARIO	Apache Industrial	Ziegler Industries	hth companies, inc.	Central States
Install				
1 mob/demob	$ 75.00	$ -	$ 575.00	$ 600.00
1 supervisor 8hr ST	$ 446.00	$ 448.00	$ 420.00	$ 847.36
4 journeymen 8hr ST	$ 1,370.24	$ 1,728.00	$ 1,376.00	$ 3,389.44
1 supervisor 2hr OT	$ 164.44	$ 168.00	$ 149.00	$ 291.84
4 journeymen 2hr OT	$ 502.56	$ 648.00	$ 496.00	$ 1,167.36
Per Diem	$ 550.00	$ 625.00	$ 500.00	$ 750.00
Equipment Rental (ave. 2000 pieces)	$ 240.00			
TOTAL	$ 3,348.24	$ 3,617.00	$ 3,516.00	$ 7,046.00
Dismantle				
1 mob/demob	$ 75.00	$ -	$ 575.00	$ 600.00
1 supervisor 6hr ST	$ 334.50	$ 336.00	$ 315.00	$ 635.52
4 journeymen 6hr ST	$ 1,027.68	$ 1,296.00	$ 1,032.00	$ 2,542.08
Per Diem	$ 550.00	$ 625.00	$ 500.00	$ 750.00
TOTAL	$ 1,987.18	$ 2,257.00	$ 2,422.00	$ 4,527.60
GRAND TOTAL	$ 5,335.42	$ 5,874.00	$ 5,938.00	$ 11,573.60
YEAR 1 (15 events)	$ 80,031.30	$ 88,110.00	$ 89,070.00	$ 173,604.00
YEAR 2	$ 82,432.24	$ 89,872.20	$ 91,742.10	$ 190,964.40
YEAR 3	$ 84,905.21	$ 91,669.64	$ 94,494.36	$ 210,060.84
YEAR 4	$ 87,452.36	$ 93,503.04	$ 97,329.19	$ 231,066.92
YEAR 5	$ 90,075.93	$ 95,373.10	$ 100,249.07	$ 254,173.62
GRAND 5-YEAR TOTAL	**$ 424,897.04**	**$ 458,527.98**	**$ 472,884.73**	**$ 1,059,869.78**

ITEM #:	**22**
DATE:	**06-23-26**
DEPT:	**ELEC**

COUNCIL ACTION FORM

SUBJECT: POWER PLANT SCADA SYSTEM SUPPORT SERVICE

BACKGROUND:

Electric Services uses a Supervisory Control and Data Acquisition (SCADA) System to monitor status and to control power flows, electric generation, interconnections to neighboring utilities, distribution, and transmission. Data from the SCADA is also used as the basis for billing energy transactions.

The existing SCADA system was installed in 2000 and has had routine software updates about every two years. In 2008, 2015, and 2020, the hardware, operating system, and software were all upgraded. The SCADA system was supplied and is supported by Open Systems International, Inc. (OSI) from Medina, MN, and the software is based on Microsoft ".NET" technology.

Advancements have continued to be made to the software to meet changing industry standards and regulations. The City has historically entered into a support services agreement with OSI to keep pace with those changes and to provide maintenance services at a reasonable price. In the last three years, the Power Plant has been operating under a contract with OSI that provided required software upgrades and a support service plan.

Staff will be pursuing a replacement SCADA system during FY 2026/27. The City Council approved the use of savings from the Combustion Turbine Controls Upgrade Capital Improvement Project to pursue a replacement SCADA system at the May 26, 2026, meeting. Staff has issued an RFP to secure engineering services for the development of specifications describing the replacement system. **Until the replacement SCADA system is ready for use, the existing system must continue to be used.**

Because the support for the existing SCADA system can only be provided by OSI, staff is requesting that the City Council waive the City's Purchasing Policies requirement for formal competitive bids, and award a contract to Open Systems International, Inc., of Medina, MN in the amount of $73,196 for a one-year commitment while replacement systems are pursued.

The FY 2026/27 operating budget includes $90,000 for SCADA system services, repairs, and training.

ALTERNATIVES:

1. Waive the City's Purchasing Policy requirement for formal bidding procedures and award a one-year contract to Open Systems International, Inc., Medina, MN, for the Monarch Support for a one-year term for SCADA in the amount of $73,196.

2. Do not award.

CITY MANAGER'S RECOMMENDED ACTION:

Regulatory authorities require the Electric Utility to maintain a functional SCADA system. In addition, it is in the City's best interest to maintain the SCADA system with the most up-to-date software, and to do this in a timely and cost-effective manner. The most effective way to maintain the SCADA system is to continue a Support Plan with the existing SCADA software supplier while a new system is designed and put into place. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative 1.

ITEM #:	**23**
DATE:	**06-23-26**
DEPT:	**PW**

COUNCIL ACTION FORM

SUBJECT: RECYCLING PROCESSING SERVICES CONTRACT AWARD

BACKGROUND:

The City's new curbside recycling program begins on July 1, 2026. The program will service almost 14,000 households and is anticipated to collect 2,500 tons of recyclable materials each year. Materials including glass, cardboard, plastic, paper, and metal will be collected commingled and must be processed at a Material Recovery Facility (MRF) before being sold to recyclers.

The per-household, per-month fee for curbside recycling is $7.75. This amount has been calculated to cover the costs of carts, collection and hauling, and administration (billing and customer service). In addition, the monthly fee covers the costs related to processing and disposal (this contract).

A partnership with a MRF will allow the City to m aximize the diversion rate of recyclable materials and minimize landfill waste, ensuring all materials are sold into legitimate recycling markets, and minimizing transportation and overall service costs.

The City’s Resource Recovery and Recycling Campus (R3C) is expected to become operational by July 2027. Before this date, material will be directly hauled to the MRF in collection trucks by the City’s contracted recycling collection provider. After the R3C is operational, material will be delivered from collection trucks to the R3C. At the R3C, the staff will have the opportunity to observe the material and remove any obvious, large contamination before consolidating the materials into City-owned transfer trailers for hauling to the MRF.

City staff issued a Request For Proposals (RFP) on May 12, 2026, seeking a firm to provide recycling processing services. Services include receiving, processing, sorting, marketing, and selling recyclable materials to recyclers. Proposals were due June 2, 2026, and one proposal was received. An evaluation team reviewed the proposal based on: 1) Location and capabilities of facility, 2) Compliance with City's terms and conditions, 3) Support of City goals, 4) Experience and qualifications, and 5) Cost. One proposal was received, and the score is provided in the table below.

Firm	Evaluation Rank	Total Score
Schupan Recycling, Des Moines, IA	1	800

The evaluation team issued follow-up questions and received responses. After review, the team determined the proposal from Schupan Recycling, Des Moines, IA was acceptable. The facility that will serve as the MRF has served the region for 47 years. It was purchased by

Schupan, a Midwest-based recycling firm, in 2022. Schupan has demonstrated experience and qualifications, and the evaluation team believes they will provide the services necessary to support the City's recycling efforts. **The City has had previous positive working experience with Schupan in the past on an as-needed basis.**

The RFP requested two pricing options:

Option 1 includes a flat processing fee per ton of material.

Option 2 includes a flat processing fee with revenue sharing based on the average market value.

Revenue sharing is common in MRF contracting and would enable the City to capitalize on variable recycling commodity market pricing. Average market values are determined by auditing the City's material to determine its makeup (percent of cardboard, plastic, glass, etc.). Audit percentages are then combined with current market values for each commodity to calculate a blended value per ton. A percentage of the revenue gained by selling recyclable material would be shared with the City, and the actual amount would fluctuate based on current market values. Audits are performed annually or can be requested on an as-needed basis to verify the commingled recycling makeup.

Schupan's fee proposal is detailed below, including an example revenue sharing calculation using May 2026 pricing. Positive values indicate the City will receive that amount; negative (parenthesized) values indicate the City will pay that amount.

- Option 1: ($50) per ton
- Option 2: ($75) per ton with 40% revenue sharing

Pricing will remain firm throughout the initial two-year contract term beginning July 1, 2026, for either option.

Option 2 example revenue sharing calculation:

Line Item	Amount
Processing Fee	($75) per ton
Revenue Share: 40% of May 2026 value of $85.76/ton	$34.30 per ton ($85.76 x 40%)
Net City fee per ton, May 2026 example	($40.70) per ton

City staff is recommending pricing Option 2. While the recycling commodity markets present some risk, staff believes Option 2 will be the lower cost option long-term. The City will have the opportunity to re-evaluate pricing structure after the initial two-year contract term. The estimated contract cost is approximately $100,000 annually. The amount budgeted is $141,550 annually.

The City will receive monthly reports indicating the current market rate for each commodity and the corresponding revenue-share available to the City. The reports also indicate the percent of material that is non-recyclable and considered waste material that is ultimately landfilled.

Schupan has shared the following information with the City regarding what happens with

recyclable materials that are processed in its facility and how they are reused:

- Mixed paper and cardboard are processed at various mills and made into new containerboard and corrugated packaging.
- Glass is crushed into cullet, then used to make new glass containers, fiberglass insulation, and aggregate in infrastructure projects.
- Plastics are baled and shipped to be molded into pellets which in turn are used in carpet manufacturing.
- Metals are sorted, baled, and shipped to various mills to be reused as sheet metal, cans, and new steel products.

ALTERNATIVES:

1. Award a two-year contract (with a non-appropriation clause) to Schupan Recycling of Des Moines, IA with Option 2 to pay for services based on revenue sharing.

2. Award a two-year contract (with a non-appropriation clause) to Schupan Recycling of Des Moines, IA with Option 1 to pay for services on a flat-fee basis.

3. Refer this item back to staff for further information.

CITY MANAGER'S RECOMMENDED ACTION:

The City must partner with a Material Recovery Facility (MRF) to process recyclable material collected in the City's curbside recycling program. Although there are two options to consider for pricing, staff believes that the Option 2 pricing reflects the best value for the City. The City has utilized the services of Schupan Recycling in the past to market commodities. This experience has been positive and Schupan Recycling is a responsive partner to the City's needs and will aid in reaching the City's recycling and waste diversion goals. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, as described above.

ATTACHMENT(S):
City of Ames Contract 061526.pdf

RECYCLING PROCESSING SERVICES AGREEMENT

between

CITY OF AMES, IOWA

and

Schupan – Iowa LLC

Agreement Date	_____, 2026
Contract Start Date	July 1, 2026
Initial Term Expiration	June 30, 2028
Pricing Option	Option 2 – Flat Fee + Revenue Share

THIS RECYCLING PROCESSING SERVICES AGREEMENT (the "Agreement") is made on _____, 2026, by and between:

City of Ames, Iowa, a municipal corporation ("City"), with offices at City Hall, 515 Clark Ave., Ames, Iowa 50010; and

Schupan – Iowa LLC a Michigan corporation authorized to do business in Iowa ("Contractor"), operating its recycling processing facility located at 2742 E Market Street, Des Moines, Iowa 50417 (the "Facility").

WHEREAS, the City issued Request for Proposal No. 2026-130 for Recycling Processing Services and Contractor submitted a response thereto; and

WHEREAS, the City plans to provide curbside recycling services beginning July 1, 2026, and desires to engage Contractor to receive, process, sort, and market single-stream recyclable materials on the terms and conditions set forth herein;

NOW, THEREFORE, the parties, for themselves, their successors and assigns, in consideration of their respective undertakings and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby covenant and agree as follows:

1.0 TERM

The term of this Agreement shall be for a period of two (2) years commencing on July 1, 2026 and extending through June 30, 2028 ("Initial Term"). Costs shall remain firm throughout the Initial Term with no cost escalation.

Thereafter, this Agreement shall be eligible for up to three (3) additional annual renewal terms (each a "Renewal Term"), subject to mutual written agreement of the parties no later than ninety (90) days prior to the expiration of the then-current term.

2.0 SERVICES AND REVENUE SHARE

2.1 The City shall deliver (or cause to be delivered) to the Facility, and Contractor shall receive and process, single-stream recyclable materials ("Recyclables"), as further described in Exhibit A. Upon acceptance of each delivery, Contractor assumes full responsibility for the Recyclables.

2.2 Contractor shall pay the City a revenue share as set forth in Exhibit A, calculated monthly based on the blended market value per ton of Recyclables processed. If the per-ton processing charge exceeds the City's share of the stream value, the City shall pay Contractor the net amount within thirty (30) days of invoice. If the City's share of the stream value exceeds the per-ton processing charge, Contractor shall pay the net amount to the City on or before the 15th of the month following the month of delivery.

2.3 By the 5th of each month, Contractor will provide the City a detailed monthly report of all Recyclables received in the previous month, including: date and time of delivery, truck number/ID, net weight, applicable commodity values, blended value per ton calculation, revenue share calculation, and net amount owed by or to the City.

2.4 Contractor shall provide monthly market index reports to the City, including the most recently available pricing for all recyclable commodities, using the index sources identified in Exhibit A.

2.5 Title and risk of loss of the Recyclables shall transfer to Contractor at the time of delivery to the Facility.

3.0 QUALITY

3.1 The City warrants that, at the time of delivery, all Recyclables shall meet the following specifications: capable of being recovered, processed, and reused in the production of new products, components, or raw materials. Accepted materials include at minimum: mixed paper, cardboard, glass containers, plastic containers with twist-off lids, and metal cans. Recyclables exclude hazardous waste, medical waste, and materials contaminated beyond the thresholds set forth in Section 3.2.

3.2 Loads may be rejected if they: (a) contain more than thirty percent (30%) by weight or volume of non-recyclable or contaminated materials; (b) contain hazardous or toxic materials; or (c) include materials with significant food contamination or excessive moisture. In the event of a rejected load, Contractor shall transport the material to a landfill or disposal site at the City's cost. The City shall reimburse Contractor for hauling and disposal costs within thirty (30) days of invoice. If contamination is disputed, Contractor may remove non-recyclables in the presence of the City to determine compliance.

3.3 If a load contains excessive contamination or another material quality concern, Contractor shall notify the City as soon as practical and provide supporting documentation, including photographs and a description of the

issue. Contractor's approach is to work collaboratively with City staff to identify the source of the contamination and develop practical solutions that maintain program quality while minimizing disruption. Contractor's preference is to resolve issues through communication and partnership rather than penalties. Disposal fees will be a cost pass through from a hauler providing services and only be considered in situations where contamination issues persist after notification, discussion, and reasonable opportunities to address the concern.

3.4 Contractor shall provide ongoing feedback to the City regarding contamination, including the general types of contamination found and the specific truck numbers and loads delivering the contamination. The parties shall work together to address contamination trends through City resident education and outreach programs, with the shared goal of supporting the long-term success of the City's recycling program.

4.0 OPERATIONS

4.1 Contractor's standard staffed receiving hours are Monday through Friday, 7:00 a.m. to 3:30 p.m CST. In addition, Contractor provides 24-hour-per-day, 7-day-per-week self-service access for the City as an approved customer, allowing delivery when collection routes are completed. The Facility will be closed on the following holidays: New Year's Day, Memorial Day, July 4th, Labor Day, Thanksgiving, and Christmas. Any changes to receiving hours require thirty (30) days' prior written notice to the City.

4.2 The Facility shall accommodate curbside collection vehicles, roll-off trucks, and transfer trailers. The Facility provides a minimum vertical clearance of 14 feet and adequate turning radius for a 53-foot tractor and trailer.

4.3 Contractor will provide all necessary equipment and supplies associated with weighing vehicles under this Agreement. Contractor agrees to weigh all inbound deliveries on a State Certified Scale with a current State Certified Seal and shall provide a scale ticket to the City's vehicle operator at the time of each delivery. Net weight records shall be submitted to the City on a monthly basis and must be disputed by the City within ten (10) calendar days.

4.4 Contractor shall provide an initial baseline material composition study within thirty (30) days of the commencement of this Agreement, and shall repeat the study annually throughout the contract term. Reports of findings shall be submitted to the City. Composition studies shall be conducted at Contractor's cost. Composition percentages shall be determined through physical sorting and weighing of representative material samples using industry-standard methodologies.

4.5 Contractor shall handle, store, and process the Recyclables in accordance with all applicable laws, rules, and regulations, including environmental and zoning regulations. Contractor shall obtain and maintain all governmental licenses or permits required by law and shall provide the City evidence of compliance upon request. Contractor shall be responsible for all costs related to disposal of residual waste generated from accepted materials, except in the event of rejected loads as provided in Section 3.2.

4.6 Contractor shall recycle the Recyclables for reuse and shall not deposit any Recyclables in landfills, except residue remaining after appropriate processing. Contractor shall not ship or sell Recyclables outside of the United States without prior written consent of the City.

4.7 Contractor assumes the obligation to ensure that all of its employees are legally authorized to work in the United States pursuant to all applicable immigration, child labor, and employment laws.

4.8 Contractor shall work collaboratively with the City to support public education and outreach activities regarding the recycling program, including information on accepted materials, end markets, and best practices for residents.

4.9 The City makes no commitment or guarantee as to the minimum or maximum quantity of Recyclables to be delivered under this Agreement. Estimated annual tonnage is approximately 2,500 tons, based on the City's projections. Beginning July 1, 2026, deliveries will be made by collection trucks (approximately two per day, four days per week). Beginning approximately July 2027 (when the City's Resource Recovery and Recycling Campus becomes operational), deliveries will shift to transfer trailers.

5.0 INSURANCE

Contractor shall procure and maintain at its own expense, during the term of this Agreement, at least the following insurance covering activities performed under this Agreement:

Coverage	Minimum Limits
Workers' Compensation	Statutory
Employer's Liability	$1,000,000 each occurrence
Commercial General Liability (Incl. Completed Operations, Contractual Liability)	$2,000,000 per occurrence $3,000,000 annual aggregate
Automobile Liability	$2,000,000 per occurrence $3,000,000 annual aggregate
Umbrella / Excess Liability	$5,000,000 per occurrence

All policies shall be endorsed to name the City of Ames, Iowa, its officers, and employees as additional insureds to the extent of liability assumed hereunder, and shall provide for thirty (30) days' prior written notice of termination, cancellation, or material change in coverage. Contractor shall provide certificates of insurance to the City within ten (10) days of executing this Agreement and upon each policy renewal.

6.0 INDEMNIFICATION

Each party agrees to indemnify, save harmless, and defend the other, its affiliates, officers, directors, shareholders, employees, and agents from and against any and all liabilities, claims, penalties, forfeitures, suits, and the costs and expenses incident thereto (including costs of defense, settlement, and reasonable attorneys' fees), which an indemnitee may hereafter incur, become responsible for, or pay out as a result of death or bodily injuries to any person, destruction or damage to any personal property, or any violation of governmental laws, regulations, or orders, to the extent caused by the other party's breach of this Agreement or by any negligent act, negligent omission, or willful misconduct of the other party, its agents, employees, or subcontractors in the performance of this Agreement. The obligations described in this Section shall survive termination or expiration of this Agreement for any incident or event occurring prior to such termination or expiration.

7.0 DEFAULT

If a party defaults in the performance of any warranty, representation, term, condition, or provision contained in this Agreement, the non-defaulting party shall notify the defaulting party of the default. The defaulting party shall have thirty (30) days to remedy the default, except that if the default is in the payment of money, the defaulting party shall have ten (10) days to remedy the default. In the event of an uncured default, in addition to any other remedies available under law, the non-defaulting party may terminate this Agreement immediately upon written notice. In addition, if a party fails to pay any sums when due more than two (2) times during the term, the other party shall not be required to allow the defaulting party to remedy the default and may terminate the Agreement immediately upon written notice.

8.0 INSOLVENCY

If a party or any company owning more than fifty percent (50%) of such party: (i) does not pay its debts as they become due; (ii) admits in writing its inability to pay its debts; (iii) becomes insolvent; (iv) makes a general arrangement or assignment for the benefit of creditors; (v) undertakes any action or proceedings seeking relief as a debtor under any bankruptcy or insolvency law; or (vi) seeks appointment of a receiver, liquidator, or similar official, the other party may immediately terminate this Agreement by giving written notice.

9.0 NOTICES

All notices, requests, demands and other communications hereunder (including notices of all asserted claims or liabilities) shall be in writing and shall be either delivered personally, or mailed by certified U.S. Mail, postage prepaid, return receipt requested, or sent by reputable overnight courier to the addresses herein designated or such other address as may be designated in writing by notice given in the manner provided herein, or by email, and shall be effective upon personal delivery thereof or upon receipt if sent by certified mail or twenty four (24) hours after deposit with an overnight courier, on the date sent by email (with confirmation of transmission) if sent during normal business hours of the recipient, and on the next business day if sent after normal business hours of the recipient.

If to City:	If to Contractor:
City of Ames, Iowa Attn: Karen Server, Purchasing Manager City Hall, 515 Clark Ave. Ames, Iowa 50010 Phone: 515.239.5127 Email: karen.server@cityofames.org	**Schupan - Iowa LLC** Attn: David Mueller 2742 E Market Street Des Moines, Iowa 50417 Phone: (515) 201-9317 Email: David.Mueller@Schupan.com

Either party may change its contact person or address by giving the other party notice in the manner provided in this Section.

10.0 MISCELLANEOUS

10.1 Assignment. This Agreement is not assignable by either party without the prior written consent of the other party, which consent shall not be unreasonably withheld. A transfer by a party of substantially all of its assets to another entity, or the merger or consolidation of a party with another entity, or the transfer of a controlling ownership interest, will be deemed to constitute an assignment of this Agreement. Subject to the foregoing, this Agreement is binding upon the successors and assigns of each party.

10.2 Force Majeure. Neither party shall be responsible for any delays, losses, damages, or failures of performance where such failures are due to causes beyond the control of either party, including acts of God, acts of public enemy, riot, disorder, epidemic, fire, storm, flood, civil disturbance, explosion, interference by civil or military authorities, strike, statute, ordinance, government order or ruling, or similar cause. Force Majeure shall not include financial inability to perform.

10.3 Relationship of Parties. Nothing contained in this Agreement shall create a partnership, joint venture, fiduciary, or agency relationship between the parties. Contractor is an independent contractor solely responsible for the compensation, benefits, and supervision of its employees.

10.4 Waiver. Neither party's waiver of any default or failure to enforce any term of this Agreement shall in any way affect such party's right thereafter to enforce strict compliance. No waiver shall be effective unless expressed in writing and signed by the waiving party.

10.5 Rights and Remedies. Any specific right or remedy provided in this Agreement shall not be exclusive, but will be cumulative of all other rights and remedies set forth herein or allowed by law.

10.6 Litigation. If there is any litigation between the parties with respect to this Agreement, then the prevailing party (after all appeals are exhausted or the time for appeals has expired) shall be entitled to recover court costs and reasonable and demonstrable attorneys' and experts' fees in addition to such other relief as the court may award. These rights and obligations survive expiration and termination of this Agreement.

10.7 Survival. Any term or condition intended by its terms to be observed after expiration or termination shall survive and continue in full force and effect.

10.8 Governing Law. This Agreement shall be governed by and construed according to the laws of the State of Iowa. The parties consent to exclusive jurisdiction and venue in the state or federal courts located in Story County, Iowa for any dispute arising under or related to this Agreement.

10.9 Counterparts. This Agreement may be executed simultaneously in one or more counterparts, each of which together shall be deemed an original, and all of which together shall constitute one and the same instrument. Electronic signatures shall be deemed valid.

10.10 Entirety of Agreement; Modification. This Agreement constitutes the entire agreement and understanding between the parties with respect to the matters contained herein and supersedes all prior negotiations, representations, warranties, and understandings, including Contractor's RFP response to RFP No. 2026-130. This Agreement may be modified or amended only by a written instrument executed by both parties. If any provision is declared invalid or unenforceable, the parties shall amend this Agreement to give effect, to the maximum extent allowed, to the intent of the severed provision.

10.11 Prohibited Interest. No officer or employee of the City of Ames, including members of City Council and City boards and commissions, has an interest, either direct or indirect, in this Agreement, consistent with Section 362.5 of the Iowa Code.

10.12 Confidentiality. Neither party shall disclose the terms of this Agreement or proprietary and other confidential information in connection with this Agreement (including financial, volume, or pricing data) to a third party, except to such party's employees, lenders, attorneys, accountants, or advisors who have a need to know, or as required to comply with any applicable law, regulation, or court or regulatory proceeding, including Iowa's Open Records Law (Iowa Code Ch. 22). Contractor acknowledges that City contracts may be subject to public disclosure under Iowa law.

SIGNATURE PAGE

The authorized signatures for the City of Ames, Iowa and Schupan – Iowa LLC. below signify their acceptance of the terms of this Agreement.

CITY OF AMES, IOWA	SCHUPAN – IOWA LLC.
Authorized Signature	Authorized Signature
Printed Name	Printed Name
Title	Title
Date	Date

EXHIBIT A

PROCESSING RATES AND REVENUE SHARE

I. Processing Rates and Revenue Share — Option 2

a. Residential Single Stream (RSS) — City of Ames Deliveries

Processing Charge: $75.00 per ton
Revenue Share: 40% of the Blended Value per Ton, as calculated in Section II below
Net City Cost (illustrative May 2026 example): ($40.70) per ton

II. Calculating Stream Value and Revenue Share

a. Contractor shall perform an initial material composition audit within thirty (30) days of contract commencement. Until then, the parties agree to use the composition set forth in the table below. Upon the City's request, Contractor shall perform additional material composition audits.

b. Stream value is calculated monthly. To calculate the Blended Value per Ton: for each commodity type recovered from City materials, multiply the quantity of that commodity recovered (in tons) by the applicable market price per ton for that commodity during the billing month; sum the resulting dollar values across all commodity types; then divide by total tons of City materials received during the billing month.

c. If the City's 40% share of the stream value exceeds the $75.00 per-ton processing charge, Contractor shall pay the net revenue share to the City. If the stream value is negative, the City's share of the stream value shall equal $0.00.

d. Market prices for each commodity shall be based on the RISI PPI Pulp and Paper Week index (for fiber commodities), the Secondary Material Pricing Index (for non-fiber commodities excluding glass), and current market value for glass, as identified in the table below. If any index is no longer reflective of prevailing market conditions, either party may propose an alternative publication or method; substitution requires written agreement, not to be unreasonably withheld.

Illustrative Calculation — May 2026

The following example illustrates the revenue share calculation using May 2026 market conditions (actual monthly figures will vary):

Line Item	Amount
Processing Fee	($75.00) per ton
Blended Market Value per Ton (May 2026)	$85.76 per ton

Revenue Share to City (40% × $85.76)	$34.30 per ton
Net City Cost per Ton (May 2026 Example)	**($40.70) per ton**

Note: This example is illustrative only. Actual monthly net costs will vary based on commodity market conditions.

Commodity Composition and Market Index Reference

Commodity	Est. % Mix	Market Index	Notes
OCC / Cardboard	[TBD]	RISI PPI Pulp & Paper Week	
Mixed Paper	[TBD]	RISI PPI Pulp & Paper Week	
PET Plastic (#1)	[TBD]	Secondary Material Pricing Index	
HDPE Plastic (#2)	[TBD]	Secondary Material Pricing Index	
Mixed Plastics	[TBD]	Secondary Material Pricing Index	
Aluminum Cans	[TBD]	Secondary Material Pricing Index	
Steel / Tin Cans	[TBD]	Secondary Material Pricing Index	
Mixed Glass	[TBD]	Market Value	Typically negative value
Other	[TBD]	Secondary Material Pricing Index	

[Note: Contractor shall populate the Est. % Mix column upon completion of the initial composition audit within 45 days of contract commencement. Specific index sources for non-fiber commodities to be agreed in writing prior to contract execution.]

ITEM #:	**24**
DATE:	**06-23-26**
DEPT:	**FLEET**

COUNCIL ACTION FORM

SUBJECT: REPLACEMENT OF POLICE PRISONER TRANSPORT VAN

BACKGROUND:

The Police Department currently has a prisoner transport van that is reaching the end of its useful life. This van was an older cargo van style with a low roof and an installed prisoner area. Fleet staff recommended replacing the van with a newer-style cargo van that would allow for a taller roof height and all-wheel drive. This would allow for the installation of a prisoner transport insert that would allow for more room when transporting prisoners. The room and roof height would 1) improve the safety for Police staff transporting prisoners, and 2) provide better safety options for prisoners with improved seat belts and harnesses.

Bids were solicited for a medium-roof all-wheel drive cargo van, with options to add heated mirrors, a blind spot warning system, an always-on rearview camera, and a front and rear recording camera system. Two bids were received as follows:

Bidder	Base Bid	Option 1 - Heated Mirrors	Option 2 - Blind Spot Warning	Option 3 - Always on Rearview Camera	Option 4 - Dash and Rear Camera w/ recording
Fleetside Ford, LLC	$53,720	$1,776*	$1,776	$682	$650
Stivers Ford Lincoln	$53,307	$2,215*	$1,995	$750	No Bid

*Cost if Options 1 and 2 are both selected, as they are packaged together as Ford Co-Pilot 360

After reviewing the bids, Fleet and Police staff decided Option 4 was not needed. The low bid, including the base bid and Options 1-3, was Fleetside Ford, LLC in the amount of $56,178.

Funding is available for this purchase as follows:

Replacement Funds at time of delivery	$102,433
Salvage value of equipment being replaced	$3,000
Available funding	$105,433

After the purchase of the van, there remains $49,255 in available funds to be used towards upfitting the van with the necessary inserts and equipment. The future upfitting is estimated to cost $44,000.

ALTERNATIVES:

1. Approve a contract to Fleetside Ford, LLC, for a cargo van with heated mirrors, blind spot warning system, and always-on rearview camera in the amount of $56,178

2. Award the bid to the other vendor.

3. Reject all bids and do not purchase a cargo van at this time.

CITY MANAGER'S RECOMMENDED ACTION:

The Fleet Director and Police staff agree that the cargo van from Fleetside Ford, LLC, will provide a reliable prisoner transport van that will improve the safety of staff and prisoners. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1 as described above.

ITEM #:	**25**
DATE:	**06-23-26**
DEPT:	**ELEC**

COUNCIL ACTION FORM

SUBJECT: UNDERGROUND TRENCHING CONTRACT FOR ELECTRIC SERVICES - CONTRACT RENEWAL

BACKGROUND:

This contract is for underground trenching services for the Electric Services Department. The scope of work consists of a contractor furnishing all equipment, tools, labor, and materials not supplied by Electric Services for excavating, trenching, directional-boring and backfilling for installation of conduits, ground sleeves, box pads, vaults, handholes, and other appurtenances.

The work also includes the necessary clearing, sheeting and shoring, boring and jacking, dewatering, pipe embedment, and other appurtenant work. Trenching and excavation services can be required as part of new construction or maintenance projects. These services are occasionally needed during off hours as part of emergency repairs.

The contract allows for awards to multiple contractors. This has been in practice under the current contract and has worked well to meet deadlines. The primary contractor would be given a majority of the work. Should the primary contractor be unable to meet the City's required completion date on an individual work order under the contract, that individual project work can be issued to a secondary contractor in order to meet the City's required completion date.

On July 9, 2024, City Council awarded a primary contract to Communications Data Link, of Grimes, IA, and a secondary contract to Ames Trenching & Excavating, of Ames, IA, for the Underground Trenching Contract. The contract allows a provision to renew the contract up to four additional one-year periods. This is the second out of four renewal periods.

Council should note the rates that will be charged by Communications Data Link will increase 3% compared to the current year and rates charged by Ames Trenching & Excavating will increase 5% compared to the current year, as indicated on the bid documents.

The total amount to be awarded for this contract would be on a time and materials cost basis not to exceed $250,000. Invoices would be based on unit prices bid and actual work performed. **The approved FY 2026/27 operating budget for outside services includes $250,000 for services under this contract.**

ALTERNATIVES:

1. The City Council can do the following:
    a. Approve a **primary contract** renewal with Communications Data Link, of Grimes,

IA, for the Underground Trenching Contract with Electric Services for the one-year period from July 1, 2026 through June 30, 2027 in an amount not-to-exceed $150,000.

b. Approve a **secondary contract** renewal with Ames Trenching & Excavating, of Ames, IA for the Underground Trenching Contract with Electric Services for the one-year period from July 1, 2026 through June 30, 2027 in an amount not-to-exceed $100,000.

2. Do not renew and direct staff to seek competitive new bids.

CITY MANAGER'S RECOMMENDED ACTION:

These services provide trenching and excavation for new construction, maintenance, and emergency repair activities of the Electric Services Department. The annual renewable contracting process reduces the City's exposure to market forces regarding prices and availability for labor, equipment, travel, and supplies for these services. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1 as stated above.

ITEM #:	**26**
DATE:	**06-23-26**
DEPT:	**PW**

COUNCIL ACTION FORM

SUBJECT: PROFESSIONAL SERVICES AGREEMENT WITH FOTH INFRASTRUCTURE & DESIGN, LLC FOR LINCOLN WAY CORRIDOR STUDY

BACKGROUND:

The Lincoln Way corridor between Grand Avenue and Duff Avenue is an extremely important east-west route in Ames. This approximately half-mile segment serves downtown Ames, nearby residential and commercial areas, Iowa State University-related travel, CyRide transit stops, bicycle and pedestrian activity, and regional traffic passing through the community.

The Ames Area Metropolitan Planning Organization's (AAMPO's) long-range transportation plan, Ames Connect 2050, identified the need to study this corridor because of its current and projected traffic volumes, safety concerns, anticipated future development (including the LINC development), and its importance as a multi-modal corridor.

The study is focused on developing future improvements in the corridor that will help manage expected traffic flows, improve intersection levels of service, reduce crash potential, incorporate multimodal facilities, and provide multiple options for managing turning traffic along the corridor.

The study will include specific outreach to adjacent businesses to facilitate and understand turning movements to help manage traffic queueing within the commercial corridor. The study will also identify opportunities to prepare for the future infrastructure improvements through reconstruction activities or redevelopment activities such as the Linc project. As alternatives are developed and evaluated, consideration will be given to maintaining business access and minimizing adverse impacts to adjacent businesses and properties.

Funding for the study is available as follows:

Source	Amount
AAMPO Federal Planning Funds	$100,000
City of Ames 2026/27 Traffic System Capacity Improvements Program (Road Use Tax Fund)	$25,000
Total:	**$125,000**

CONSULTANT SELECTION:

In accordance with federal and state procurement regulations governing the use of federal MPO planning funds, the City issued a Request for Proposals (RFP) on January 8, 2026. **Per federal requirements, firms were not asked to submit fee information, ensuring a**

qualifications-based selection process.

A selection team of City and AAMPO staff evaluated proposals using the following weighted criteria:

RFP Scoring Criteria	Points
Project Understanding & Approach	45
Project Team & Key Personnel	20
Previous Experience	20
Understanding of Study Area/Ames	10
Ability to Perform Work	5
Total Possible Score:	**100**

Six proposals were received. Scores were as follows:

Rank	Firm	Score
1	Foth	95.7
2	HDR	94.3
3	Strand Associates	94.0
4	Olsson	88.3
5	Felsburg Holt & Ullevig	86.3
6	ISG	80.7

Based on these results, staff negotiated a professional services agreement with the top-ranked firm, Foth Infrastructure & Design, LLC, for completion of the study.

PROJECT SCOPE:

Under the proposed agreement, Foth will provide transportation planning, traffic engineering, and conceptual design services for the Lincoln Way corridor. The study area encompasses Lincoln Way from Grand Avenue to Duff Avenue, with a focus on five intersections: Lincoln Way at Grand Avenue, Clark Avenue, Kellogg Avenue, Duff Avenue, and a potential new or modified intersection associated with the LINC development **(see attached study area map)**.

Services will include:

- Evaluation of existing traffic operations, safety conditions, vehicle speeds, access needs, transit service, and bicycle and pedestrian facilities within the corridor.
- Forecasting of future traffic volumes and assessment of the impacts of anticipated development, including the LINC Development, for interim year 2035 and horizon year 2050.
- Development of traffic models and operational analysis for existing, interim, and future corridor conditions.
- Evaluation of potential corridor and intersection configurations.

- Assessment of multimodal needs based on existing conditions and recommendations from *Walk Bike Roll Ames*.

- Development of up to three detailed conceptual design alternatives, addressing roadway geometry, pavement markings, traffic signal modifications, multimodal improvements, utilities, drainage, and potential right-of-way needs.

- Public engagement, including two digital surveys, outreach to local businesses, developers, and property owners, and presentations to Ames City Council.

- Preparation of a final report, design criteria memorandum, conceptual design exhibits, intersection geometry sheets, and planning-level cost estimates for each concept.

The completed study will identify a preferred long-term improvement concept for the corridor and provide the planning-level cost and implementation information needed to guide future project development, capital planning, and funding decisions. The study is scheduled for completion by June 2027.

ALTERNATIVES:

1. Approve the Professional Services Agreement with Foth Infrastructure & Design, LLC of Cedar Rapids, Iowa for the Lincoln Way Corridor Study in an amount not to exceed $125,000.

2. Direct staff to negotiate an agreement with the next highest ranked firm.

CITY MANAGER'S RECOMMENDED ACTION:

Lincoln Way is a critical corridor serving local and regional travel, downtown access, transit stops, businesses, residents, and residents walking and biking. The segment between Grand and Duff Avenue is particularly complex due to its traffic volumes, closely spaced intersections, limited right-of-way, multimodal demands, and nearby development activity.

The proposed study will evaluate existing and future transportation needs and identify a preferred concept for improving safety, mobility, and long-term corridor function. It will also produce planning-level cost and implementation information to support future capital planning and funding decisions.

Foth submitted the top-ranked proposal through the qualifications-based selection process, and staff successfully negotiated an agreement within the available budget. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1.

ATTACHMENT(S):
PSA - Lincoln Way Corridor Study.pdf
Project Study Area Map.pdf

AGREEMENT FOR SERVICES

Project Title (the "Project"): Lincoln Way Corridor Study

FOTH Project Number: 26A013.00

CLIENT Project Number: (If applicable)

This Agreement for Services (hereinafter "Agreement") is made and entered into this 23rd day of **June**, **2026**, by and between **FOTH INFRASTRUCTURE & ENVIRONMENT, LLC**, (hereinafter "Consultant") and **City of Ames**, (hereinafter "Client"), for the services described under the Scope of Services (the "Services").

CLIENT: City of Ames

Address: 515 Clark Avenue, Ames, Iowa 50010

Phone No: 515-239-5160 Email Address: kyle.thompson@cityofames.org

Scope of Services: Client hereby agrees to retain Consultant to perform the following Services:

See Exhibit A

Schedule: Services shall be performed according to the following schedule:

See Exhibit B

Compensation: In consideration of these Services, the Client agrees to pay Consultant compensation as follows:

☐ Lump-Sum in the amount of $ .00

☐ Unit Cost/Time Charges (Standard Rates)

☒ Unit Cost/Time Charges (Standard Rates) for an estimated cost of $ 125,000.00

☐ Other as stated here:

Special Conditions (if any):

The attached Agreement for Services Standard Terms and Conditions, along with any Exhibits, is made a part hereof and incorporated into this Agreement.

IN WITNESS WHEREOF, this Agreement is accepted on the date last written below, subject to the terms and conditions above stated and the provisions set forth herein.

CLIENT		**CONSULTANT**	
Signed:		*Signed:*	Carrie L. Voskuil
Name (printed):	John Haila	Name (printed):	Carrie Voskuil
Title:	Mayor	Title:	Senior Contracts Manager
Date:		Date:	June 4, 2026
		Signed:	John B. Witt
		Name (printed):	John Witt
		Title:	Lead Traffic Engineer
		Date:	June 4, 2026

AGREEMENT FOR SERVICES
STANDARD TERMS AND CONDITIONS

1.0 Commencement of Services - The Services will commence consistent with the schedule referenced herein or as otherwise agreed to by the parties, upon receipt of this signed Agreement. If after commencement of the Services, the Project is delayed for any reason beyond the control of Consultant for more than sixty (60) days, the terms and conditions contained herein are subject to revision by Consultant.

1.1 Standard of Care - The standard of care for any professional Services performed or furnished by Consultant under this Agreement will be the care and skill ordinarily used by members of the subject profession practicing under similar circumstances at the same time and in the same locality. Consultant makes no other warranties, express or implied, under this Agreement or otherwise, in connection with any Services performed or furnished by Consultant. Subject to the standard of care, Consultant and its sub-consultants may use and rely upon data, reports, design elements and information ordinarily or customarily furnished by others, including, but not limited to Client, Client's other contractors or consultants, specialty contractors, manufacturers, suppliers, and the publishers of technical standards.

Consultant shall not be required to sign any document, no matter by whom requested, that would result in the Consultant having to certify, guarantee, or warrant the existence of conditions whose existence the Consultant cannot ascertain.

2.0 Client Responsibilities - Client shall provide, at Client's expense, all criteria, design, and construction standards including full information as to Client's requirements for the Project, including all document specifications. The provision or production of such data or information is not included in the Services, except where explicitly referenced in the Scope of Services. As stated in Section 1.1, Consultant shall be entitled to rely upon such data and information in the performance of the Services and shall not be liable for any incorrect advice, judgment or decision based on any inaccurate information furnished by Client, Client's agents or Clients other consultants. Such data and information shall include but not be limited to the following:

a. If not included in the Scope of Services, a complete survey of the Project site which shall include but not be limited to easements, right-of-way, encroachments, zoning and deed restrictions, subterranean structures or utilities, existing buildings and improvements.

b. If not included in the Scope of Services, soils data, laboratory tests, reports and inspections of samples, materials or other items, with appropriate professional interpretations.

c. Legal counseling services necessary for the Project including legal review of the construction contract documents.

d. Accounting, bond and financial advisory (including, if applicable, "municipal advisor" services as described in Section 975 of the Dodd-Frank Wall Street Reform and Consumer Protection Act (2010) and the municipal advisor registration rules issued by the Securities and Exchange Commission), independent cost estimating, and insurance counseling services.

e. If not included in the Scope of Services, permits and approvals from any authorities having jurisdiction over the Project.

2.1 Right of Entry - Client shall provide for entry for the employees, agents and subcontractors of Consultant and for all necessary equipment.

2.2 Client Authorized Representative - Client shall designate a person authorized to act as Client's representative. Client or his representative shall receive and examine documents submitted by Consultant and shall be empowered to interpret and define Client's policies and render decisions and authorizations in writing promptly to prevent unreasonable delay in the progress of Consultant's Services. Client shall give prompt written notice to Consultant whenever Client observes or otherwise becomes aware of any defect in the Project, Services or other event which may substantially affect Consultant's performance of Services under this Agreement.

3.0 Fees and Payment

3.1 Invoice Payment Due - Client shall compensate Consultant for Services and expenses rendered under this Agreement. Consultant's fee for Services will be based on Consultant's rates currently in effect at the time the Services are done; lump sum or other schedules as identified under the Compensation section. Rates of Consultant are subject to annual revision. Payment shall be due within thirty (30) days after the date of invoice describing the Services performed and expenses incurred during the preceding invoice period.

3.2 Failure to Pay. Client agrees that timely payment is a material term of this Agreement and that failure to make timely payment as agreed constitutes a breach hereof. In the event payment for Services rendered has not been made within thirty (30) days from the date of invoice, Consultant may, after giving seven (7) days' written notice to Client and without penalty or liability of any nature, and without waiving any claim against Client, suspend all work on all Services as set forth herein. Upon receipt of payment in full for Services rendered, plus interest charges, Consultant will continue with Services. Payment of all compensation due Consultant pursuant to this Agreement shall be a condition precedent to Client using any of Consultant's work product and/or deliverables under this Agreement.

3.3 Interest on Late Payments - In order to defray carrying charges resulting from delayed payments, simple interest at the maximum rate allowed by law will be added to the unpaid balance of each invoice. The interest period shall commence thirty (30) days after the date of the original invoice and shall terminate upon date of payment. Payments will be first credited to interest and then to principal.

4.0 Insurance/Limitation of Consultant's Liability - Consultant will maintain the following insurance coverages:

a. Worker's compensation insurance pursuant to state law.

b. Comprehensive automobile and vehicle liability insurance covering claims for injuries to members of the public and/or damages to property of others arising from use of motor vehicles, including onsite and offsite operations, and owned, non-owned, or hired vehicles, with $1,000,000 combined single limits.

c. Commercial general liability insurance covering claims for injuries to members of the public or damage to property of others arising out of any covered negligent act or omission of Consultant or of any of its employees, agents, or subcontractors, with $1,000,000 per occurrence and $2,000,000 in the aggregate.

d. Professional liability insurance, if applicable, of $1,000,000 per claim and in the aggregate.

4.1 Liability Limits - Notwithstanding any provision in this Agreement to the contrary, Client and Consultant each agree not to assert against the other any claim, demand or suit for consequential, incidental, indirect or special damages arising from any aspect of the performance or nonperformance of the other party or any third-party engaged by such other party under this Agreement, and each party hereto waives any such claim, demand or suit against the other in connection with this Agreement. Notwithstanding any language to the contrary, the total aggregate liability of Consultant, its employees, officers, directors, shareholders, agents, or sub-consultants, to all parties related to this agreement shall not exceed $1,000,000.

4.2 Waiver of Subrogation - Both parties hereby waive, and shall cause their respective insurers to waive, all rights of subrogation against the other party, their employees, officers, directors, shareholders, agents, or sub-consultants for damages caused by risks covered by insurance, except such rights as they may have to the proceeds of the insurance.

5.0 Indemnification - Consultant, to the fullest extent permitted by law, shall indemnify and hold harmless Client and any of Client officers, directors, employees and agents from and against claims, losses, damages, liabilities, including attorney's fees and expenses, for third-party claims of bodily injury, sickness or death, and property damage or destruction to the extent caused by the negligent acts or omissions of Consultant or Consultant's separate contractors or anyone for whose acts any of them may be liable, but only to the extent of the negligence. Nothing in this Section shall obligate Consultant to indemnify any individual or entity from and against the consequences of that individual's or entity's own negligence or willful misconduct. Notwithstanding the forgoing, Consultant has no obligation to defend or pay indemnitee defense costs incurred prior to a final determination of liability or to pay any amount that exceeds the proportionate share of Consultant's finally determined percentage of liability as determined by a court of competent jurisdiction.

6.0 Hazardous Materials – Not Used.

7.0 Design Without Construction Phase Services – Not Used.

8.0 Documents- Ownership of Work Product and Proprietary Information - The deliverables prepared under this Agreement shall become the property of the Client only upon completion of the Services and payment in full of all monies due to Consultant. In the event Client reuses or makes any modifications to the deliverables without prior

written authorization of Consultant, the Client agrees, to the fullest extent permitted by law, to indemnify and hold Consultant, its consultants, agents, officers, directors, shareholders and employees harmless from any claim, liability or cost (including reasonable attorneys' fees and defense costs) arising or allegedly arising out of any unauthorized reuse or modifications of Consultant's Services, work product, and/or deliverables by the Client or any person or entity that acquires or obtains the such work product and/or deliverables from or through the Client without the written authorization of Consultant.

Notwithstanding the foregoing Consultant's liability to Client for any computer programs, software products, or related data furnished hereunder is limited solely to the correction of residual errors, minor maintenance, or update(s) as agreed. CONSULTANT MAKES NO WARRANTIES OF ANY KIND, INCLUDING ANY IMPLIED WARRANTY OF MERCHANTABILITY OR OF FITNESS FOR ANY PARTICULAR PURPOSE, or against infringement, with respect to computer programs, software products, related data, technical information, or technical assistance provided by Consultant under this agreement. The Consultant will take reasonable precautions to prevent the transmission of any electronic virus, or other contamination with the exchange of electronic media, but Consultant makes no assurances that those precautions are adequate to assure a contamination free transmission. Consultant retains title and interest in all of its standard details, plans, specifications, methodologies, tools, and computation documents, whether in written or electronic form, which have been incorporated into the documents and instruments of service, but which were developed by Consultant independent of this Agreement.

9.0 Injury to Workers on Project Consultant has no responsibility for site safety on the Project or for the means and methods employed by Client's other contractor(s).

10.0 Probable Construction Costs Opinions - Any opinion of the construction cost prepared by Consultant represents his judgment and is supplied for the general guidance of the Client. Since Consultant has no control over the cost of labor and material, or over competitive bidding or market conditions, Consultant does not guarantee that bids or actual construction costs to the Client will not vary from Consultant's opinions of probable cost. If the Client desires greater assurance as to construction costs, Client shall employ an independent cost estimator.

11.0 Site Visits – Not Used.

12.0 On-Site Observation – Not Used.

13.0 Termination or Abandonment - If any portion of the Services or Project is terminated or abandoned by Client, the provisions of these Terms and Conditions in regard to compensation and payment shall apply insofar as possible to that portion of the work not terminated or abandoned. If said termination occurs prior to completion of any phase of the Project, the fee for Services performed during such phase shall be based on Consultant's reasonable estimate of the portion of such phase completed prior to said termination, plus a reasonable amount to reimburse Consultant for termination costs.

This Agreement may be terminated by either party if the other party fails to fulfill its obligations under this Agreement through no fault of the terminating party. No such termination may be effected unless the other party is given not less than ten calendar days written notice of intent to terminate and an opportunity for correcting the default (plus such additional time as is reasonably necessary to correct the default, other than any payment default) and for consultation with the terminating party before termination. Consultant shall be paid for Services performed to the termination date including reimbursable expenses due plus termination expenses.

14.0 Jurisdiction - This Agreement shall be governed by the laws of the State of the Project.

15.0 Dispute Resolution - The parties will use good faith efforts to resolve any dispute, controversy or claim arising out of or relating to this Agreement or the relationship between the parties (a "Dispute") through negotiation. To invoke the dispute resolution procedures in this section, one party must give the other party a written notice of its intent to negotiate. The notice will include a detailed description of the Dispute and a proposed resolution. Within five (5) business days after delivery of the notice, each party will designate a senior executive with authority to resolve the Dispute. The designated executives will engage in discussions in an effort to resolve the Dispute. If the designated executives do not agree on a resolution within twenty (20) days after the dispute notice has been delivered, the parties may agree to submit the Dispute to non- binding mediation by any mutually agreed-upon mediator, rules and location. Any mediation fees and expenses will be allocated and paid by the parties equally. If the parties do not reach a resolution through negotiation or mediation, either party may pursue all remedies

available under this Agreement, at law or in equity in a court of competent jurisdiction. Each party hereby irrevocably waives its rights to trial by jury in any Dispute or proceeding arising out of this agreement or the transactions relating to its subject matter.

16.0 Waiver - Consultant's waiver of any term, condition, or covenant or breach of any term, condition, or covenant, shall not constitute a waiver of any other term, condition, or covenant, or the breach thereof.

17.0 Successors and Assigns - All of the terms, conditions, and provisions hereof shall inure to the benefit of and be binding upon the parties hereto, and their respective successors and assigns, provided, however, that no assignment of this Agreement shall be made without written consent of the parties to this Agreement.

18.0 Severability - If any provision of this Agreement is declared invalid, illegal, or incapable of being enforced by any Court of competent jurisdiction, all of the remaining provisions of this Agreement shall nevertheless continue in full force and effect, and no provision shall be deemed dependent upon any other provision unless so expressed herein.

19.0 Force Majeure - Neither party to this Agreement will be liable to the other party for delays in performing the Services, or for the direct or indirect cost resulting from such delays, that may result from a Force Majeure condition. Each party will take reasonable steps to mitigate the impact of any force majeure. If Consultant is delayed in the performance of the Work due to acts, omissions, conditions, events, or circumstances beyond its control and due to no fault of its own or those for whom Consultant is responsible, the Contract Time(s) for performance as well as the Contract Price shall be reasonably extended by Change Order. By way of example, events that will entitle Consultant to an extension of the Contract Time(s) include acts or omissions of Client or anyone under Client's control (including separate contractors), changes in the Work, Differing Site Conditions, Hazardous Conditions, wars, floods, labor disputes, unusual delay in transportation, epidemics, earthquakes, adverse weather conditions not reasonably anticipated, and other acts of God (Force Majeure Condition). For clarity purposes, labor shortages or supply chain disruptions resultant from epidemic or pandemic events are specifically to be considered grounds constituting a Force Majeure Condition. Labor shortages and inefficiencies, delays, escalation, or cost impacts resulting from labor shortages or supply chain disruptions associated with such an event shall be considered grounds for a Force Majeure Condition event and shall afford Consultant the opportunity for schedule and cost relief associated with such an event.

20.0 Customs, Duties, Tariffs – Consultant's prices herein do not include customs, duties, tariffs and other importation or exportation fees. In the event that, after the date of Consultant's proposal and related pricing:

a. any new tariffs, duties, or other import/export fees or governmental charges ("Tariffs"), or modifications of existing Tariffs are imposed on materials or goods;

b. any changes in applicable laws impact the price and/or availability of labor, materials, or goods; or

c. any occurrence(s) of regional labor escalations or shortages (that could not be reasonably foreseen) that result from changes to (or changes in the enforcement of) applicable laws,

that are required for the performance of this contract, Consultant shall pass through any additional costs/changes to Client. Consultant will provide reasonable notice to Client of the imposition of such Tariffs and/or the impact of such changes, including notice of any cost impacts at the time of levy, any schedule adjustments or impacts (price included) to the overall project sequencing, and, if available, potential substitutions/alternatives. As its sole remedy, Consultant can reject the cost/changes proposed by Consultant and terminate the associated Work Order or scope of work. Such partial termination shall include payment to Consultant for any costs associated with rejection of the costs/changes (including but not limited to cancellation of third-party contracts/orders). Client maintains full responsibility, and Consultant assumes no liability, (direct or indirect) resulting from any delay in the Client providing Client its decision(s) on acceptance and/or rejection of the offer provided to Client as communicated from Consultant.

21.0 Entire Agreement - This Agreement, and its attachments, constitutes the entire understanding between Client and Consultant relating to Services to be provided by Consultant and, excepting only confidentiality agreements between the parties pertaining to the Project, supersede any prior or contemporaneous agreements, promises, negotiations, or representations not expressly set forth herein. Subsequent modifications or amendments to this Agreement must be in writing and signed by the parties to this Agreement. The foregoing notwithstanding, if the

Client, its officers, agents, or employees request Consultant to perform extra work or Services pursuant to this Agreement, Client will pay for the additional Services even though an additional written Agreement is not issued or signed. The obligations of Consultant under this Agreement shall survive in accordance with applicable State statutes.

Exhibit A

Scope of Services

The work to be performed by the Consultant under this agreement shall encompass and include detailed work, services, materials, equipment and supplies necessary to complete analysis and design for the project. The Consultant shall complete the scope of services in accordance with generally accepted standards of practice and shall include all work necessary to complete the tasks outlined in this Agreement.

Project Background
The project consists of a traffic study and conceptual design of Lincoln Way from Grand Avenue to Duff Avenue, approximately 0.5 miles. The Consultant will complete a traffic study that includes traffic model development, traffic forecasting, capacity and operational analyses, safety analysis, multimodal review, and recommended improvements. The Consultant will assist with public outreach by providing a web-based tool for gathering public input; conducting project input meetings with businesses, developers, and property owners. Based on the results of the study, Client input, and public input, the Consultant will develop conceptual layouts for the corridor for up to three design alternatives along with planning level cost estimates of the improvements. Finally, the results of the study and preferred alternative will be presented to City Council. Services include project coordination activities, traffic engineering services, and conceptual roadway design, as further detailed within this scope of services.

Preliminary design, final design services, bidding services, and construction services are not included within this agreement, but may be added via addendum or additional agreements between the Client and Consultant.

Completion of this traffic study and conceptual design (this agreement) is scheduled for June of 2027.

I. BASIC SERVICES OF THE CONSULTANT

The Consultant shall communicate on a regular basis with the Client to clarify and define the Client's requirements for the Project and review available data. The Client agrees to furnish to the Consultant all information available with respect to the Client's requirements, including any special or extraordinary considerations for the Project or special services needed, and to make available pertinent existing data. The Consultant shall provide the following basic services regarding the Project.

A. Project Management (approximately one year, July 2026 – June 2027)

The project manager for the Consultant will be responsible for communicating and coordinating with the Client, monthly progress reporting, meeting minutes, interoffice meetings, memoranda, budget monitoring, schedule monitoring, and monthly invoicing. This task also includes scheduling of staff, coordinating with Sub-Consultants, review of progress, and senior review of deliverables.

B. Project Coordination

The Consultant will complete the following project coordination tasks.

1. Design Development Coordination

Maintain communications with the Client to review progress and discuss specific elements of the traffic study and conceptual design and receive direction from the Client. The meetings will also serve to establish schedules, develop project goals, establish initial design parameters, promote a dialog between the various entities, improve the decision-making process, and expedite study completion and conceptual design development. Prepare minutes of meetings and keep documentation of other communications. For budget purposes, the Consultant will attend four (4) meetings that will be attended by two (2) staff member of the Consultant. An in-person meeting is planned for the Project Kickoff with the other meetings being virtual.

The following meetings are included with the scope of work:

- Project Kickoff – One (1) meeting

- LINC Development Coordination – One (1) meeting
- Traffic Study Results/Concept Development Kickoff – One (1) meeting
- Preferred Alternative – One (1) meeting

There is one (1) additional meeting included for miscellaneous purposes, and it is understood by the parties that the Consultant will attend additional meetings as needed to complete the Project. The Consultant will also maintain communications with the Client with scheduled virtual meetings.

2. Public Input Tool
Provide a web-based tool hosted by the Consultant for gathering public input about the corridor. The input will be used in conjunction with the traffic study results and Client input to develop the preferred conceptual layout for the corridor. There will be two (2) digital surveys that will be made available to the public for their input.

3. Meetings with Local Elected Officials
Conduct one (1) project information meeting that will be attended by two (2) staff members of the Consultant. The purpose of the meeting will be to provide a brief overview of the traffic study results and proposed conceptual design to the Mayor and City Council, as well as gather information on the concerns, priorities, and specific issues of the Mayor and City Council. This task includes preparation of the display materials and handout information for the meeting.

Reserving the meeting facility and placement on the Council Agenda will be completed by the Client.

C. Traffic Engineering Services
The following tasks are based on information in the proposal and discussions with the Client. Consultant tasks include traffic model development, traffic forecasting, capacity and operational analyses, roundabout analysis, safety review, railroad crossing analysis, multimodal review, and recommended improvements.

1. Traffic Data Collection
Most traffic data is available through the City, MPO, and Iowa DOT. The Consultant will collect and organize the data for utilization in the analysis. The Consultant will identify and collect any remaining data needed to complete the traffic analysis of the corridor. The following Client data is available or can be collected by the Client:

- Continuous turning movement count data at the four traffic signals in the corridor
- Pedestrian push button actuations at the four traffic signals in the corridor
- StreetLight and Strava Metro data
- ADT counts and truck percentage
- Speed data

Additional data available through other sources includes:

- Iowa DOT ADT data
- CyRide bus stop and ridership data
- MPO travel demand model data

The consultant will collect video traffic data for the Lincoln Way at Clark Avenue and Lincoln Way at Kellogg Avenue intersections to be used for near miss crash data analysis. In addition, video traffic data will be collected by the consultant for the intersection of Lincoln Way at Washington Avenue and processed for turning movement traffic volumes.

2. Traffic Review Meetings
The traffic review meetings with the Client will serve to establish schedules, promote a dialog with the Client and other designated parties, improve the decision-making process,

and expedite recommendation development. Prepare minutes of meetings and keep documentation of other communications. For budget purposes, it is assumed three (3) meetings will be held remotely by one (1) staff member of the Consultant.

3. Traffic Safety Analysis
The safety analysis shall review crash data in the corridor over the last five years from the Iowa DOT ICAT program, identifying crash patterns and causes. We will utilize methodologies from the Highway Safety Manual and the Iowa DOT's Potential for Crash Reduction (PCR) to identify potential causal factors and possible countermeasures. Our team will review the 28 countermeasures and strategies of FHWA's Proven Safety Countermeasures Initiative (PSCI) that have proven effective at reducing roadway fatalities and serious injuries. Lastly, traffic signage, pavement markings, and vehicle and pedestrian traffic control will be reviewed.

4. Speed Study
The appropriate speed limit for the corridor will be determined using the methodologies in NCHRP 17-76, FHWA USLIMITS2, and ITE Journal article *A Model for Setting Credible Speed Limits in Urban Areas*. Eighty-fifth percentile speeds will be determined from data collected by Client portable radar units. If needed, speed control measures will be explored.

5. Traffic Model Development & Analysis
The traffic model development and analysis shall incorporate, at a minimum, traffic engineering principles and standards as presented in SUDAS, Client standards, and national practices. While preparing the traffic model and analysis, the development of traffic forecasts will follow the forecasting parameters agreed to by the Client.

   a. Model Development
   The Consultant will utilize the Synchro network template provided by the Client to develop a base model of the existing corridor for the two highest peak hours using 2026 traffic data. Client provided information will be used to populate the model. Additional models will be created in Synchro of the design alternatives for the two highest peak hours using 2035 and 2050 traffic forecasted data. The Highway Capacity Manual 7th Edition (HCM7) principles will be used to evaluate intersection capacities.

   b. Background Traffic Growth
   The Consultant will work with the Ames Area Metropolitan Planning Organization (AAMPO) to determine future background traffic growth for the project area.

   c. Trip Generation and Distribution 2035
   The Consultant will estimate the volume of traffic expected to be generated by the proposed LINC Development with trip generation rate data published in the ITE Trip Generation Manual, latest edition. The percentage of the LINC Development assumed to be completed by 2035 will be determined in consultation with city staff. Traffic will be generated for the weekday AM and PM peak hours. The new traffic generation will be distributed to the study area intersections based on existing travel patterns within the study area. The background traffic growth will be added to the 2026 traffic to get 2035 base traffic. The generated and distributed traffic will be added to the 2035-year base traffic, and the new volumes will be used as the basis for the 2035-year operational analysis. Forecasted corridor average daily traffic (ADT) volumes will be determined using the provided traffic count data, forecasted peak hour traffic volumes, and expansion factors.

   d. 2050 Traffic Volume Forecasts
   Traffic volumes will be forecasted to 2050 using the same procedure used for the 2035 trip generation and distribution. Background traffic will be added to the 2026 traffic to get 2050 base traffic. The generated and distributed trips will be added to

the 2050 base traffic to establish the 2050 forecasted traffic volumes. It is assumed that the LINC development will be 100 percent built out in this scenario.

e. Traffic Operational Analysis – Intersection Level

The Consultant will perform modeling and operational analysis of the project study area. The modeling will be conducted to serve as a tool to graphically illustrate future roadway improvements and impacts to traffic operation. This section shall include the analysis of four (4) existing intersections and one (1) proposed intersection within the study area as identified in the proposal and include:

- Lincoln Way at Grand Avenue
- Lincoln Way at Clark Avenue
- Lincoln Way at Proposed LINC Access/Washington Avenue
- Lincoln Way at Kellogg Avenue
- Lincoln Way at Duff Avenue

After receiving acceptance of the 2035 & 2050 forecasted traffic volumes from the Client, the Consultant will analyze the study area intersections for the highest two peak hours of a typical weekday for the following scenarios:

- Year 2026 – existing conditions
- Year 2035 – design alternatives
- Year 2050 – design alternatives

Design alternatives to be considered include the following cross sections on Lincoln Way:

- Existing – No changes to the cross section but with potential changes to signal timing/phasing.
- 3-lane section – one lane in each direction with a center two-way left-turn lane
    - One alternative will look at signalized intersections
    - One alternative will look at roundabouts for Lincoln Way at Grand Avenue, Lincoln Way at Clark Avenue, and Lincoln Way at Kellogg Avenue.
- 4-lane section with unbalanced lanes – one lane in one direction, two lanes in the other direction, and a center two-way left-turn lane
- 4-lane section with median/access control – two lanes in each direction with dedicated left-turn lanes at signalized intersections only.
- 5-lane section – two lane in each direction with a center two-way left-turn lane

Performance measures assessing the operation of the system will include delay, volume to capacity ratio, operations of adjacent intersections, maximum queue/storage lengths and control delay.

Recommendations on intersection geometrics, queue storage lengths, signal phasing/timing and other improvements will be made as required to provide acceptable service levels for major movements and the overall intersections.

6. Multimodal Review

The Consultant will consider the vision, goals, and content of the Walk Bike Roll Ames Bicycle and Pedestrian Plan when considering options and developing design alternatives for multimodal facilities within the corridor. The Consultant will review all pedestrian crossings for safety and ADA/PROWAG compliance. The Consultant will look for opportunities to improve the connectivity, consistency, and user friendliness of sidewalks and bicycle facilities.

Pedestrian and bicycle facilities integrate with the transit system. The Consultant will work with the Client and CyRide to discuss ridership and transit facilities within the corridor and identify improvement opportunities.

7. Recommendations
The Consultant shall prepare a set of draft recommendations from all the above tasks.

8. Traffic Report
This task consists of preparing a traffic report detailing the analysis of the Lincoln Way corridor. Additional alternative scenarios that need investigation after the initial base report findings are completed will require an amendment for additional engineering services. An electronic copy in Adobe PDF format will be provided to the Client.

a. Traffic Report Outline
The traffic study report submitted to the City of Ames shall contain each of the following elements:

i. Cover Page with title of the study, client and preparer's name, address, and submittal date.
ii. Certification page with an Iowa professionally registered engineer's seal and signature.
iii. Executive Summary
iv. Introduction
v. Existing Conditions
    a) Study Boundaries
    b) Study Roadway and Intersections
    c) Traffic Count Data
    d) Crash Analysis
    e) Speed Study
vi. Future Conditions
    a) 2035 and 2050 Projected Traffic Volumes
vii. Operational Analysis
    a) Intersection Analysis
    b) Segment Analysis
    c) Railroad/Traffic Analysis
viii. Multimodal Review
ix. Conclusions/Recommendations
x. Appendix containing supporting analysis information.

9. Quality Control
Involves ongoing quality control input from the Client and senior technical staff throughout the completion of the traffic analysis, development of the traffic report, and development of the preferred alternative. The project manager and technical coordinator are responsible for making specific recommendations and ensuring that critical issues are discussed and resolved prior to submittal of the preliminary traffic report to the Client. The project manager and technical coordinator are also responsible for the review of the preliminary traffic report for technical accuracy, as well as for conformance with the project design criteria.

D. Conceptual Design
Complete the conceptual design of three alternatives. The conceptual design of Lincoln Way will include three concepts based on the analysis and recommendations of the traffic study. The primary focus will be on developing roadway geometrics, a pavement marking layout, traffic signal modifications, multimodal modifications, drainage concept, identifying existing and proposed utility locations, and identifying existing and proposed right-of-way needs. Additional focus will be on developing planning-level cost estimates for each of the concepts and an implementation timeline.

1. Develop Design Criteria

The Consultant will summarize and submit to the City the design criteria used to develop the project. Criteria will conform to the City, SUDAS, and AASHTO design standards. The criteria to be addressed include:

- Functional classification and design type.
- Design speed and regulatory speed.
- Design vehicles for intersection design.
- Widths of travel lanes, parking areas and right-of-way.
- Preferred and acceptable clear zone requirements.
- Provisions for pedestrian and bicycle facilities.
- Street lighting requirements.
- Utility corridor locations.

Prepare a brief technical memorandum documenting the proposed criteria. The memorandum will be reviewed and approved by the City.

2. Develop Typical Sections
Develop typical sections for the Lincoln Way improvements in consultation with the City. Typical sections will include lane widths, curb section/type, sidewalk/trail widths, right-of-way widths, pavement types, and clear zones. This task also includes identifying potential storm sewer, sanitary sewer, water main and other utility locations in the typical roadway sections.

3. Develop Conceptual Geometrics
Develop conceptual geometrics that include intersection return radii, sidewalk/trail locations, driveway locations, and roundabout geometrics for the project. This task includes conceptual roundabout geometry for the intersections of Lincoln Way at Grand Avenue, Lincoln Way at Clark Avenue, and Lincoln Way at Kellogg Avenue.

4. Pavement Marking Concept
The consultant shall develop a conceptual pavement marking layout showing lane widths, turn lane locations, turn lane storage lengths, pedestrian crossings, and bike lanes if applicable.

5. Traffic Signal Modifications
The Consultant shall indicate conceptual traffic signal modifications to major signal equipment and traffic signal phasing. Major signal equipment includes traffic signal poles, pedestal poles, push button poles, traffic signal cabinets, traffic signal heads, pedestrian heads, and push buttons. Potential utility conflicts with the signal pole footings and mast arms will be identified.

6. Multimodal Modifications
Develop conceptual multimodal modifications and improvements based on the traffic analysis, WBRA Bicycle and Pedestrian Plan, and input from the Client, public, and CyRide. The consultant will look for opportunities to improve connectivity, consistency, and user friendliness of sidewalks, trails, bicycle facilities, and transit facilities.

7. Roadway Drainage Concept
The Consultant will develop a roadway drainage concept in association with the roadway improvement concept. The Consultant will complete a conceptual storm sewer design looking at existing storm sewer, roadway geometric configuration, and existing utility locations. The concept will include approximate location and size of the storm sewer infrastructure. The Consultant will discuss the existing storm sewer system with the Client to identify any known problems or deficiencies. Vertical Profiles will not be developed as part of this task.

8. Water Main and Sanitary Sewer Modification Design

The Consultant will determine the approximate location of water and sanitary infrastructure and consider the impacts of the proposed improvements on the infrastructure. The Consultant will discuss the existing water main and sanitary sewer infrastructure systems with the Client to identify any known problems or deficiencies. If improvements are identified, the Consultant will include a conceptual plan and planning-level cost estimate for those improvements.

9. Private Utility Research
Contact the utility companies for design level information and mapping within the project corridor regarding transmission, distribution, and service laterals. This includes information related to existing facilities and facilities planned for construction.

10. Prepare Conceptual Design Plans
Based on conceptual design, prepare conceptual design level plans depicting proposed grading, drainage, paving, and other features of the project. The conceptual design plans will include but not be limited to the following:

- Typical Cross Sections: Develop and assemble typical cross sections to be used for the proposed improvements as well as a preliminary determination of the limits that each typical section will apply. The typical cross sections will include but not be limited to the proposed grading, drainage, and paving improvements.

- Plan Sheets: Develop conceptual plan view sheets that show the existing topography along with the proposed improvements based on the proposed horizontal alignment. These sheets will be in the form of a colored strip map that includes aerial photography. Proposed right-of-way limits will be estimated and shown. Included will be the necessary CADD work to show the conceptual design features for the proposed improvements.

- Intersection Geometrics: Develop intersection geometric plans. Show major intersection return geometry, lane widths, and auxiliary lane lengths. Design vehicles will be determined from the project Design Criteria.

11. Field Review
A field review will be held with the project design team to discuss key issues and design concepts including intersection control, geometrics, staging, drainage and right-of-way. The review will determine the completion of the conceptual exhibit design and identify needed adjustments. Revisions will be noted for discussion with the City.

12. Identify Acquisition Requirements
The Consultant will identify general permanent right-of-way and permanent/temporary easement needs based on the conceptual design development. The requirements will take into consideration proposed utilities, construction staging and access, utility relocations and other critical construction elements.

13. Opinion of Probable Cost
Prepare opinion of probable construction cost for the project concepts. Cost estimates shall be based on representative major project elements and recent bid information. Detailed quantity takeoffs will not be developed for the conceptual cost estimate.

14. Quality Control Review
Review the conceptual engineering plan set for technical accuracy, as well as for general constructability and conformance with the project design criteria.

II. PROJECT DELIVERABLES

The scope of services shall be considered complete upon completion and delivery of the following items to the satisfaction of the City:

A. Traffic Report
B. Design Criteria Technical Memorandum
C. Typical Cross Section Sheets
D. Colored Strip Map Displaying Conceptual Design Features
E. Intersection Geometric Sheets
F. Cost Opinion of Project Concepts

III. ADDITIONAL SERVICES NOT INCLUDED IN THIS CONTRACT

Additional Services not included as part of this Scope. If authorized, under a supplemental agreement, the Consultant shall furnish or obtain from others the following services:

A. Preliminary and Final Design Services
B. Project Letting Services
C. Construction Period Services (administration, observation, testing, and staking)
D. Wetland Mitigation and Permitting Services
E. Threatened and Endangered Species Investigations
F. Phase I or Phase II Archaeological Investigations
G. Water Main and Sanitary Sewer Design
H. Real Estate Services
I. Preparation of Acquisition Plats and Easement Documents
J. Subsurface Utility Investigations

IV. CITY'S RESPONSIBILITIES:

The City shall provide the following:

A. Provide existing street and utility plans/record drawings and utility maps for the project area.
B. Provide existing topographic base mapping, aerial photo images, and other available electronic files pertinent to the project.
C. Provide ADT, turning movement, truck, and pedestrian count data.
D. Provide speed data.
E. Provide traffic signal timing plans and the Synchro network template of the existing corridor.
F. Provide Ames Area MPO Travel Demand Model volume data.
G. Provide access to StreetLight Data's InSight Platform.
H. Provide CyRide's transit stop passenger count data.
I. Provide Strava Metro data.

Exhibit B

Schedule

The Consultant shall complete the following phases of the Project in accordance with the schedule shown; assuming notice to proceed is issued by the City on July 1, 2026. If notice to proceed is given at a later date, time of completion shall be extended accordingly.

Anticipated Contract Approval	June 9, 2026
Notice to proceed	July 1, 2026
Project Kickoff Meeting	Week of July 6, 2026
Data Collection	July 2026 – September 2026
LINC Development Coordination Meeting	August 2026
Traffic Analysis	August 2026 – December 2026
Public Survey #1	December 2026
Conceptual Design	January 2027 – March 2027
Public Survey #2	April 2027
Traffic Report/Recommendations	May 2027
Meeting with Local Elected Officials	June 2027

Lincoln Way Corridor Study – Study Area Map



ITEM #:	**27**
DATE:	**06-23-26**
DEPT:	**PW**

COUNCIL ACTION FORM

SUBJECT: 2026/27 CYRIDE ROUTE PAVEMENT IMPROVEMENTS - PROFESSIONAL SERVICES AGREEMENT

BACKGROUND:

The CyRide Route Pavement Improvements Program is an annual program for pavement improvements to streets that are or previously were used as CyRide bus routes. Some of these streets were not designed or built for continuous bus loading, so when the streets were designated as bus routes, accelerated deterioration of the street surfaces occurred. These pavement improvements will improve and restore street sections. **The project location is Lincoln Way from Hayward Avenue to Beach Avenue.**

Staff initiated a Request for Proposals (RFP) process for professional services for the design and development of plans and specifications for the project. Proposals for this work were received from 8 engineering firms on May 29, 2026. The proposals were evaluated on their qualifications according to the following criteria: Project Understanding, Project Approach, Design Team/Key Personnel, and Previous Experience.

The evaluation scores are follows:

Firm	Qualifications Score	Fee	Qualifications Rank
WHKS	**267.5**	**$272,000**	**1**
Shive Hattery	262	$547,000	2
HDR	250	$335,090	3
Kirkham Michael	248.5	$345,610	5
Kimley Horn	242.5	$330,000	6
CDA	240	$332,400	7
Stanley	239	$480,000	8

After weighing the qualifications and estimated fees from these eight firms, staff has negotiated a contract with WHKS of Ames, Iowa. Staff believes WHKS's approach and understanding of the project, including the emphasis on collaboration, communication, and maintaining access with ISU and local businesses, best aligns with the project requirements. Staff is confident that a contract with WHKS will provide the best value for professional services considering the firms qualifications.

The scope of services for this project includes, but is not limited to, the following:

- Project management and administration, including meetings with Iowa State University staff, businesses, stakeholders, public engagement, and preparation of public

information videos.
- Surveying and easement acquisition services.
- Preliminary and final design.
- Permitting and utility coordination.
- Letting services and preconstruction support.

A summary of revenues and projected expenses for the project is shown below:

Funding Source	Revenues	Expenses
GO Bonds	$3,800,000	
Water Utility Fund	$ 850,000	
Sewer Utility Fund	$ 100,000	
Stormwater Utility Fund	$ 354,000	
Construction		$4,534,000
Engineering (this Council action)		**$ 272,000**
Administration		$ 298,000
TOTAL	**$5,104,000**	**$5,104,000**

ALTERNATIVES:

1. Approve the professional services agreement with WHKS of Ames, Iowa, for the 2026/27 CyRide Route Pavement Improvements project, in an amount not-to-exceed $272,000.

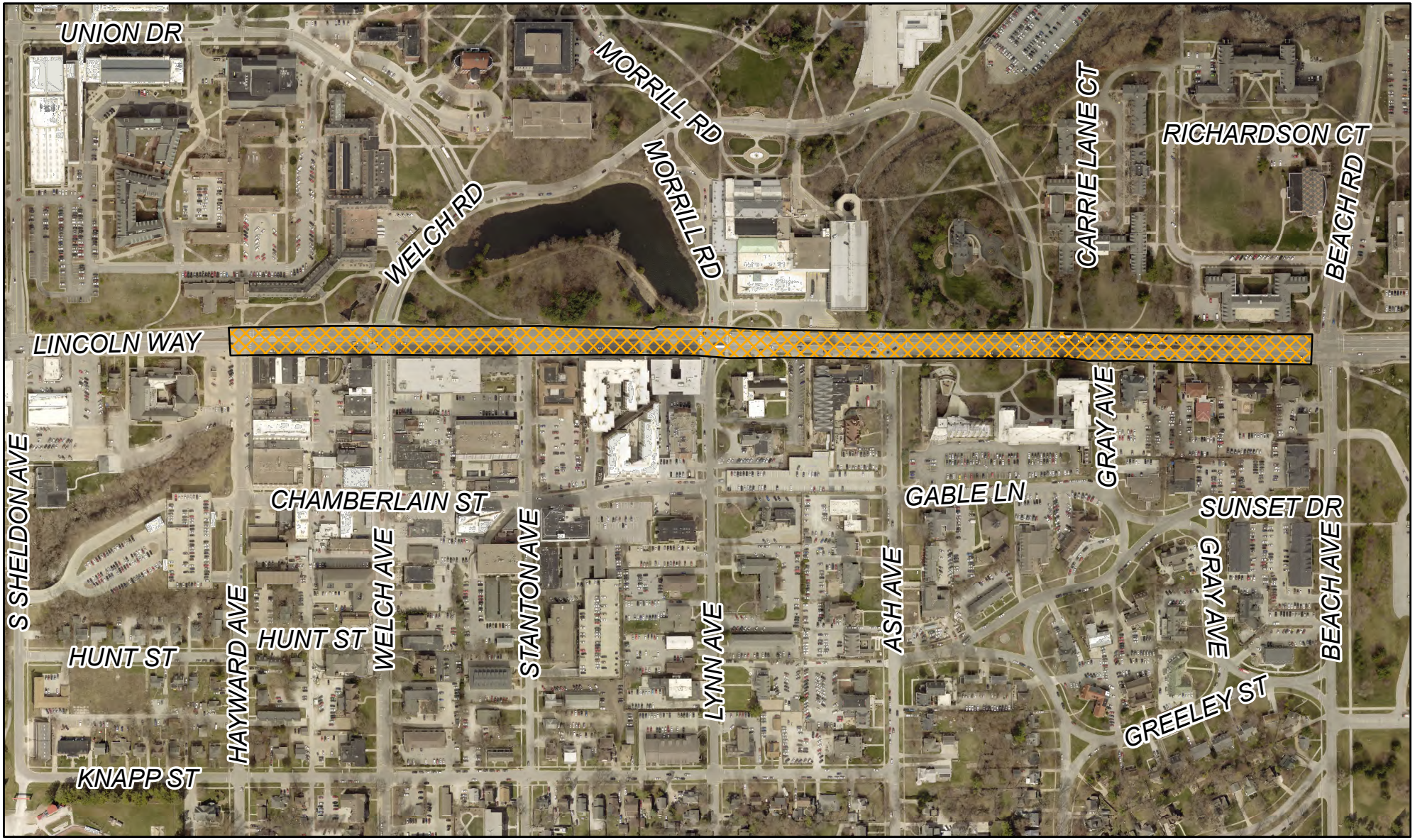
2. Direct staff to negotiate an engineering agreement with another consulting firm.

CITY MANAGER'S RECOMMENDED ACTION:

Based on staff's evaluation using the above criteria, WHKS will provide the best value to the city for professional services for the 2026/27 CyRide Route Pavement Improvements project. The construction work is scheduled to occur over two years: Phase 1 in 2027 and Phase 2 in 2028. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, as noted above.

ATTACHMENT(S):
Cyride Route.pdf

2026/27 Cyride Route Pavement Improvements



Project Location

Lincoln Way - Hayward Ave to Beach Ave

N

ITEM #:	**28**
DATE:	**06-23-26**
DEPT:	**FIN**

COUNCIL ACTION FORM

SUBJECT: **FY 2026/27 SOFTWARE MAINTENANCE CONTRACT**

BACKGROUND:

On June 14, 2005, the City entered into a 28E Agreement to support a joint computer network for public safety. The Multi-Agency Public Safety Group (MAPSG) is a public safety collaboration that includes Story County Sheriff's Office, Iowa State University Department of Public Safety, and Ames Police as the principal collaborators. As part of the agreement, each entity is allocated a share of costs and responsibilities. The City is responsible for 29% of the costs and for arranging the payment of software maintenance.

In order to comply with the terms of the agreement, the City has historically purchased ONESolution software, a software product of Superion, LLC, a CentralSquare Company (Central Square). **Central Square is the shared public safety software vendor for the Public Safety Computer Aided Dispatch, Police Records, Phase II Mapping, MCIC/State Interface, and reporting applications. The City contracts with the vendor on an annual basis for maintenance services.**

Central Square, LLC is the sole provider of maintenance for these software applications. This yearly maintenance includes 24-hour programming support, software upgrades on all applications throughout the year, and eligibility to participate in the Central Square Users' Group annual meeting, where software enhancements are requested and formalized for the next year.

The representatives of each agency responsible for the coordination of MAPSG believe this software continues to be the best solution to meet the needs of the group. **In anticipation of the annual renewal, $287,190 was included and approved by the City Council as part of the FY 2026/27 budget process. This estimate was a 10% increase over the previous renewal from ONESolution software.**

The proposed agreement includes an annual contract amount of $280,113.42, or roughly $7,077 less than the budgeted allotment. The City of Ames' share of these expenses is $81,400.96 (29.06%).

The MAPGS partners believe the contracted amount represents a reasonable cost escalation and continue to believe this solution is best suited to meet the needs of the partnership and avoid significant disruptions in service.

ALTERNATIVES:

1. Waive the Purchasing Policies and Procedures requirement for competitive bids and authorize City staff to enter into FY 2026/2027 software maintenance contracts with Superion, LLC, a CentralSquare Company at an estimated cost of $280,113.42.

2. Do not authorize continuing a software maintenance contract with Superion LLC, a CentralSquare Company, and attempt to find another vendor for this type of software or discontinue the intergovernmental partnership.

CITY MANAGER'S RECOMMENDED ACTION:

As part of the MAPSG agreement, the City is responsible for software maintenance and for approximately 29% of the total cost. The group has historically utilized Central Square as the shared public safety software vendor for the Public Safety Computer Aided Dispatch, Police Records, Phase II Mapping, MCIC/State Interface, and reporting applications and has been happy with the product and service provided.

Because Central Square, LLC is the sole provider of the software, staff believes it is in the City's best interest for the Council to waive the formal bidding requirements. Of the total renewal cost of $280,113.42, the City will be responsible for approximately 29%, or $81,400.96. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, as described above.

ITEM #:	**29**
DATE:	**06-23-26**
DEPT:	**PW**

COUNCIL ACTION FORM

SUBJECT: 2025/26 LOW POINT DRAINAGE IMPROVEMENTS PROGRAM (VARIOUS LOCATIONS)

BACKGROUND:

The Low Point Drainage Improvements Program is an annual program for the improvement of areas with drainage issues within the low points throughout the city. **This project involves the drainage improvements to the intersections of Northwestern Ave & 20th St, S Bell Ave & SE 16th St, River Oak Dr & Grove Ave.** The project is planned for construction over a single year. The project will remove and replace intakes, install storm sewer pipe, and re-grade ditches. Plans and specifications for this project were completed by City of Ames staff.

This program also includes a project at Duff Ave & 6th St which will be completed along with Duff Ave construction in the 2027/28 construction year to coordinate project details and minimize construction impact on residents.

A summary of revenues and projected expenses is shown below:

Description	**Revenue**	**Expenses**
2025/26 Low Point Drainage Improvements Program (Stormwater Utility Funds)	$500,000	
Construction Estimate (Northwestern Ave & 20th St, S Bell Ave & SE 16th St, River Oak Dr & Grove Ave - this Council Action)		**$192,485.00**
Future Construction (Duff Ave & 6th St)		150,000.00
Engineering/Administration (Overall Program)		100,000.00
TOTAL	$500,000	$442,485.00

ALTERNATIVES:

1. Approve plans and specifications for the 2025/26 Low Point Drainage Improvements Program and establish July 22, 2026, as the date of letting and July 28, 2026, as the date of Public Hearing for report of bids.

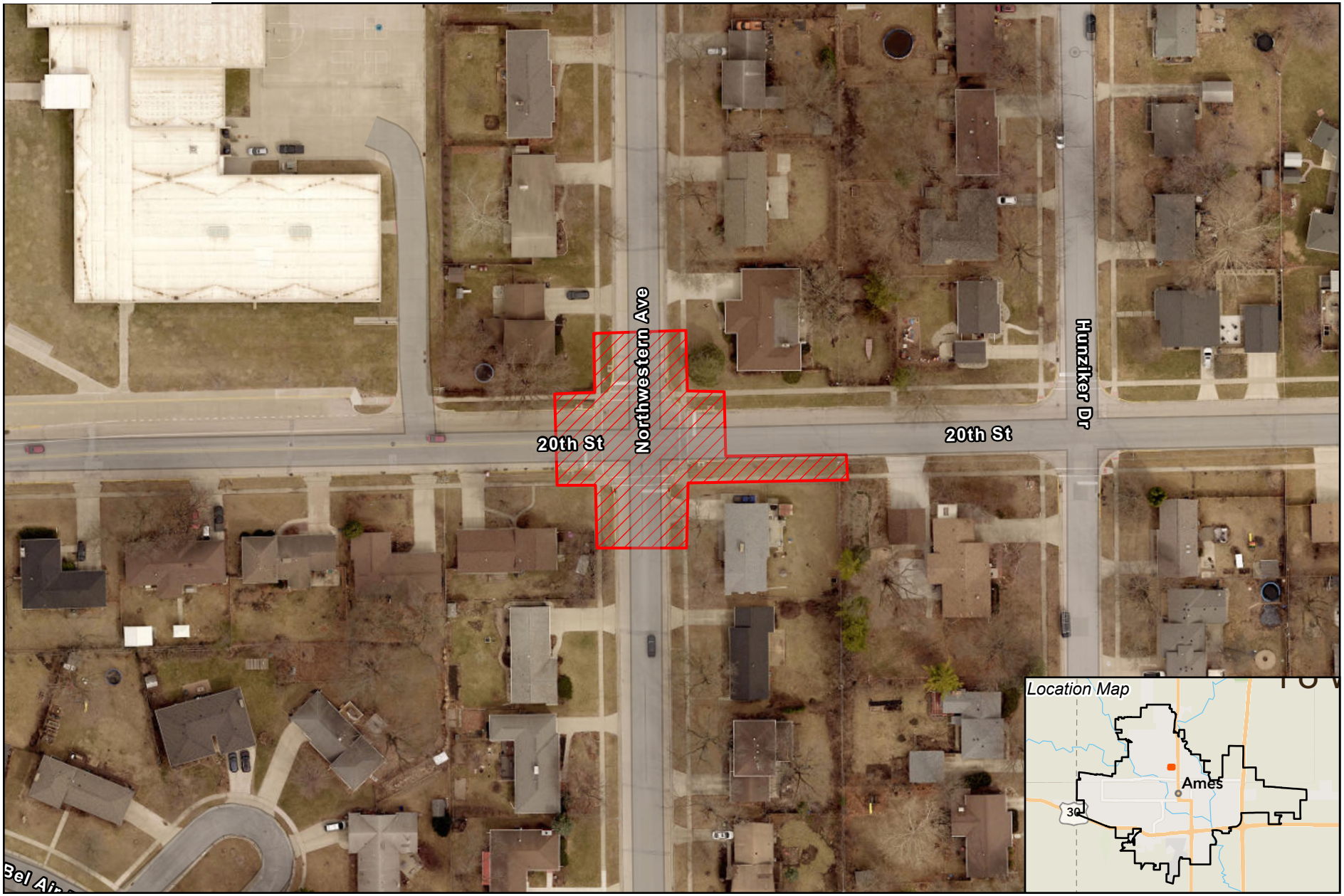
2. Do not approve this project.

CITY MANAGER'S RECOMMENDED ACTION:

Approval of the plans and specifications will continue to keep this project on the July 28, 2026 letting schedule. This project will improve drainage in these areas, decrease localized flooding, and reduce damage to roadway infrastructure. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1 as described above.

ATTACHMENT(S):
Northwestern Ave & 20th St Project Location Map.pdf
River Oak Dr & Grove Ave Location Map.pdf
S Bell Ave & SE 16th St Project Location Map.pdf

2025/26 Low Point Drainage Improvements Program
Northwestern Ave & 20th St Project Location Map



Legend

Project Area

0 50 100 Feet

N

2025/26 Low Point Drainage Improvements Program
River Oak Dr & Grove Ave Location Map



Legend

Project Area

0 100 200 Feet

N

2025-26 Low Point Drainage Improvements
S Bell Ave & SE 16th St Project Location Map



Legend

Project Area

0 50 100 Feet

N

ITEM #:	**30**
DATE:	**06-23-26**
DEPT:	**W&PC**

COUNCIL ACTION FORM

SUBJECT: NORTH RIVER VALLEY WELL FIELD AND PIPELINE PROJECT CHANGE ORDER NO. 7

BACKGROUND:

On April 11, 2023, Council awarded a contract to Keller Excavating, Inc. in the amount of $10,200,955.80 for construction of a new well field to supply raw for the Ames Water Treatment Plant. During the course of the contract, six change orders have been processed. **A seventh change order is ready for Council authorization.**

The primary purpose of this change order is to deduct from the contract the cost to construct the planned Well #29. Preliminary testing prior to the contract award suggested the location of Well #29 would provide a high producing well. Unfortunately, when the well construction began, it was unable to yield anything close to the design projection of 1,000 gallons per minute. Staff was unable to reach an agreement with the adjacent landowner to relocate the well, and the decision was made to eliminate the well from the construction contract.

Staff and the contractor have negotiated the attached Change Order #7 over an extended period of time, including a formal mediation with an outside mediator. The parties were initially unable to reach agreement on the value of the deduction. The contractor felt that the deduction was worth approximately $350,000, while City staff felt that the actual amount should be closer to $658,000.

On May 4, 2026, City staff and the contractor met again informally without attorneys and mediators to attempt to find a resolution. That informal conversation turned out to be quite productive, and resulted in both sides agreeing to the terms of Change Order #7 as attached.

It is worth noting that part of the reason that staff agreed to a lesser deduction is because staff agreed to voluntarily pay the contractor for some equipment and materials that the City was not contractually obligated to pay for (these items were ordered after the stop work order was issued for Well 29). Staff determined these items would have value to the City either in a future well field project (such as the well casing pipe and the well head platform) or could be used as spare parts for existing wells (such as the control panels, transducers, and pressure gauges).

Negotiated agreements in a dispute such as this rarely leave either party feeling like they got a "fair deal." In this case, staff believes that the terms of Change Order #7 are in the best interests of the utility. It avoids the time and considerable expense of litigating a claim with an uncertain outcome. Additionally, by agreeing to purchase materials that have value but that the City was not (in staff's opinion) obligated to pay

for, the Change Order will help preserve positive, productive relationships with subcontractors who are critical partners in other aspects of the utility's operations.

Other, much smaller items contained in the change order include the cost to repair a fence due to damage by a falling tree ($3,002) and removing approximately 15 lineal feet of a chain link gate (-$4,139.30). Another element of Change Order #7 is that it adjusts the contract completion dates based on documented delivery dates for critical electrical components that were out of the control of the general contractor. The substantial completion date will be extended by 209 days, and the final completion date will be extended by 212 days.

The credit from the change order will be returned to the available project contingency, reducing the overall dollar amount of the SRF loan that is financing the project.

The updated project budget, including Change Order #7, is as follows.

	Funding Sources	Project Expenses
Drinking Water State Revolving Loan	12,161,000	
Test Drilling		124,005
Engineering, Admin, Legal		725,272
Land		111,038
Construction		
Original Contract		10,200,956
Change Order #1		30,125
Change Order #2		228,565
Change Order #3		(17,305)
Change Order #4		47,336
Change Order #5		5,636
Change Order #6		12,829
Change Order #7 (This Action)		**(505,353)**
Geotechnical Services		14,839
Programming Services		36,225
Archaeological Services		
Contract 1 Original Contract		22,773
Contract 1 Change Order 1		35,240
Contract 2		134,924
Available Contingency		953,895
Project Totals	12,161,000	12,161,000

The consultant has certified that the project achieved Substantial Completion on May 22, 2026. The general contractor is finalizing the remaining punch list items, and the project should be ready for final acceptance by the City Council in the very near future.

ALTERNATIVES:

1. Approve Change Order No. 7 with Keller Excavating, Inc. of Boone, IA, for the North River Valley Well Field and Pipeline Project, in the deduct amount of $505,353.34, and adjusting the substantial completion date by 209 days and the final completion date by 212 days.

2. Do not approve the change order at this time, and provide direction to staff on desired changes.

CITY MANAGER'S RECOMMENDED ACTION:

Following the unsuccessful test well for Well #29, staff determined that the well should be removed from the contract. Following extended negotiations, City staff and the general contractor have agreed to the terms contained in the attached Change Order #7. Therefore, it is the recommendation of the City Manager that the City Council approve Alternative #1 as described above.

ATTACHMENT(S):
CHANGE ORDER NO. 7 - Recommended.pdf

CHANGE ORDER NO.: 7

Owner: City of Ames	Owner's Project No.: W2020-0437	
Engineer: HDR, Inc.	Engineer's Project No.: 10040876	
Contractor: Keller Excavating, Inc.	Contractor's Project No.:	Ames WPC Raw
Project: Ames Raw Water Pipeline & Electrical		
Contract Name: Bid No. 2023-122		
Date Issued: April 11, 2023	Effective Date of Change Order:	5/20/26

The Contract is modified as follows upon execution of this Change Order:

Description:

Item 1: Add contract item CO 7-1: Well 30 Repairs

This Change Order adds a new contract item to repair damage from a fallen tree to the fence surrounding Well 30. See Attachment 1.

The additional cost covers the fencing repairs at Well 30. **Add $ 3,002.00**

Item 2: Modify contract item 57: Lime Pond Gate

Change Order 5 previously added 15 linear feet (LF) of gate to allow the gate to run parallel to the access road. The additional 15 LF of gate was installed by a different contractor and will be removed from this contract.

This modification deducts the cost of 15 LF of fencing material and the associated 10% profit margin that was included in Change Order 5. **Deduct $4,139.30**

Item 3: Increase in Contract Times

This Change Order increases the contract times due to the long lead times associated with the electrical items. See attachment 2 for more details.

Item 4: Removal of Well #29 from the Scope of Work

Test drilling results for Well #29 determined that the well would not be productive. Accordingly, this Change Order removes Well #29 and all related work items from the contract (see Attachment 3).

This includes removal of bid quantities associated with:

- Division 1: Bid Items 3 through 12 and 16
- Division 2: Bid Items 48, 49, 53, 54, and 56

Revised quantities are detailed in Attachment 4.

This item also accounts for:

- Materials previously purchased by the contractor
- Additional work required for abandonment of the raw water main installed for Well #29
- Lost overhead from reduction of major work items

Additional details are provided in Attachment 4. **Deduct $504,216.04**

Attachments:

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Attachment 1 –Extra Work Letter for Well 30 Fence Damage, Attachment 2 – Ltr-HDR_to_City-of-Ames_Contract_Extension, Attachment 3 – CPR 2, Attachment 4 – CPR 2 Costs

Change in Contract Price	Change in Contract Times Change in days
Original Contract Price: $ 10,200,955.80	Original Contract Times: Substantial Completion: September 27, 2024 Ready for final payment:
Increase from previously approved Change Orders No. 1, 2, 3, & 4 $ 307,186.45	**Increase** from previously approved Change Orders Substantial Completion: 84 days Ready for final payment: 62 days after substantial completion
Contract Price prior to this Change Order: $ 10,508,142.25	Contract Times prior to this Change Order: Substantial Completion: December 20th, 2024 Ready for final payment: February 20th, 2025
Decrease this Change Order: $ 505,353.34	**Increase** this Change Order: Substantial Completion: 209 days Ready for final payment: 212 days
Contract Price incorporating this Change Order: $ 10,002,788.91	Contract Times with all approved Change Orders: Substantial Completion: July 17, 2025 Ready for final payment: September 17, 2025

	Recommended by Engineer (if required)	Accepted by Contractor
By:	Geesman, Ashley Digitally signed by Geesman, Ashley DN: E=Ashley.Geesman@hdrinc.com, CN="Geesman, Ashley", OU=Users, OU=Ames-2901 S Loop Drive, OU=Iowa, OU=United States, OU=Offices, DC=Intranet, DC=hdr Date: 2026.05.27 14:50:41-05'00'	
Title:	Project Manager	Secretary/Treasurer
Date:	5/27/26	6/5/2026
	Authorized by Owner	Approved by Funding Agency (if applicable)
By:		
Title:		
Date:		

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KELLER EXCAVATING, INC.

EWO
1133 155th St.
Boone, IA 50036
(515) 230-9905

1/6/26

City of Ames

515 Clark Ave

Ames, Iowa 50010

Project: North River Valley Well Field – Well #30 Fence/Tree Damage CO

Dear Laramie,

Due to the unfortunate damage from a tree falling on the completed fence at Well #30. American Fence has requested $3,002 to repair the damage. We would also like to see the completion date addressed on this change order.

Sincerely

Brad Schwiebert

January 9, 2026

Laramie Heuser
1800 East 13th Street
Ames, Iowa 50010

Re: North River Valley Well Field & Pipeline Project
Engineer's Decision on Request for Schedule Extension

Mr. Heuser,

In accordance with the Contract Documents, including SUDAS requirements, HDR has completed its review and analysis of the documentation submitted by Keller Excavating, Inc. in support of its request for a schedule extension due to unforeseen delays associated with extended equipment lead times for the distribution transformer and pad-mounted (Vista) switch.

Summary of Request

On October 8, 2024, Keller Excavating, Inc. submitted documentation with Change Proposal Request No. 2 requesting a schedule extension based on the long electrical equipment lead times. The initial submission did not conclusively demonstrate that full and timely procurement efforts were made between the Notice to Proceed (NTP) and submittal approval date. On December 11, 2025, Keller Excavating, Inc. provided supplemental documentation consisting of three email correspondences and a purchase order from its electrical subcontractor, Voltmer, between the NTP and submittal approval date, which prompted this evaluation. More detailed information is included in subsequent sections.

Key procurement and contract dates are summarized below:

- **Notice to Proceed: June 23, 2023**
- Purchase Order Issued to Van Meter: July 21, 2023
- Revised Purchase Order: August 1, 2023
- Vendor Correspondence Regarding Shop Drawing Delays: September 14, 2023
- Follow-up Correspondence Regarding Shop Drawings: October 13, 2023
- Vendor Response on Shop Drawing Status: November 1, 2023
- Original Submittal (Transformer and Pad Mounted Switch): November 13, 2023
- Transformer Resubmittal: December 7, 2023
- Pad Mounted (Vista) Switch Resubmittal: December 19, 2023
- **Substantial Completion: December 20, 2024**
- **Final Completion: February 20, 2025**
- Transformer Delivery & Installation: July 14, 2025 & July 18, 2025

- Vista Switch Delivery & Installation: October 10, 2025 & October 12, 2025

Background and Timeline

At the pre-construction meeting following the NTP, Voltmer stated that they were expecting an approximate 110-week lead time for the distribution transformer. The first submittals for the transformer and pad mounted switch were received 143 days or over 20 weeks after the NTP. The submittals were rejected and resubmittals were received for the transformer and pad mounted switch 3 and 5 weeks following the first submittal, respectively.

The transformer was delivered on July 14th, 2025 or 107 weeks after the NTP and the pad mounted switch was delivered on October 10, 2025 or 120 weeks after the NTP. These are both after the substantial and final completion dates for the project. More detailed information and dates are listed below.

Evaluation Summary

1. *Delay between NTP and Shop Drawing Submittal*

The shop drawings for the electrical equipment were delayed. The contractor sent the purchase order for the electrical equipment in a timely manner to the vendor and followed-up numerous times on the status of the shop drawings.

2. *Delay from Incorrect Equipment Submittal*

After the delay, the initial submittals for the electrical equipment did not meet the specifications. In review of the purchase order and revised purchase order, the pad mounted switch listed on the purchase order was a KVF15FV Pad-Mounted 15 kV–2W1 Vacuum Fault Interrupter, which does not comply with the Contract requirements. The project delay associated with the incorrect equipment submittal could have been mitigated by careful review of the equipment and confirmation of conformance with the specifications.

3. *Delayed Delivery of Electrical Equipment*

The delivery of electrical equipment was delayed and the delay associated with the long lead times was outside of the contractor's control from the approved submittal to the delivery date.

HDR's Assessment and Recommended Revised Substantial Completion Date

The original baseline schedule and subsequent updates dated September 6, 2023, and October 4, 2023, indicated approximately 30 days of remaining critical path activities following completion of all electrical work.

The pad-mounted (Vista) switch represented the final electrical component required to initiate well operations. Its delayed delivery and installation directly impacted the project's critical path. Based on the original baseline schedule and verified critical path activities, HDR has determined that a schedule adjustment for substantial completion to May 16, 2025, is warranted. This adjustment

reflects the portion of delay attributable solely to factors beyond the Contractor's control and excludes delays resulting from late, incomplete, or incorrect submittals.

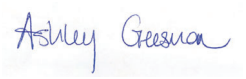
The delayed delivery and installation of the distribution transformer directly impacted the project's critical path. Based on the original baseline schedule and verified critical path activities, HDR has determined that a schedule adjustment extending substantial completion to July 17, 2025, and final completion to September 17, 2025, is warranted. These dates represent the maximum verified critical path impact attributable to delays beyond the Contractor's control.

The Contract Documents and SUDAS assign responsibility to the Contractor for timely procurement, accurate submittals, and coordination of work to achieve Contract milestones. Delays resulting from incorrect equipment selection or late resubmittals are the Contractor's responsibility and are not included in the approved schedule extension. SUDAS allows schedule adjustments for unforeseen delays when supported by documentation demonstrating causation and critical path impact.

HDR's review confirms that the revised substantial and final completion dates of July 17, 2025, and September 17, 2025, are consistent with the Contract Documents and reflect the verified critical path impact of the transformer delay. Should Keller Excavating, Inc. submit additional documentation demonstrating further entitlement or additional critical path impacts, HDR will review the information and provide a determination in accordance with the Contract Documents.

Please contact us if you have any questions or require additional clarification.

Sincerely,
HDR Engineering, Inc.



Ashley Geesman, P.E.
Project Manager

July 12, 2024

Brad Schwiebert
Keller Excavating Inc.
1133 155th Street
Boone, Iowa 50036

RE: HDR Change Proposal Request 2 City of Ames Removal of Well #29 and Relocation of Hydrant at station 100+15

Brad,

Please respond with an itemized cost proposal for the following:

Division 1, Sheet 1 & 2

- Delete Well #29 including well installation, discharge head, work platform and fencing.

01C101 – CIVIL RAW WATER PIPELINE PLAN & PROFILE & ELECTRICAL PLAN STA 100+00 – 105+00

- Remove 24" butterfly valve at station 100+10.84 and install removed valve at station 101+15.
- Remove 24" x 6" Tee & Hydrant Assembly at station 100+25.84 and install removed valve at station 101+30.

01C112 – CIVIL RAW WATER PIPELINE PLAN & PROFILE & ELECTRICAL PLAN STA 154+00 – 159+00

- Delete Ductbank #10 from EMH-9 at approximately station 156+13 to station 209+39.52.
- Remove 24" x 12" reducer, 12" gate valve, and 12" x 6" tee and hydrant assembly
- and salvage to the City.
- Provide mechanical joint plug on the east side of the tee at station 200+00.
- Provide mechanical joint plug on 12" abandoned raw water main at station 200+11.
- Provide approximately 11' of 4x4 treated lumber between the mechanical joint plug on the tee and the mechanical joint plug on the abandoned raw water main at station 200+11. Fill the excavation with concrete and encase the 4x4 treated lumber.

01C116 – CIVIL RAW WATER PIPELINE PLAN & PROFILE & ELECTRICAL PLAN STA 200+00 – 205+00

- Remove 24" x 12" reducer, 12" gate valve, and 12" x 6" tee and hydrant assembly and salvage to the City.
- Provide mechanical joint plug on the east side of the tee at station 200+00.
- Provide mechanical joint plug on 12" abandoned raw water main at station 200+11.

hdrinc.com

2901 South Loop Drive (E-Suite)Suite 3300Ames, IA 50010-8247
(515) 280-4973

- Provide approximately 11’ of 4x4 Grade #2 or better Hem Fir, ground contact, pressure-treated lumber between the mechanical joint plug on the tee and the mechanical joint plug on the abandoned raw water main at station 200+11. Fill the excavation with concrete and encase the 4x4 treated lumber, as indicated.
- Abandon 12” raw water main in place from station 200+11 to 210+53.
- Delete Ductbank #10 from EMH-9 at approximately station 156+13 to station 209+39.52.

01C117 – CIVIL RAW WATER PIPELINE PLAN & PROFILE & ELECTRICAL PLAN STA 205+00 – 210+78.65

- Delete 10” water main from Meter Manhole to Well #29 and associated valves and fittings.
- Delete Well #29.
- Refer to keynote 6, delete clearing and leveling of area between well and meter manhole.
- Delete EMH-8.
- Delete Ductbank 11 from station 209+39.52 to approximately station 210+62.
- Delete work associated with overhead, electrical/transformer poles.
- Abandon tracer wire terminal location 13 at station 209+39.

01C502 – CIVIL RAW WATER PIPELINE DETAILS

- Delete fittings, valves, sample port, and accessories only in the Well #29 Meter Manhole.
- Delete 10” raw water main.
- Abandon meter Manhole #29 in place.
- Provide mechanical joint plug on 12” raw water main inside of the Well #29 Meter
- Manhole.
- Abandon tracer wire terminal location 13.

02E101 – ELECTRICAL SITE PLAN WELL FIELD AND LIME POND

- Delete ductbank from EMH-9 to Well 29.
- Delete EMH-8.
- See revised schedule for ductbanks 10, 11 and 12.

02E601 – ELECTRICAL SERVICE ONE-LINE DIAGRAM

- Delete line work between Sectionalizing Cabinet 1 and Well #29.

02Y601 – ELECTRICAL SERVICE TELEMETRY NETWORK DIAGRAM

- Delete Well #29 control cabinet and associated camera.
- Delete fiber cable between Well #29 control cabinet and Fiber Connection Cabinet at Well #28.
- Delete EMH-8.
- Rewire patchcords in Fiber Connection Cabinet as required.

03E401 – TYPICAL WELL ELECTRICAL PLAN

- See revised leadered note about fiber cable and conduits.

- See paragraph below concerning Well #29 equipment.

Materials that have already been purchased specifically related to Work deleted under this proposed contract change will be furnished to the City. Items not properly stored may be subject to a deduction in reimbursement. Contractor's change proposal shall include documentation of each item changed with a detailed item description, quantity, cost, supplier, and date of delivery. Descriptions shall clearly indicate that the items are specifically related to the Work deleted, and not applicable to other Work items which have not been changed, in whole or in part. Provide all documentation in a single document.

Please provide an itemized document all work associated with Well #29 that was completed prior to the Stop Work Directive on May 21st, 2024, and confirm the two test holes at Well #29 have been abandoned and plugged appropriately and provide abandonment documentation to the City.

Attachments:

In Division 1, Sheet 1 and Sheet 2; in Division 2, Sheets 01C101, 01C112, 01C116, 01C117, 01C502, 02E101, 02E601, 02Y601, and 03E401.

Sincerely,
HDR Engineering

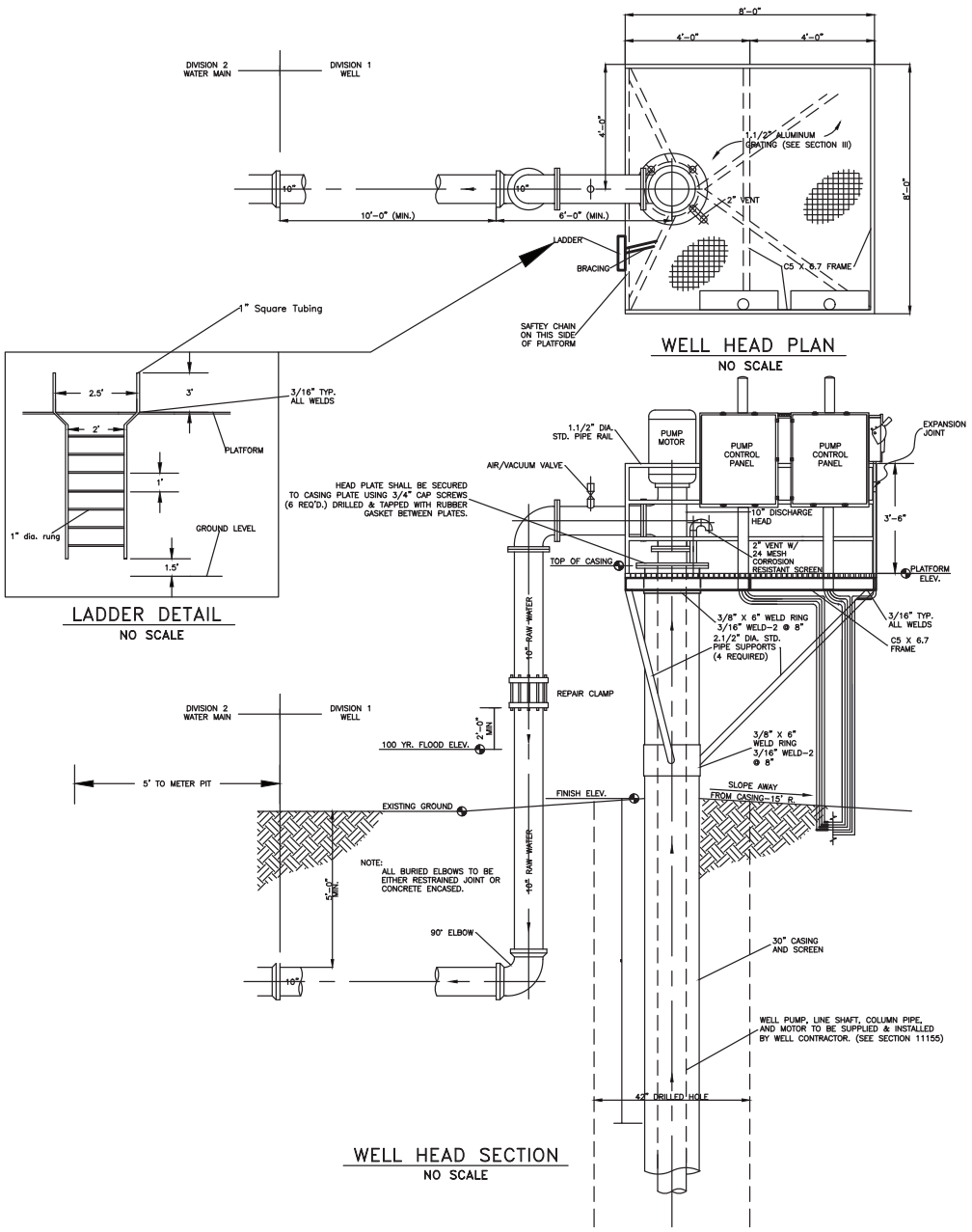
Ashley Geesman, P.E. (IA)
Project Engineer

WELL ELEVATIONS

DESCRIPTION	WELL NO. 28		WELL NO. 29		WELL NO. 30	
	MSL	Local	MSL	Local	MSL	Local
Ground Elev	893.7	70.15	891.45	67.90	894.45	70.90
100-Yr Flood Elev	895.55	72.00	895.25	71.70	896.65	73.10
Top of Well Casing	900.80	77.25	899.75	76.20	901.65	78.10
Platform Elev	899.80	76.25	898.75	75.20	900.65	77.10
Finish Grade @ Casing	894.80	71.25	892.75	69.20	895.65	72.10
Top of Valve MH Elev	895.55	72.00	893.50	69.95	896.40	72.85

NOTES:

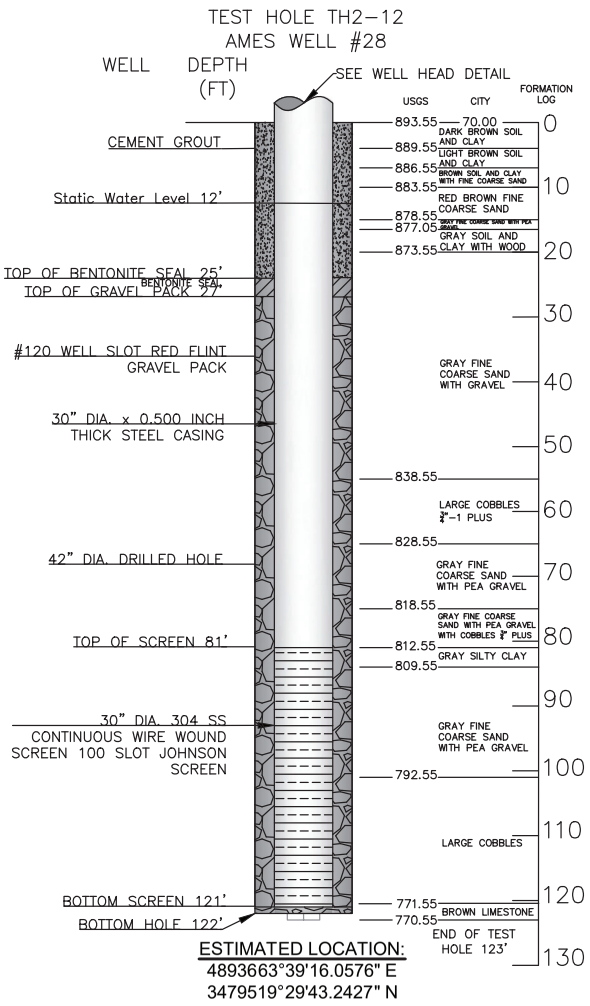
1) CHECK VALVE (10") CENTERLINE SERIES 800
   BUTTERFLY VALVE (10") CENTERLINE SERIES 200 DG OPERATOR
   REPAIR CLAMPS (10") SMITH-BLAIR 226
   METER (10") BADGER MAGNETOFLOW FLANGED
2) APCO 2" MODEL 144-2 W/ GASKET, SEAT, FLOAT, AND 2" OUTLET DRAIN (180 DEGREE)
3) INSTALL 2" NIPPLE AND TEE ON 2" PORT, PROVIDE 2" NIPPLE AND CAP ON TOP OF TEE. PROVIDE S.S. HOOK INSIDE TEE ATTACHED TO CAP TO SUSPEND TRANSDUCER CABLE WITH KELLEM. ROUTE TRANSDUCER CABLE THROUGH SIDE OUTLET OF TEE. SUSPEND TRANSDUCER WITH BOTTOM AT SAME ELEVATION AS AIR LINE.
4) CONDUIT SHALL PENETRATE MH WALL ABOVE FINISH GRADE.
5) PROVIDE HUBBELL NO. NVQB18GG LUMINAIRE W/ 150w I.F. LAMP HIGH ON WALL ABOVE METER FLOW TUBE. PROVIDE W.P. SWITCH ON WALL BY ACCESS HATCH. CONNECT TO RECEPTACLE CKT.
6) PROVIDE SPACE ¾" CONDUIT FROM PCP TO VALVE MH. TERMINATE IN COVERED JB INSIDE MH NEAR CEILING.
7) INSTALL ALL ELECTRICAL ON WALLS. MH TOP MUST REMAIN REMOVABLE.
8) METER TO BE PROVIDED BY OWNER AND INSTALLED BY CONTRACTOR.
9) VENT TERMINATION SHALL BE GREATER THAN OR EQUAL TO 1' ABOVE PLATFORM ELEVATION.
10) PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE 2012 TEN STATE STANDARDS.

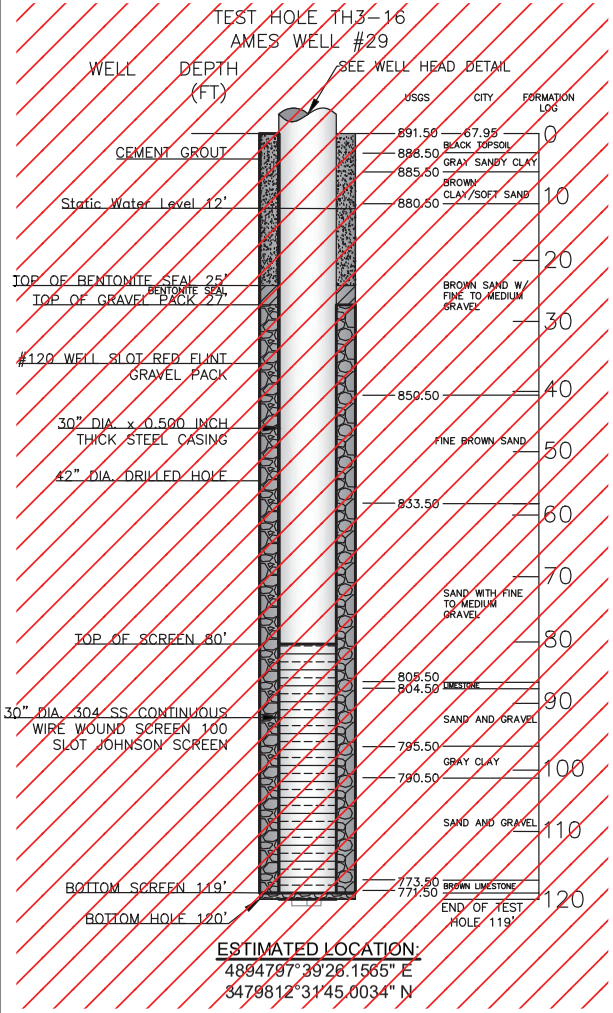


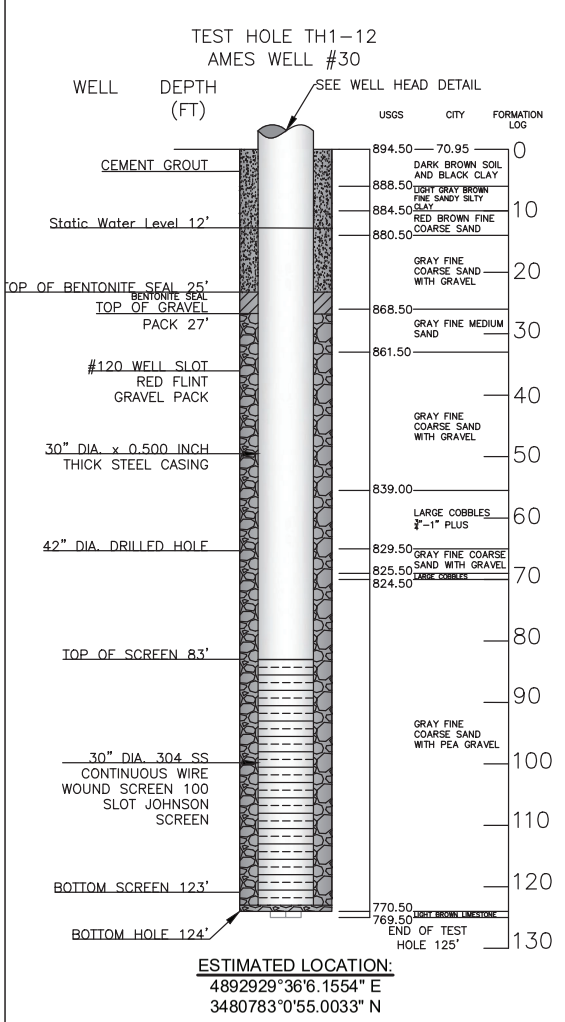
WATER & POLLUTION CONTROL DEPT.
1800 EAST 13TH STREET
AMES, IOWA 50010
PH: 515-239-5150
FAX 515-239-5251
www.cityofames.org

WELL HEAD DETAIL
WATER SUPPLY WELLS NO. 28, 29, & 30 AND RAW WATER MAINS
AMES, IOWA

SHEET 1 OF 3 SHEETS







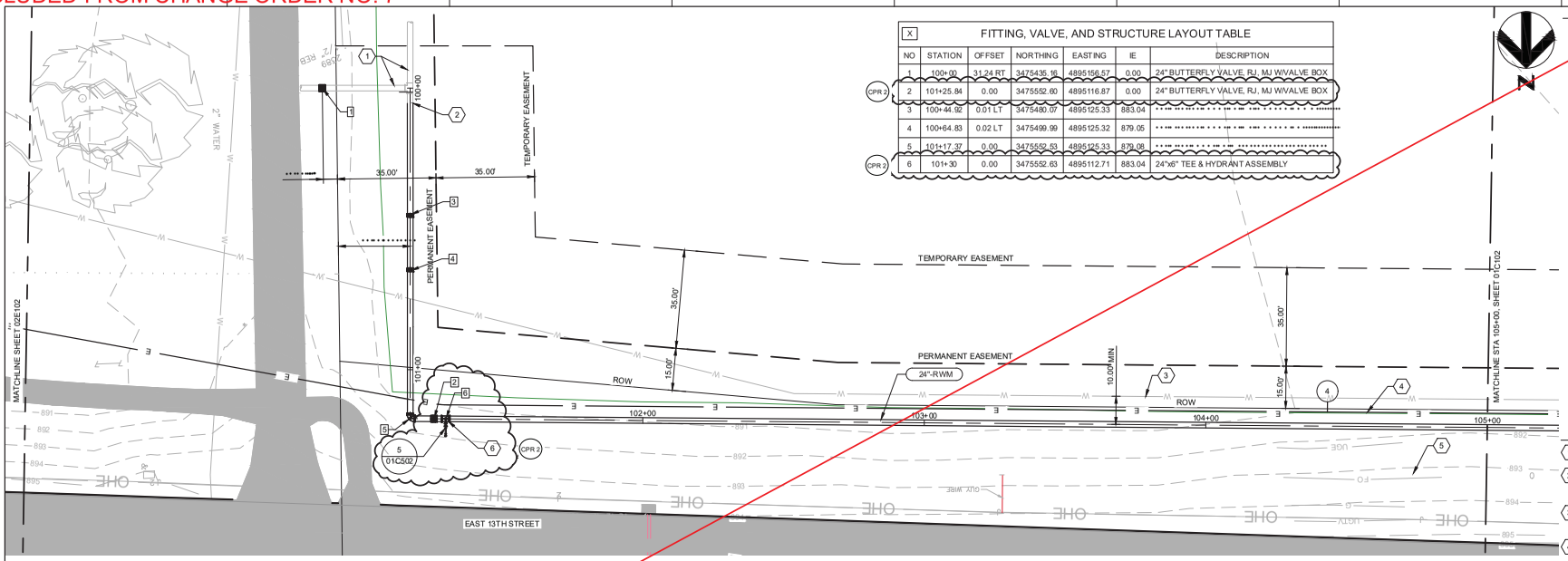
WATER & POLLUTION CONTROL DEPT.
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WELL DETAIL

WATER SUPPLY WELLS NO. 28, 29, & 30
AND RAW WATER MAINS
AMES, IOWA

SHEET 2 OF 3 SHEETS

EXCLUDED FROM CHANGE ORDER NO. 7



X FITTING, VALVE, AND STRUCTURE LAYOUT TABLE

NO	STATION	OFFSET	NORTHING	EASTING	IE	DESCRIPTION
1	100+00	31.24 RT	3475435.16	4895156.57	0.00	24" BUTTERFLY VALVE, RJ, MJ WVALVE BOX
CPR 2 2	101+25.84	0.00	3475552.60	4895116.87	0.00	24" BUTTERFLY VALVE, RJ, MJ WVALVE BOX
3	100+44.92	0.01 LT	3475480.07	4895125.33	883.04	
4	100+64.83	0.02 LT	3475499.99	4895125.32	879.05	
5	101+17.37	0.00	3475552.53	4895125.33	879.08	
CPR 2 6	101+30	0.00	3475552.63	4895112.71	883.04	24"x6" TEE & HYDRANT ASSEMBLY



GENERAL NOTES:

1. RESTORE ALL SURFACES THAT HAVE BEEN DISTURBED DURING CONSTRUCTION OF THE NEW RAW WATER PIPELINE TO THEIR ORIGINAL CONDITION.
2. THE LIMITS OF CONSTRUCTION ARE TO BE LIMITED TO THE CITY RIGHT-OF-WAY. THE CONTRACTOR MAY OBTAIN ADDITIONAL TEMPORARY EASEMENTS TO CONSTRUCT THE RAW WATER PIPELINE AS REQUIRED AT THEIR DISCRETION AND THE APPROVAL OF THE PROPERTY OWNER. WHERE THE NEW RAW WATER PIPELINE CROSSES PRIVATE PROPERTY, THE PERMANENT EASEMENT HAS BEEN SHOWN ON THE PLANS, OR AN AGREEMENT HAS BEEN REACHED WITH THE PROPERTY OWNER AND THE CITY OF AMES FOR PERMANENT AND TEMPORARY EASEMENT.
3. COORDINATE WITH EXISTING UTILITY DEPARTMENTS IF THE RESPECTIVE UTILITY NEEDS TO BE MOVED OR RELOCATED IN ORDER TO CONSTRUCT THE NEW RAW WATER PIPELINE.
4. RAW WATER PIPELINE TO BE AWWA C905 OR C900, EXCEPT WHERE NOTED ON THE DRAWINGS.
5. THIS AREA IS TO BE INCLUDED WITHIN THE SWPPP AND NPDES CONSTRUCTION STORMWATER PERMIT TO BE OBTAINED BY THE CONTRACTOR.
6. SEE DETAIL 3/01C501 FOR OPEN CUT PIPELINE DETAIL
7. PROVIDE TRACE WIRE STATIONS AT CAV STRUCTURES. SEE DETAIL 2/01C502 FOR MORE INFORMATION.

KEYNOTES:

1. EXISTING 24" PVC RAW WATER PIPELINE
2. REMOVE EXISTING CAP AND CONNECT TO EXISTING 24" PIPELINE, COORDINATE WITH THE CITY OF AMES
3. PROTECT EXISTING WATERMAIN AS REQUIRED DURING WATERMAIN AND CASING INSTALLATION
4. DIRECT BURIED CONDUITS 2-4" FOR POWER, 1-4" FOR FIBER OPTIC. PLACE CONDUIT 4' FROM PIPE CENTERLINE.
5. UTILITIES SHOWN IN THIS LOCATION WERE NOT SURVEYED. CONTRACTOR TO VERIFY EACH UTILITY LOCATION AND DEPTH PRIOR TO BEGINNING WORK IN THIS AREA
6. TEMPORARY SAMPLING CONNECTION BY CITY OF AMES, WITH SADDLE, CORPORATION STOP, AND SERVICE LINE UP TO GRADE. LOCATION IS APPROXIMATE AND WILL BE DETERMINED BY CITY OF AMES STAFF. ABANDONED AFTER SUCCESSFUL DISINFECTION AND TESTING BY REMOVING SERVICE LINE AND INSTALLING A BRASS CAP ON THE CORPORATION, ALL BY CITY OF AMES. SEE CITY OF AMES WATER MAIN DISINFECTING, FLUSHING, AND TESTING USING THE CONTINUOUS-FEED METHOD, IN THE SPECIFICATIONS.

ELECTRICAL LEGEND:

X INDICATES ELECTRICAL DUCTBANK TAG, SEE SHEET 02E101 DUCTBANK SCHEDULE.

ISSUE	DATE	DESCRIPTION
	06-05-2024	CPR 2
	05-05-2023	CONFORMED SET

PROJECT MANAGER	MARK DUBEN
PROJECT ENGINEER	M. DUBEN
CIVIL	M. DUBEN
ELECTRICAL	K. THERNES
INSTRUMENTATION	K. THERNES
PROJECT NUMBER	10040876

CITY OF AMES
RAW WATER PIPELINE & ELECTRICAL FOR WELLS

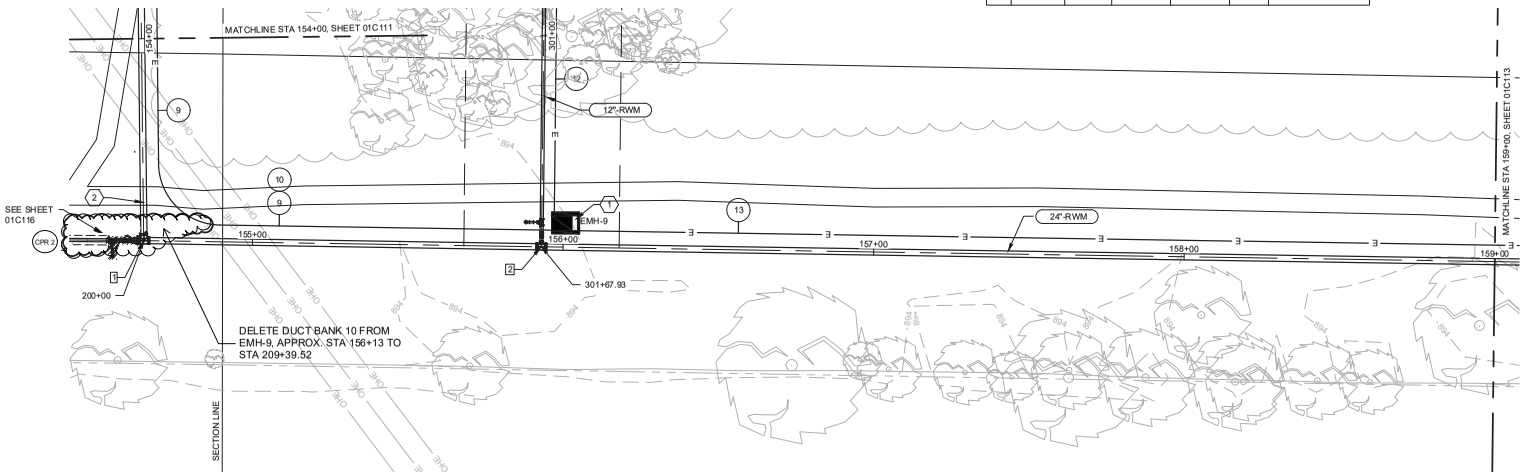
CIVIL
RAW WATER PIPELINE PLAN & PROFILE & ELECTRICAL PLAN
STA 100+00 - 105+00

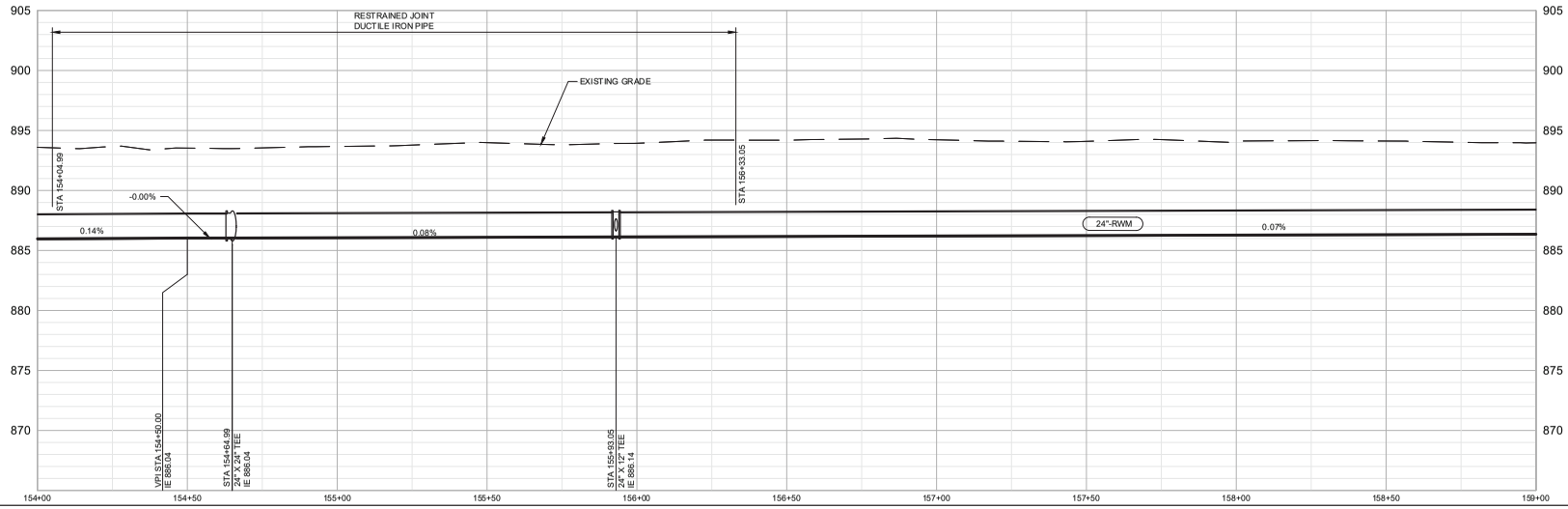
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SCALE 1" = 20'

SHEET 01C101

X	FITTING, VALVE, AND STRUCTURE LAYOUT TABLE					
NO	STATION	OFFSET	NORTHING	EASTING	IE	DESCRIPTION
1	154+64.99	0.00	3479702.07	4893857.82	886.04	24" X 24" TEE, RJ, MJ
2	155+93.05	0.01 RT	3479704.07	4893729.78	886.14	24" x 12" TEE, RJ, MJ





GENERAL NOTES:

1. RESTORE ALL SURFACES THAT HAVE BEEN DISTURBED DURING CONSTRUCTION OF THE NEW RAW WATER PIPELINE TO THEIR ORIGINAL CONDITION.
2. THE LIMITS OF CONSTRUCTION ARE TO BE LIMITED TO THE CITY RIGHT-OF-WAY. THE CONTRACTOR MAY OBTAIN ADDITIONAL TEMPORARY EASEMENTS TO CONSTRUCT THE RAW WATER PIPELINE AS REQUIRED AT THEIR DISCRETION AND THE APPROVAL OF THE PROPERTY OWNER. WHERE THE NEW RAW WATER PIPELINE CROSSES PRIVATE PROPERTY, THE PERMANENT EASEMENT HAS BEEN SHOWN ON THE PLANS, OR AN AGREEMENT HAS BEEN REACHED WITH THE PROPERTY OWNER AND THE CITY OF AMES FOR PERMANENT AND TEMPORARY EASEMENT.
3. COORDINATE WITH EXISTING UTILITY DEPARTMENTS IF THE RESPECTIVE UTILITY NEEDS TO BE MOVED OR RELOCATED IN ORDER TO CONSTRUCT THE NEW RAW WATER PIPELINE.
4. RAW WATER PIPELINE TO BE AWWA C905 OR C900, EXCEPT WHERE NOTED ON THE DRAWINGS.
5. THIS AREA IS TO BE INCLUDED WITHIN THE SWPPP AND NPDES CONSTRUCTION STORMWATER PERMIT TO BE OBTAINED BY THE CONTRACTOR.
6. SEE DETAIL 3/01C501 FOR OPEN CUT PIPELINE DETAIL.
7. PROVIDE TRACE WIRE STATIONS AT CAV STRUCTURES. SEE DETAIL 2/01C502 FOR MORE INFORMATION.

KEYNOTES:

(1) SECTIONALIZING CABINET #1 MOUNTED ON TOP OF MANHOLE

(2) TEMPORARY SAMPLING CONNECTION BY CITY OF AMES, WITH SADDLE, CORPORATION STOP, AND SERVICE LINE UP TO GRADE. LOCATION IS APPROXIMATE AND WILL BE DETERMINED BY CITY OF AMES STAFF. ABANDONED AFTER SUCCESSFUL DISINFECTION AND TESTING BY REMOVING SERVICE LINE AND INSTALLING A BRASS CAP ON THE CORPORATION, ALL BY CITY OF AMES. SEE CITY OF AMES WATER MAIN DISINFECTING, FLUSHING, AND TESTING USING THE CONTINUOUS-FEED METHOD, IN THE SPECIFICATIONS.

ELECTRICAL LEGEND:

(X) INDICATES ELECTRICAL DUCTBANK TAG, SEE SHEET 02E101 DUCTBANK SCHEDULE.

ISSUE	DATE	DESCRIPTION
A	06-11-2024	CPR 2.
	05-05-2023	CONFORMED SET

PROJECT MANAGER	MARK DUBEN
PROJECT ENGINEER	M. DUBEN
CIVIL	M. DUBEN
ELECTRICAL	K. THERNES
INSTRUMENTATION	K. THERNES
PROJECT NUMBER	10040876

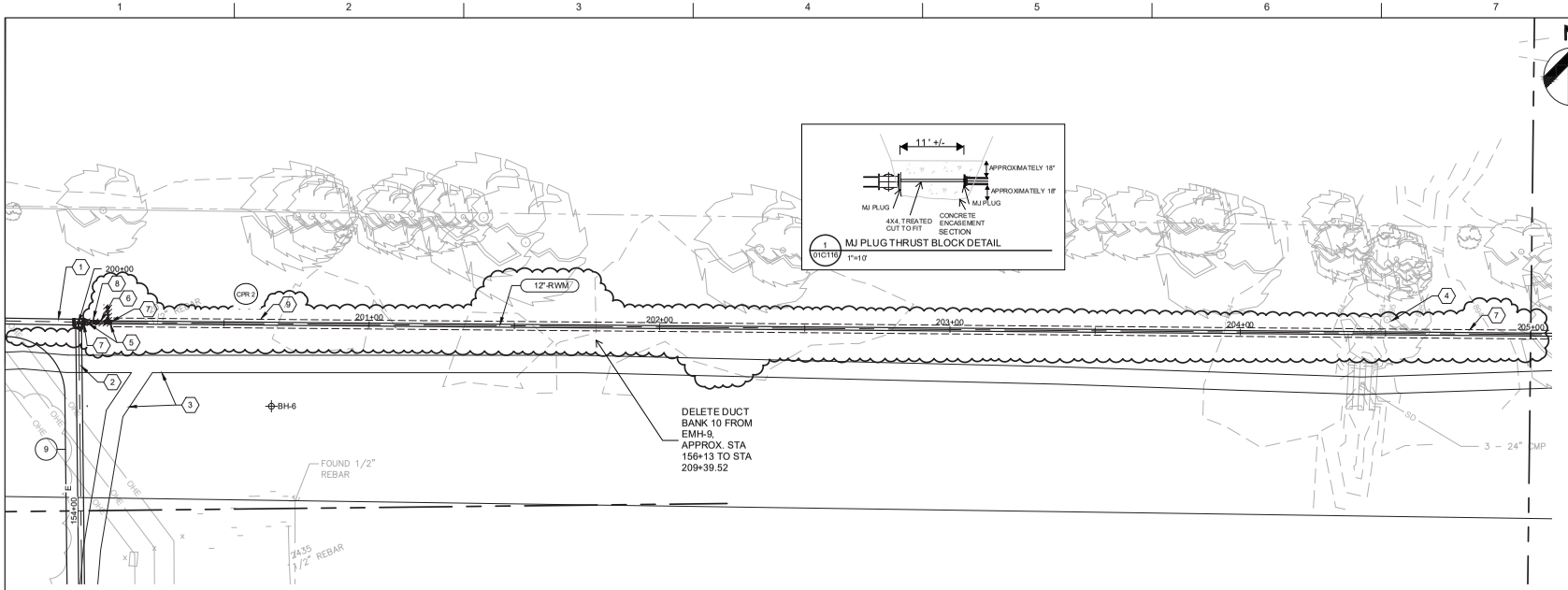
CITY OF AMES
RAW WATER PIPELINE & ELECTRICAL FOR WELLS

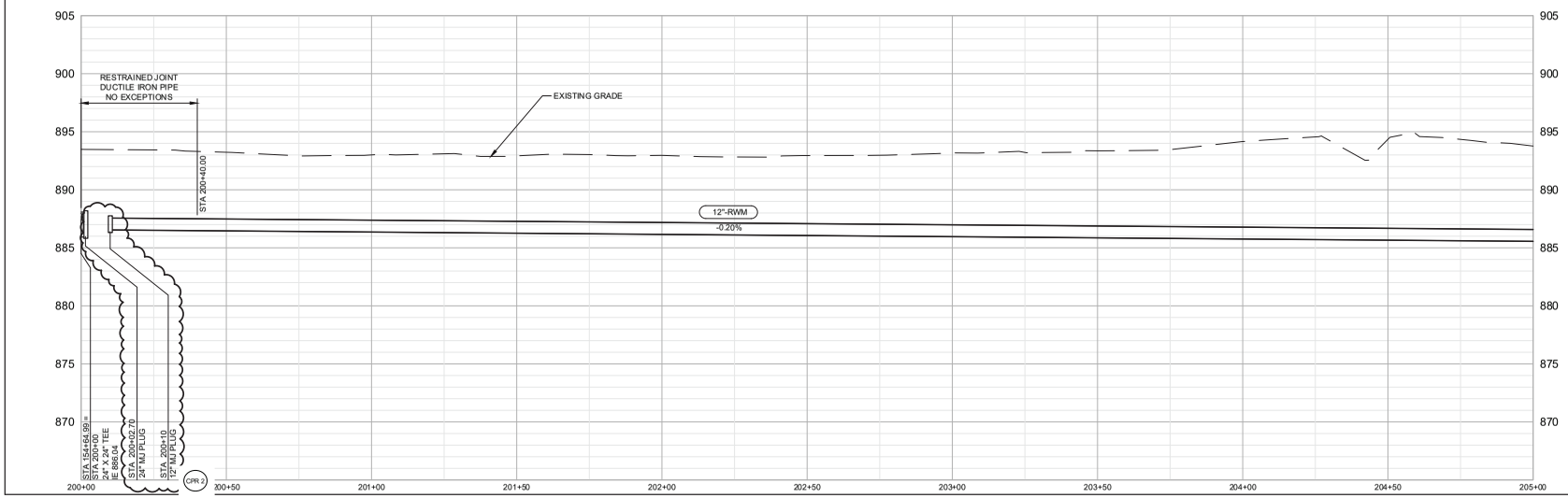
CIVIL
RAW WATER PIPELINE PLAN & PROFILE & ELECTRICAL PLAN
STA 154+00 - 159+00

0 1" 2"

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SCALE 1" = 20'

SHEET 01C112





GENERAL NOTES:

1. RESTORE ALL SURFACES THAT HAVE BEEN DISTURBED DURING CONSTRUCTION OF THE NEW RAW WATER PIPELINE TO THEIR ORIGINAL CONDITION.
2. THE LIMITS OF CONSTRUCTION ARE TO BE LIMITED TO THE CITY RIGHT-OF-WAY. THE CONTRACTOR MAY OBTAIN ADDITIONAL TEMPORARY EASEMENTS TO CONSTRUCT THE RAW WATER PIPELINE AS REQUIRED AT THEIR DISCRETION AND THE APPROVAL OF THE PROPERTY OWNER. WHERE THE NEW RAW WATER PIPELINE CROSSES PRIVATE PROPERTY, THE PERMANENT EASEMENT HAS BEEN SHOWN ON THE PLANS, OR AN AGREEMENT HAS BEEN REACHED WITH THE PROPERTY OWNER AND THE CITY OF AMES FOR PERMANENT AND TEMPORARY EASEMENT.
3. COORDINATE WITH EXISTING UTILITY DEPARTMENTS IF THE RESPECTIVE UTILITY NEEDS TO BE MOVED OR RELOCATED IN ORDER TO CONSTRUCT THE NEW RAW WATER PIPELINE.
4. RAW WATER PIPELINE TO BE AWWA C905 OR C900, EXCEPT WHERE NOTED ON THE DRAWINGS.
5. THIS AREA IS TO BE INCLUDED WITHIN THE SWPPP AND NPDES CONSTRUCTION STORMWATER PERMIT TO BE OBTAINED BY THE CONTRACTOR.
6. SEE DETAIL 3/01C501 FOR OPEN CUT PIPELINE DETAIL
7. PROVIDE TRACE WIRE STATIONS AT CAV STRUCTURES. SEE DETAIL 2/01C502 FOR MORE INFORMATION.

KEYNOTES:

1. FOR CONTINUATION SEE SHEET 01C112
2. FOR CONTINUATION SEE SHEET 01C112
3. RESTORE SINGLE LANE ACCESS ROAD WITH 6" THICK AGGREGATE SURFACING
4. REMOVE TREE AS REQUIRED FOR PIPELINE CONSTRUCTION
5. REMOVE 24"x12" REDUCER, 12" GATE VALVE, AND 12"x6" TEE AND HYDRANT ASSEMBLY AND SALVAGE TO THE CITY (CPR 2)
6. REMOVE APPROXIMATELY 2 FT OF MAIN
7. CAP WITH MECHANICAL JOINT PLUG
8. INSTALL APPROXIMATELY 11 FT OF 4X4 GRADE #2 OR BETTER, HEM FIR GROUND CONTACT PRESSURE-TREATED LUMBER BETWEEN MECHANICAL JOINT PLUGS ON THE TEE AT STA 200+00 AND THE MECHANICAL JOINT PLUG ON THE ABANDONED MAIN AT STA 200+11. FILL THE EXCAVATION WITH CONCRETE AND ENCASE THE 4X4 LUMBER. NO BEDDING IS REQUIRED. SEE DETAIL 1/01C116.
9. ABANDON RAW WATER MAIN FROM STA 200+11 TO STA 210+53.

ELECTRICAL LEGEND:

X INDICATES ELECTRICAL DUCTBANK TAG, SEE SHEET 02E101 DUCTBANK SCHEDULE.

ISSUE	DATE	DESCRIPTION
A	06-11-2024	CPR 2
	05-05-2023	CONFORMED SET

PROJECT MANAGER	MARK DUBEN
PROJECT ENGINEER	M. DUBEN
CIVIL	M. DUBEN
ELECTRICAL	K. THERNES
INSTRUMENTATION	K. THERNES
PROJECT NUMBER	10040876

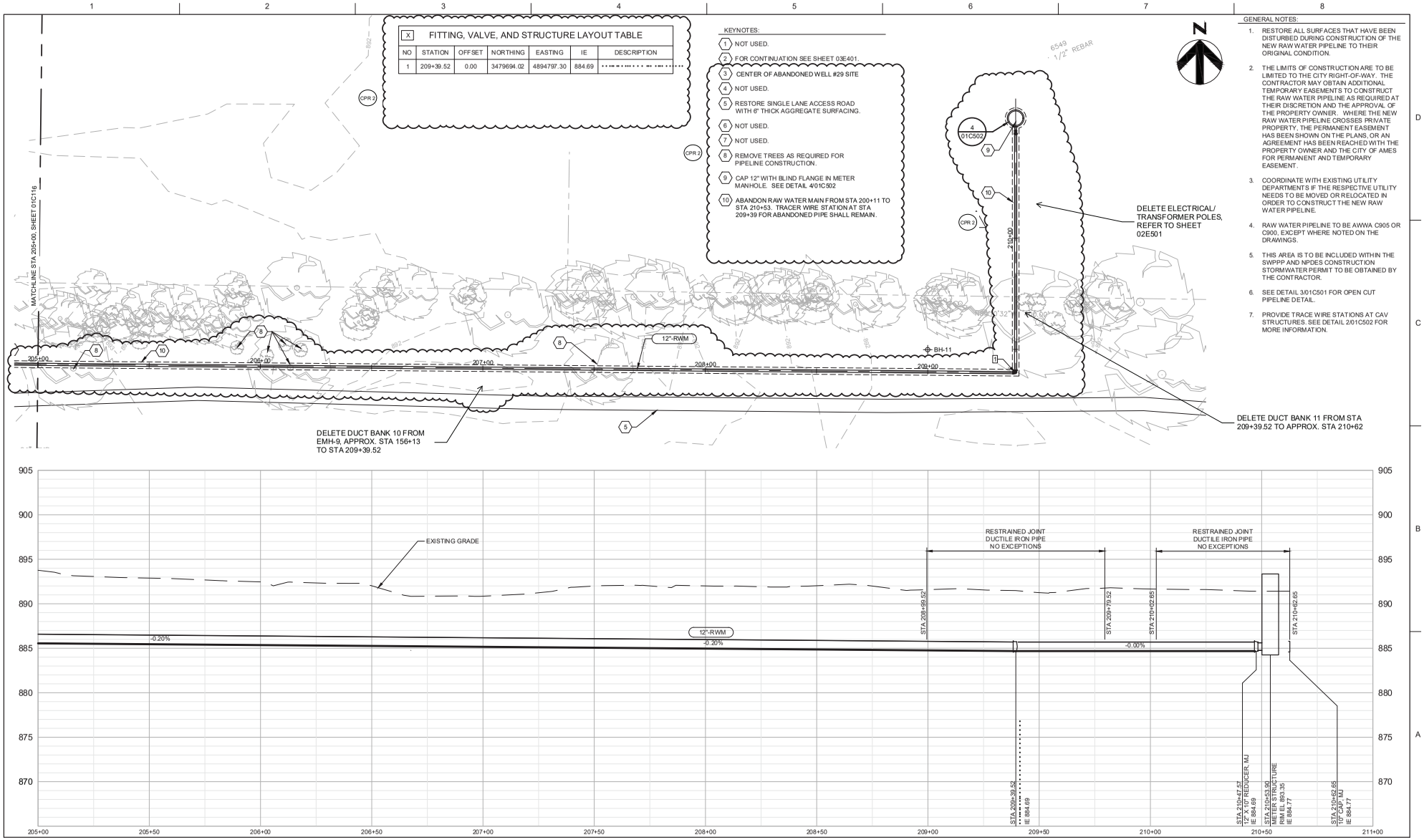
CITY OF AMES
RAW WATER PIPELINE & ELECTRICAL FOR WELLS

CIVIL
RAW WATER PIPELINE PLAN & PROFILE & ELECTRICAL PLAN
STA 200+00 - 205+00

0 1" 2"

FILENAME 01C116.dwg
SCALE 1" = 20'

SHEET 01C116



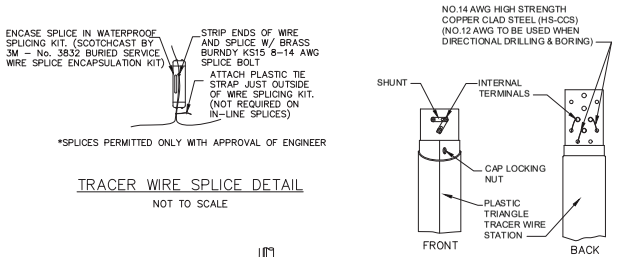
ISSUE	DATE	DESCRIPTION
A	06-11-2024	CPR 2.
	05-05-2023	CONFORMED SET

PROJECT MANAGER	MARK DUBEN
PROJECT ENGINEER	M. DUBEN
CIVIL	M. DUBEN
ELECTRICAL	K. THERNES
INSTRUMENTATION	K. THERNES
PROJECT NUMBER	10040876

CITY OF AMES
RAW WATER PIPELINE & ELECTRICAL FOR WELLS

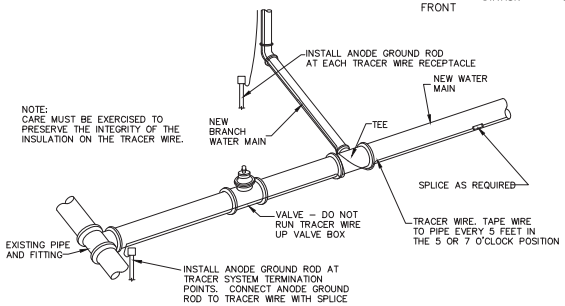
CIVIL
RAW WATER PIPELINE PLAN & PROFILE & ELECTRICAL PLAN
STA 205+00 - 210+78.65

0 1" 2"
FILENAME 01C117.dwg
SCALE 1" = 20'
SHEET 01C117



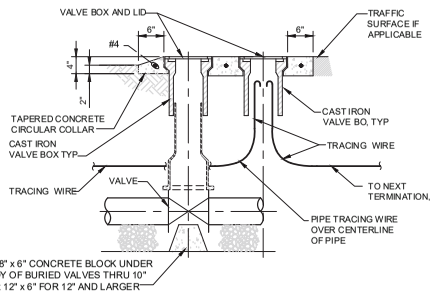
TRACER WIRE SPLICE DETAIL

NOT TO SCALE



1 - TRACER WIRE DETAIL

NOT TO SCALE



NOTE:

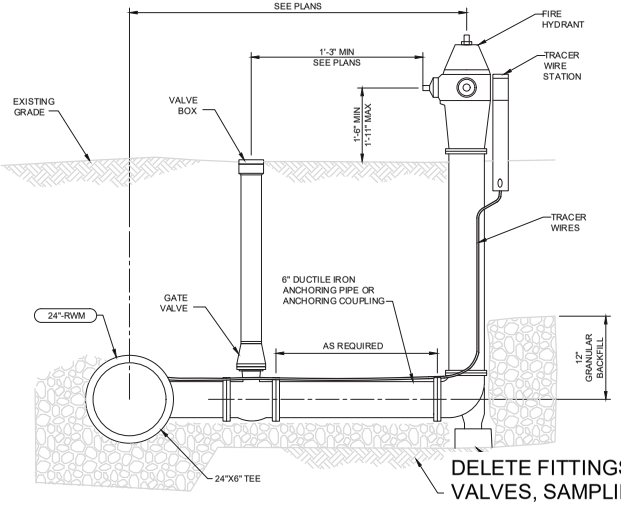
1. AT TRACER WIRE TERMINAL LOCATIONS ONLY VALVE BOX AND LID TO BE USED. TERMINATE TRACER WIRE ENDS INTO VALVE BOX.

TRACER WIRE TERMINAL LOCATIONS			
NUMBER	STA	OFFSET	NOTE
1	100+24	5' LEFT	VALVE LOCATION
2	106+63	5' LEFT	
3	113+03	5' LEFT	
4	119+04	5' LEFT	ARV VAULT/BEGIN RIVER CROSSING
5	129+75	5' LEFT	END RIVER CROSSING
6	139+75	5' RIGHT	
7	149+75	5' LEFT	
8	154+56	5' LEFT	ARV VAULT
9	155+93	5' RIGHT	TEE TO WELL #28
10	161+50	5' LEFT	ARV VAULT
11	164+69	5' RIGHT	
12	172+61	5' RIGHT	TEE TO WELL #30
13	205+39	5' LEFT	BRANCH TO WELL #29

2 - BURIED VALVE BOX WITH ISOLATION TRACER DETAIL

NOT TO SCALE

TRACER WIRE TERMINAL LOCATION 13 TO REMAIN



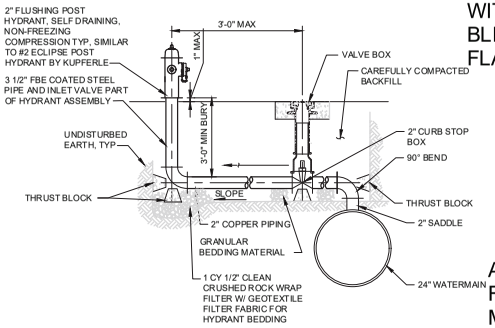
NOTES:

1. CL OF LOWEST NOZZLES MUST BE AT LEAST 1'-6" THAN 1'-11" ABOVE FINISH GRADE.
2. APPLY POLYETHYLENE ENCASEMENT ON PIPE, VA FIRE HYDRANT AND FITTINGS (INCIDENTAL).
3. ALL JOINTS SHALL BE RESTRAINED.

5 - HYDRANT ASSEMBLY

NOT TO SCALE

DELETE FITTINGS, VALVES, SAMPLING PORT AND ACCESSORIES. SALVAGE ITEMS ALREADY PROCURED.

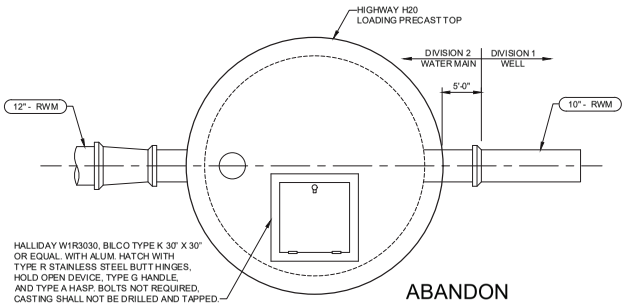


3 - 2" FLUSHING VALVE ASSEMBLY

NOT TO SCALE

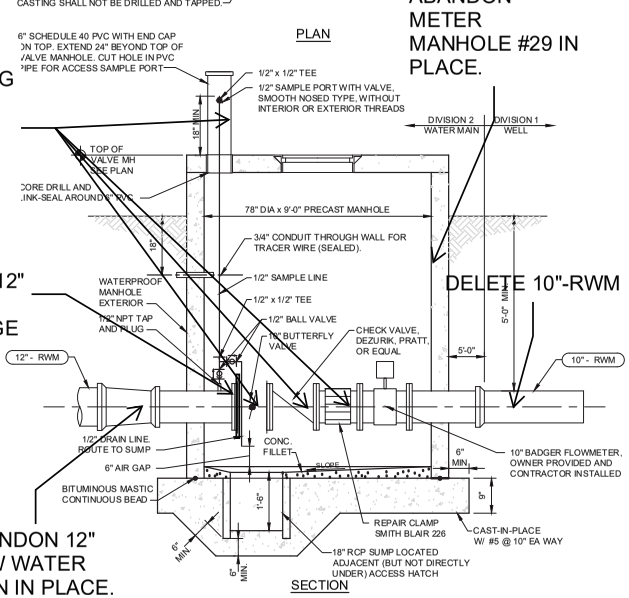
CAP WITH 12" BLIND FLANGE

ABANDON 12" RAW WATER MAIN IN PLACE.



ABANDON METER MANHOLE #29 IN PLACE.

PLAN



SECTION

DELETE 10"-RWM

4 - METER MANHOLE

NOT TO SCALE

ONLY FOR WELL #29; DETAIL UNCHANGED FOR WELL #28 & WELL #30

ISSUE	DATE	DESCRIPTION
	06-11-2024	CPR 2
	05-05-2023	CONFORMED SET

PROJECT MANAGER	MARK DUBEN
PROJECT ENGINEER	M. DUBEN
CIVIL	M. DUBEN
ELECTRICAL	K. THERNES
INSTRUMENTATION	K. THERNES
PROJECT NUMBER	10040876

CITY OF AMES RAW WATER PIPELINE & ELECTRICAL FOR WELLS

CIVIL RAW WATER PIPELINE DETAILS

FILENAME 01C502.dwg

SCALE AS NOTED

SHEET 01C502

DUCTBANK SCHEDULE

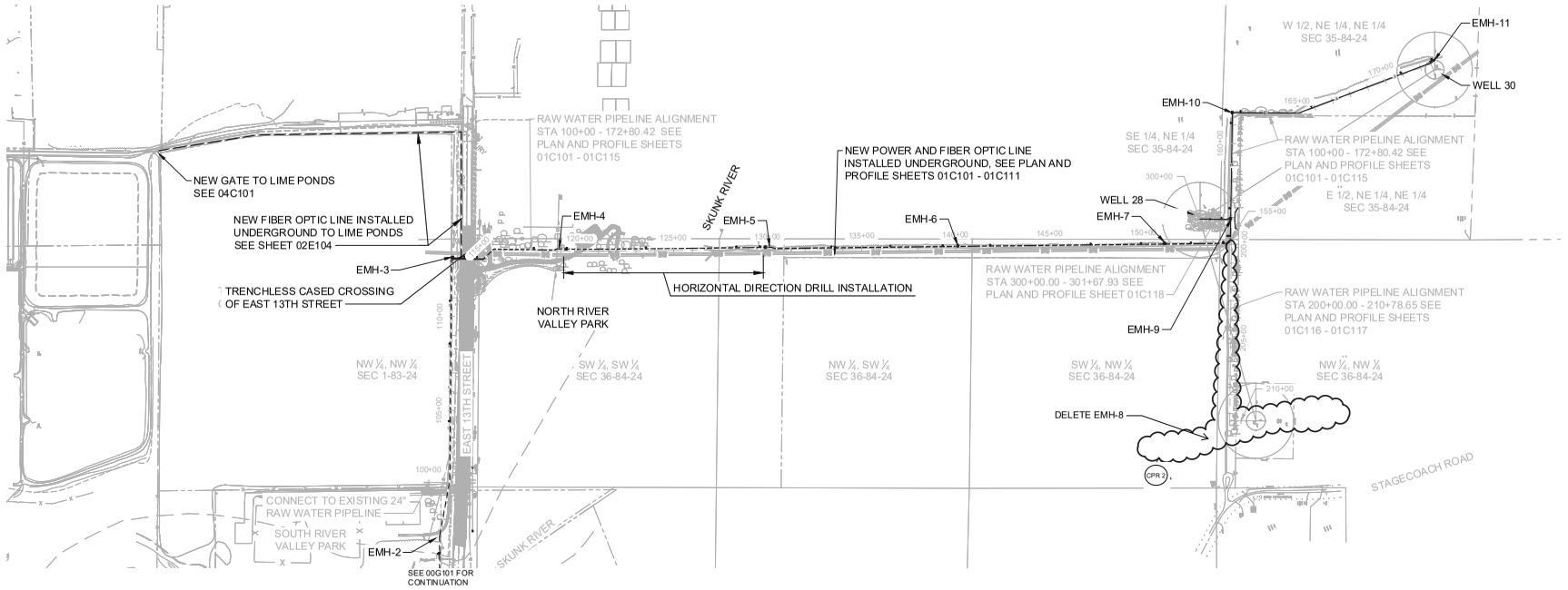
DWG MARK	FROM	TO	DUCT BANK TYPE	DUCT CONDUIT NUMBER	CONDUIT SIZE	INNERDUCT SIZE	CABLE NUMBER PER CABLE SCHEDULES OR CABLE/CONDUIT DESCRIPTION
1	FHH-EX1	FHH-EX2 AND MASTER SERVICE RACK	EXISTING	1	3"	NONE	EXISTING TELEPHONE SERVICE CABLE
				2	3"	MAXCELL NOTE 1	24 STRAND SM FIBER
2	PAD MOUNTED SWITCH	EMH-1 / FHH-1	DIRECT BURIED	1, 2, 3	2"	NONE	15KV #1/0 CABLE IN EACH CONDUIT PER ONE LINE DIAGRAM
	PAD MOUNTED SWITCH	EMH-1 / FHH-1		4, 5, 6	2"	NONE	SPARE
	FHH-EX2	EMH-1 / FHH-1		7, 8, 9	2"	NONE	24 STRAND SM FIBER (WTP) AND TRACER WIRE IN ONE CONDUIT
2A	PAD MOUNTED SWITCH	EMH-1 / FHH-1	CONCRETE ENCASED	1, 2, 3	2"	NONE	15KV #1/0 CABLE IN EACH CONDUIT PER ONE LINE DIAGRAM
				4, 5, 6	2"	NONE	SPARE
2B	FHH-EX2	EMH-1 / FHH-1	DIRECT BURIED	7, 8, 9	2"	NONE	24 STRAND SM FIBER (WTP) AND TRACER WIRE IN ONE CONDUIT
3	EMH-1 / FHH-1	EMH-2 / FHH-2	DIRECTIONAL DRILL	1, 2, 3	CASING PIPE	2"	15KV #1/0 CABLE IN EACH CONDUIT PER ONE LINE DIAGRAM
				4, 5, 6		2"	SPARE
				7, 8, 9		2"	24 STRAND SM FIBER (WTP) AND TRACER WIRE IN ONE CONDUIT
4	EMH-2 / FHH-2	EMH-3 / FHH-3	DIRECT BURIED	1, 2, 3	2"	NONE	15KV #1/0 CABLE IN EACH CONDUIT PER ONE LINE DIAGRAM
				4, 5, 6	2"	NONE	SPARE
				7, 8, 9	2"	NONE	24 STRAND SM FIBER (WTP) AND TRACER WIRE IN ONE CONDUIT
5	EMH-3 / FHH-3	EMH-4 / FHH-4	CASING PIPE & DIRECT BURIED	1, 2, 3	2"	NONE	15KV #1/0 CABLE IN EACH CONDUIT PER ONE LINE DIAGRAM
				4, 5, 6	2"	NONE	SPARE
				7, 8, 9	2"	NONE	24 STRAND SM FIBER (WTP) AND TRACER WIRE IN ONE CONDUIT
6	EMH-4 / FHH-4	EMH-5 / FHH-5	DIRECTIONAL DRILL	1, 2, 3	2"	NONE	15KV #1/0 CABLE IN EACH CONDUIT PER ONE LINE DIAGRAM
				4, 5, 6	2"	NONE	SPARE
				7, 8, 9	2"	NONE	24 STRAND SM FIBER (WTP) AND TRACER WIRE IN ONE CONDUIT
7	EMH-5 / FHH-5	EMH-6 / FHH-6	DIRECT BURIED	1, 2, 3	2"	NONE	15KV #1/0 CABLE IN EACH CONDUIT PER ONE LINE DIAGRAM
				4, 5, 6	2"	NONE	SPARE
				7, 8, 9	2"	NONE	24 STRAND SM FIBER (WTP) AND TRACER WIRE IN ONE CONDUIT

DUCTBANK SCHEDULE

DWG MARK	FROM	TO	DUCT BANK TYPE	DUCT CONDUIT NUMBER	CONDUIT SIZE	INNERDUCT SIZE	CABLE NUMBER PER CABLE SCHEDULES OR CABLE/CONDUIT DESCRIPTION
8	EMH-6 / FHH-6	EMH-7 / FHH-7	DIRECT BURIED	1, 2, 3	2"	NONE	15KV #1/0 CABLE IN EACH CONDUIT PER ONE LINE DIAGRAM
				4, 5, 6	2"	NONE	SPARE
				7, 8, 9	2"	NONE	24 STRAND SM FIBER (WTP) AND TRACER WIRE IN ONE CONDUIT
9	EMH-7 / FHH-7	EMH-9	DIRECT BURIED	1, 2, 3	2"	NONE	15KV #1/0 CABLE IN EACH CONDUIT PER ONE LINE DIAGRAM
				4, 5, 6	2"	NONE	SPARE
				7, 8, 9	2"	NONE	24 STRAND SM FIBER (WTP) AND TRACER WIRE IN ONE CONDUIT
10	NOT USED						
11	NOT USED						
12	EMH-9	XFMR POLE	DIRECT BURIED	1, 2, 3	2"	NONE	WELL #28 15KV #1/0 CABLE IN EACH CONDUIT PER ONE LINE DIAGRAM
		CONTROL PCP		4, 5, 6	2"	NONE	2 - 24 STRAND SM FIBER (WTP, WELL #30) AND TRACER WIRE IN ONE CONDUIT
				1, 2, 3	2"	NONE	15KV #1/0 CABLE IN EACH CONDUIT PER ONE LINE DIAGRAM
13	EMH-9	EMH-10	DIRECT BURIED	4, 5, 6	2"	NONE	SPARE
				7, 8, 9	2"	NONE	24 STRAND SM FIBER (WELL #30) AND TRACER WIRE IN ONE CONDUIT
14	EMH-10	EMH-11	DIRECT BURIED	1, 2, 3	2"	NONE	15KV #1/0 CABLE IN EACH CONDUIT PER ONE LINE DIAGRAM
				4, 5, 6	2"	NONE	SPARE
				7, 8, 9	2"	NONE	24 STRAND SM FIBER (WELL #30) AND TRACER WIRE IN ONE CONDUIT
15	EMH-11	XFMR POLE	DIRECT BURIED	1, 2, 3	2"	NONE	15KV #1/0 CABLE IN EACH CONDUIT PER ONE LINE DIAGRAM
		CONTROL PCP		4	2"	NONE	24 STRAND SM FIBER (WELL #30) AND TRACER WIRE
				5	2"	NONE	SPARE - FUTURE NORTH WELL FIELD
16	MCC1	WELL FIELD XFMR	CONCRETE ENCASED	1	4"	NONE	PER ONE LINE
				2	4"	NONE	PER ONE LINE

1. PROVIDE TWO 3" 3 CELL MAXCELL EDGE INNERDUCTS.

DELETE DUCT BANK 10 FROM EMH-9 TO EMH-8, DUCT BANK 11 FROM EMH-8 TO XFMR POLE/CONTROL PCP. DUCT BANK 12 MODIFIED AS INDICATED IN REVISED TABLE.



ISSUE	DATE	DESCRIPTION
	06-11-2024	CPR 2
	05-05-2023	CONFORMED SET

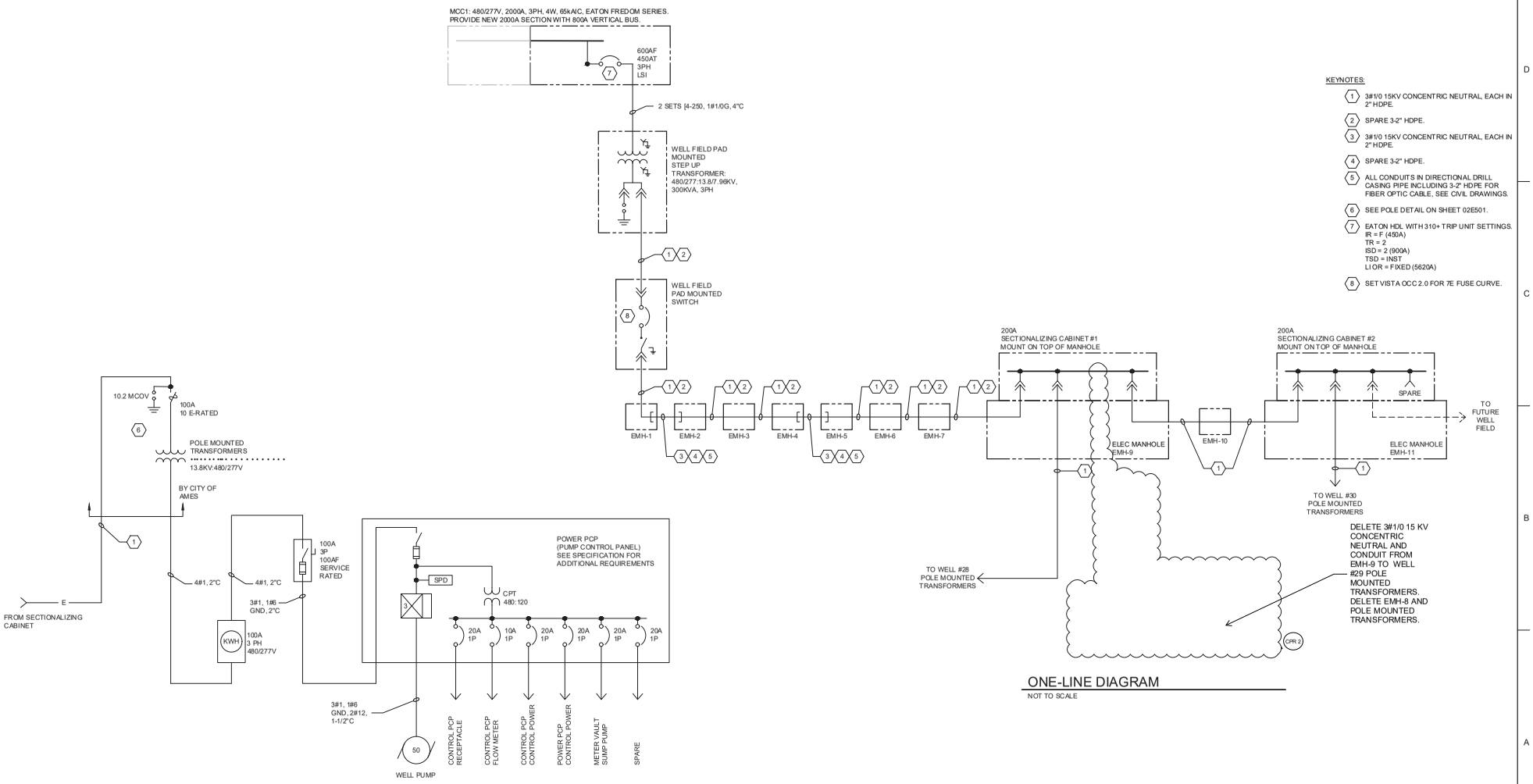
PROJECT MANAGER	MARK DUBEN
PROJECT ENGINEER	M. DUBEN
CIVIL	M. DUBEN
ELECTRICAL	K. THERNES
INSTRUMENTATION	K. THERNES
PROJECT NUMBER	10040876

CITY OF AMES
RAW WATER PIPELINE & ELECTRICAL FOR WELLS

ELECTRICAL SITE PLAN
WELL FIELD AND LIME POND

FILENAME 02E101.dwg
SCALE 1"=300'
SHEET 02E101

C:\pwworking\central\hd1428425\02E101.dwg, Plot: 6/11/2024 2:27:32 PM, MJERNIGAN



ISSUE	DATE	DESCRIPTION
A	06-11-2024	CPR 2
	05-05-2023	CONFORMED SET

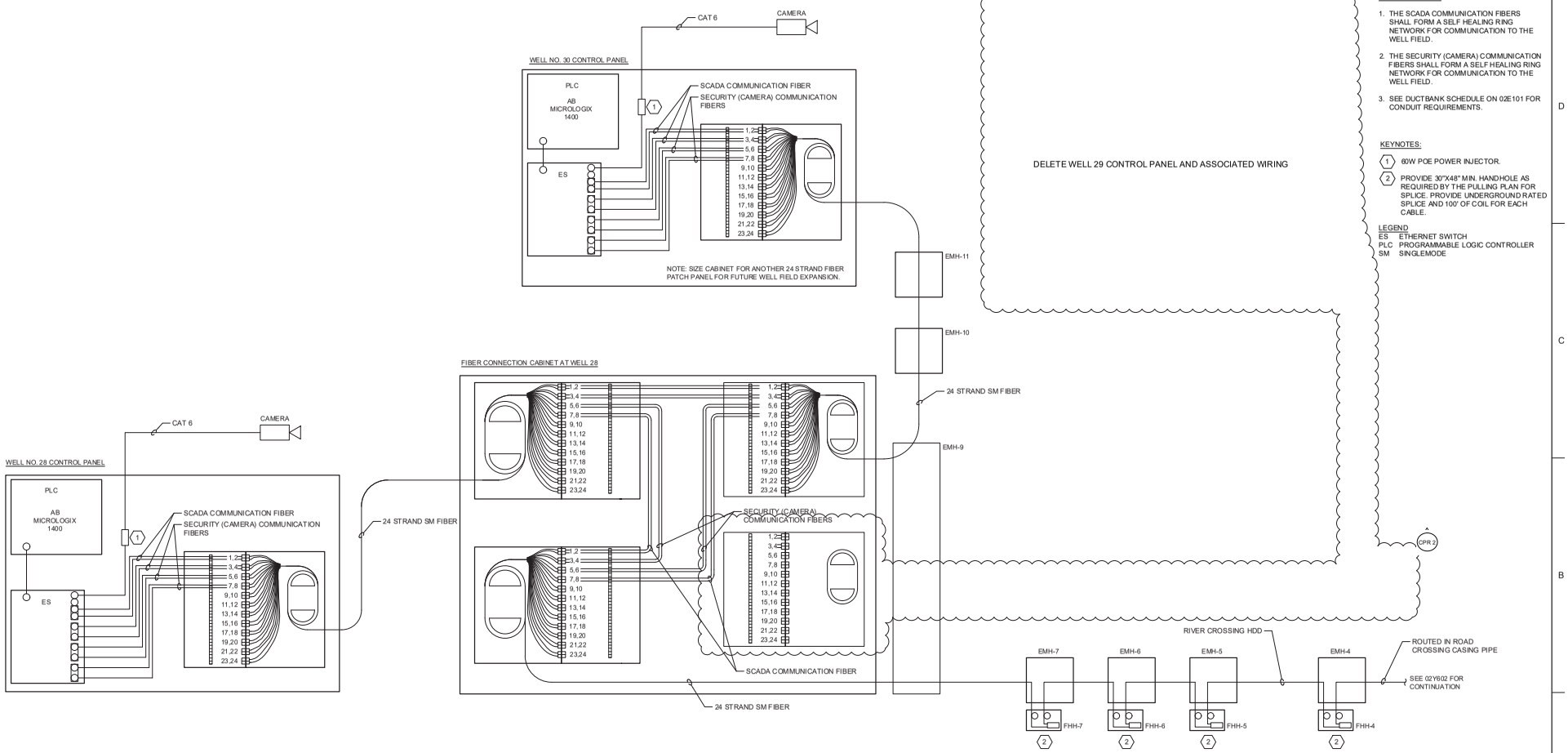
PROJECT MANAGER	MARK DUBEN
PROJECT ENGINEER	M. DUBEN
CIVIL	M. DUBEN
ELECTRICAL	K. THERNES
INSTRUMENTATION	K. THERNES
PROJECT NUMBER	10040876

CITY OF AMES
RAW WATER PIPELINE & ELECTRICAL FOR WELLS

ELECTRICAL SERVICE ONE-LINE DIAGRAM

FILENAME 02E601.dwg
SCALE NOT TO SCALE
SHEET 02E601

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GENERAL NOTES:

1. THE SCADA COMMUNICATION FIBERS SHALL FORM A SELF HEALING RING NETWORK FOR COMMUNICATION TO THE WELL FIELD.
2. THE SECURITY (CAMERA) COMMUNICATION FIBERS SHALL FORM A SELF HEALING RING NETWORK FOR COMMUNICATION TO THE WELL FIELD.
3. SEE DUCTBANK SCHEDULE ON 02E101 FOR CONDUIT REQUIREMENTS.

KEYNOTES:

1. 60W POE POWER INJECTOR.
2. PROVIDE 30"X48" MIN. HANDHOLE AS REQUIRED BY THE PULLING PLAN FOR SPLICE. PROVIDE UNDERGROUND RATED SPLICE AND 100' OF COIL FOR EACH CABLE.

LEGEND

ES ETHERNET SWITCH
PLC PROGRAMMABLE LOGIC CONTROLLER
SM SINGLEMODE

ISSUE	DATE	DESCRIPTION
A	06-11-2024	CPR 2.
	05-05-2023	CONFORMED SET

PROJECT MANAGER	MARK DUBEN
PROJECT ENGINEER	M. DUBEN
CIVIL	M. DUBEN
ELECTRICAL	K. THERNES
INSTRUMENTATION	K. THERNES
PROJECT NUMBER	10040876

CITY OF AMES
RAW WATER PIPELINE & ELECTRICAL FOR WELLS

ELECTRICAL SERVICE TELEMETRY NETWORK DIAGRAM

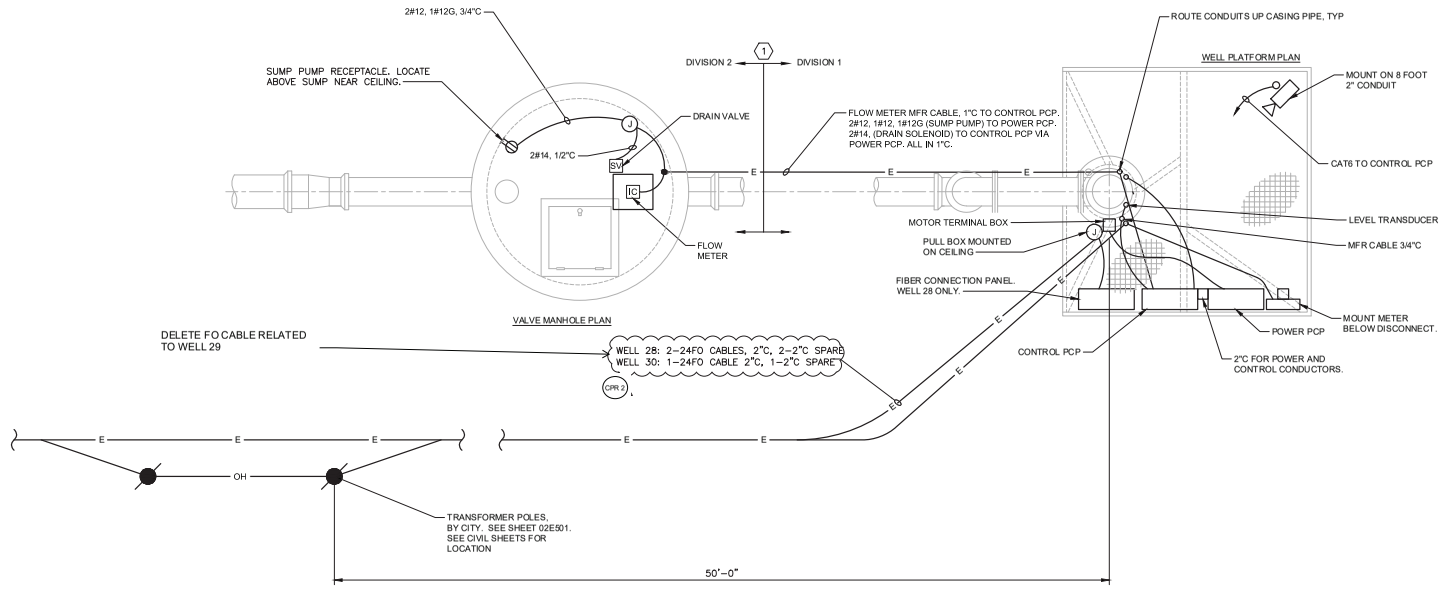
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FILENAME 02Y601.dwg
SCALE NOT TO SCALE
SHEET 02Y601

C:\pwworking\central\hd1428425\D2Y601.dwg, Plot: 6/12/2024 7:53:13 AM, MJERNIGAN

KEYNOTES:

1. CONTRACT DIVISION SHOWN IS BASICALLY TO SHOW DIVISION OF CIVIL WORK, ALL WORK SHOWN ON THIS DRAWING IS BY DIVISION 2.



ISSUE	DATE	DESCRIPTION
A	06-11-2024	CPR 2
	05-05-2023	CONFORMED SET

PROJECT MANAGER	MARK DUBEN
PROJECT ENGINEER	M. DUBEN
CIVIL	M. DUBEN
ELECTRICAL	K. THERNES
INSTRUMENTATION	K. THERNES
PROJECT NUMBER	10040876

CITY OF AMES
RAW WATER PIPELINE & ELECTRICAL FOR WELLS

TYPICAL WELL ELECTRICAL PLAN

0 1" 2"

FILENAME 03E401.dwg
SCALE 1 1/2" = 1'-0"

SHEET 03E401

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CPR 02 COSTS

Summary of Approach
Completed Work Items will be paid out at their contract unit price
Deduction amount is calculated based on the reduction in QTY at contract unit prices, plus material costs, plus estimated OH on major work items that were reduced by greater than 80% of the contract QTY.
This approach is based on precidence set by other SUDAS projects and the IDOT.

	A	B	C	D	E	F		H	I	J		K
			Contract Information					Change				
	Bid Item No.	Description	Item Quantity	Units	Unit Price ($)	Value of Bid Item (C X E) ($)		Adjusted Item Quantity	Quantity Change (I - C)	Value of Change Order (E X I) ($)		Comments
	Original							Change				
DIV 1	1	Mobilization/Demobilization	1.00	LS	120,000.00	120,000.00						
	2	Test Drilling/Water Quality Testing	3.00	EA	49,680.00	149,040.00						
	3	42" dia Drilled Hole	366.00	LF	783.00	286,578.00	0.67	246.00	(120.00)	(93,960.00)	(93,960.00)	HDR CPR 2, Division 1, Sheet 1 & 2; Deletion of Well #29.
	4	Well Screen	119.00	LF	1,231.20	146,512.80	0.67	80.00	(39.00)	(48,016.80)	(48,016.80)	HDR CPR 2, Division 1, Sheet 1 & 2; Deletion of Well #29.
	5	Well Casing	244.00	LF	556.00	135,664.00	0.65	159.00	(85.00)	(47,260.00)	(47,260.00)	HDR CPR 2, Division 1, Sheet 1 & 2; Deletion of Well #29.
	6	Gravel Pack	1,630.00	CF	21.60	35,208.00	0.67	1,096.00	(534.00)	(11,534.40)	(11,534.40)	HDR CPR 2, Division 1, Sheet 1 & 2; Deletion of Well #29.
	7	Bentonite/Grout Seal	458.00	CF	41.00	18,778.00	0.67	305.00	(153.00)	(6,273.00)	(6,273.00)	HDR CPR 2, Division 1, Sheet 1 & 2; Deletion of Well #29.
	8	Well Development	3.00	LS	8,100.00	24,300.00	0.67	2.00	(1.00)	(8,100.00)	(8,100.00)	HDR CPR 2, Division 1, Sheet 1 & 2; Deletion of Well #29.
	9	Pump Test	72.00	HRS	508.00	36,576.00	0.67	48.00	(24.00)	(12,192.00)	(12,192.00)	HDR CPR 2, Division 1, Sheet 1 & 2; Deletion of Well #29.
	10	Well Disinfection	3.00	EA	2,700.00	8,100.00	0.67	2.00	(1.00)	(2,700.00)	(2,700.00)	HDR CPR 2, Division 1, Sheet 1 & 2; Deletion of Well #29.
	11	Pump, Motor, Column and Shaft	3.00	EA	48,800.00	146,400.00	0.67	2.00	(1.00)	(48,800.00)	(48,800.00)	HDR CPR 2, Division 1, Sheet 1 & 2; Deletion of Well #29.
	12	Well Discharge Head, Work Platform	3.00	EA	27,270.00	81,810.00	0.67	2.00	(1.00)	(27,270.00)	(27,270.00)	HDR CPR 2, Division 1, Sheet 1 & 2; Deletion of Well #29.
	13	Seeding	1.00	LS	6,314.00	6,314.00						
	14	Silt Fence	1,500.00	LF	2.75	4,125.00						
	15	Erosion Control	1.00	LS	440.00	440.00						
	16	Chain Link Fence	339.00	LF	122.00	41,358.00		226.00	(113.00)	(13,786.00)	(13,786.00)	HDR CPR 2, Division 1, Sheet 1 & 2; Deletion of Well #29.
	1	Mobilization, Demobilization and Gen Conditions	1.00	LS	400,000.00	400,000.00						
	2	Construction Staking	1.00	LS	16,000.00	16,000.00						
	3	General Clearing Grub	1.00	LS	10,200.00	10,200.00						
	4	Clearing of Well Site #28	1.00	LS	22,000.00	22,000.00						
	5	Clearing of Well Site #29	1.00	LS	1,000.00	1,000.00						
	6	Clearing of Well Site #30	1.00	LS	100.00	100.00						
	7	Traffic Control	1.00	LS	21,000.00	21,000.00						
	8	24" Water Main Open Cut, PVC	5,127.00	LF	321.00	1,645,767.00						
	9	24" Water Main Open Cut, DIP RJ	940.00	LF	432.00	406,080.00						
	10	12" Water Main Open Cut, PVC	955.00	LF	172.00	164,260.00						
	11	12" Water Main Open Cut DIP RJ	235.00	LF	241.00	56,635.00						
	12	24" Water Main Horizontal Directionaly Drilled	1,045.00	LF	528.00	551,760.00						
	13	24" water Main Cased Crossing	160.00	LF	1,250.00	200,000.00						
	14	6" Hydrant Assembly: Tee, valve and box, 6" piping and fittings, hydrant	4.00	EA	12,100.00	48,400.00						
	15	Well Meter Manhole: Meter, check valve, butterfly valve, 10"Piping and Fittings, Sample systems, manhole	3.00	EA	46,600.00	139,800.00						
	16	24" Butterfly Valve	3.00	EA	17,650.00	52,950.00						
	17	24" Butterfly Valve in Existing Line	1.00	LS	29,140.00	29,140.00						
	18	24" 90 deg bend	3.00	EA	11,825.00	35,475.00						
	19	24" 45 deg Benf	2.00	EA	7,800.00	15,600.00						
	20	24" 22.5 deg bend	1.00	EA	7,800.00	7,800.00						
	21	24" 11.25" deg Bend	2.00	EA	7,500.00	15,000.00						
	22	24" HDPE to Dip Transition Coupling	2.00	EA	24,700.00	49,400.00						
	23	24"x24" Tee	1.00	EA	11,900.00	11,900.00						
	24	24"x12" Tee	2.00	EA	11,400.00	22,800.00						
	25	24" cap	1.00	EA	5,900.00	5,900.00						
	26	24"x12" Reducer	1.00	EA	6,600.00	6,600.00						
	27	12"x10" Reducer	3.00	EA	4,200.00	12,600.00						
	28	10" cap	3.00	EA	4,100.00	12,300.00						
	29	12" 90 deg bend	1.00	EA	4,850.00	4,850.00						
	30	12" Gate Valve	3.00	EA	7,750.00	23,250.00						
	31	DHDPE Thrust Restraint Collar for 24: Water Main	2.00	EA	6,000.00	12,000.00						

	32	Temp Sediment and Erosion Control	1.00	LS	21,225.00	21,225.00						
	33	Seeding and Surface Restoration	10.00	AC	3,190.00	31,900.00						
	34	Asphalt Surface Restoration (6" thick)	125.00	SY	244.00	30,500.00						
	35	Dewatering RWM 100+00 to 113+00	1.00	LS	142,040.00	142,040.00						
	35	Dewatering RWM 114+65 to 119+30	1.00	LS	133,040.00	133,040.00						
	35	Dewatering RWM 129+75 to 154+65	1.00	LS	246,200.00	246,200.00						
	35	Dewatering RWM 154+65 to 172+61	1.00	LS	151,270.00	151,270.00						
DIV 2	35	Dewatering RWM 200+00 to 210+72	1.00	LS	94,450.00	94,450.00						
	36	Connection to Existing Water Main	1.00	LS	7,800.00	7,800.00						
	37	Tree Removal (Larger than 8" dia Trunk)	100.00	EA	200.00	20,000.00						
	38	Sanitary Sewer Remove and Replace	1.00	LS	4,200.00	4,200.00						
	39	Over Excavation and Trench Stabilization Material	200.00	TON	61.00	12,200.00						
	40	Crushed Rock Resurfacing	2,000.00	TON	42.53	85,060.00						
	41	Electrical Work at Water Plant	1.00	LS	492,727.00	492,727.00						
	41	Electrical Work from Water Plant to EMH-1/FHH-1	1.00	LS	207,273.00	207,273.00						
	42	Electrical Directional Drill between EMH-1 and EMH-2	1.00	LS	180,000.00	180,000.00						
	43	Electrical Work - EMH-2 to EMH-3/FHH-3	1.00	LS	340,000.00	340,000.00						
	44	Electrical Work at Lime Pond to EMH-3/FHH-3	1.00	LS	150,000.00	150,000.00						
	45	Electrical Work - EMH-3/FHH-3 to EMH-4/FHH-3	1.00	LS	220,000.00	220,000.00						
	46	Electrical Directional Drill Between EMH-4 and EMH-5	1.00	LS	280,000.00	280,000.00						
	47	Electrical Work - EMH-5 to EMH-6	1.00	LS	230,100.00	230,100.00						
	47	Electrical Work - EMH-6 to EMH-7	1.00	LS	247,800.00	247,800.00						
	47	Electrical Work - EMH-7 to EMH-9	1.00	LS	112,100.00	112,100.00						
	48	Electrical Work - EMH-9/FHH-9 to EMH-8	1.00	LS	260,000.00	260,000.00		ITEM DELETED		(260,000.00)	(260,000.00)	HDR CPR 2, Sheet 01C112, 02E101; Deletion of Ductbank #10 from EMH-9 at approximately STA 156+13 to EMH-8 at approximately STA 209+39.52.
	49	Electrical Work - EMH-8 to Well #29	1.00	LS	150,000.00	150,000.00		ITEM DELETED		(150,000.00)	(150,000.00)	HDR CPR 2, Sheet 01C116, 01C117, 02E101, 02E601, 02Y601, and 03E401; Deletion of Ductbank #11 from EMH-8 at approximately STA 209+39.52 to Well #29 including work associated with overhead, electrical/transofmer poles, line work between Sectionalizing cabinet 1 and Well #29.
	50	Electrical Work - EMH-9 to Well #28	1.00	LS	150,000.00	150,000.00						
	51	Electrical Work - EMH-9 to EMH-11	1.00	LS	370,000.00	370,000.00						
	52	Electrical Work - EMH-11 to Well #30	1.00	LS	170,000.00	170,000.00						
	53	CCTV Cameras	4.00	EA	6,000.00	24,000.00		3.00	(1.00)	(6,000.00)	(6,000.00)	HDR CPR 2, Sheet 03E401; Deletion of Well #29 camera and all associated work.
	54	Well Pump Control Panels	3.00	EA	60,000.00	180,000.00		2.00	(1.00)	(60,000.00)	(60,000.00)	HDR CPR 2, Sheet 02Y601; Deletion of Well #29 control cabinet and all associated work.
	55	Fiber/Network Connection Panels (Well 28 and Lime Pond)	2.00	EA	20,000.00	40,000.00					-	
	56	Primary Elements at Wells	3.00	EA	50,000.00	150,000.00		2.00	(1.00)	(50,000.00)	(50,000.00)	HDR CPR 2, 03E401; Deletion of Well #29 primary elements and all associated work.
	57	Lime Pond Gate	1.00	LS	25,300.00	25,300.00						
						-						
						-						
						-						
					Original Contract Totals	**$ 10,200,955.80**		**Quantity Change SUBTOTAL**		**$ (845,892.20)**	**$ (845,892.20)**	

Contract												
CO 4-1	CPR 1.2 - Voltmer Lime Gate Changes											Remaining items from CPR 1, proposed to be included in Change Order 4. CPR 2, page 6.
CO 4-2	CPR 1.2 - American Fence Lime Pond Gate Changes											Remaining items from CPR 1, proposed to be included in Change Order 4. CPR 2 Proposal from 10/4, page 1.
CO 4-3	Additional Temporary Fencing											Additional lane entrance to soccer fields. CPR 2 Proposal from 10/4, page 1.

CO 4-4	Additional Test Drilling										Two test drills were completed for Well #29 without water quality testing. Cost change is the remaining costs for Div 1, Item 2 for all test drilling work. Cost change includes deduction remaining from CPR 1 to remove PFAS testing and additional mobilization. See Itemized Test Drilling Cost Table for cost breakdown. Contractor costs are based on May 2, 2024 letter from Keller Excavating, Inc. Documentation also included in CPR 2, pages 2, 3 of 24.
CO 4-5	EMH Vault										EMH-8 purchased before the Stop Work Notice was issued. Documentation included in CPR 2, page 8 of 24.
CO 4-6	15 KVA Cable										Electrical cable for Items Div 2 48 and 49 purchased before the Stop Work Notice was issued. Documentation included in CPR 2, page 7 of 24.
CO 4-7	2" Sch 80 Conduit										Conduit for electrical and fiber in Items Div 2, 48 and 49 purchased before the Stop Work Notice was issued. Documentation included in CPR 2, page 7 of 24.
CO 4-8	Well Pump Control Panel										Well #29 Control Panel. The invoice date (7/30/24) is after the Stop Work Notice for Well 29 was issued. Documentation included in CPR 2, page 8 and 14 of 24.
CO 4-9	Submersible Transducer/Pressure Gauge										Well #29 Primary Elements The invoice date (7/30/24) is after the Stop Work Notice for Well 29 was issued, but its purchase is recommended. Documentation included in CPR 2, page 14 of 24.
CO 4-10	Handling Fee for electrical Equipment										Handling fee (10%) associated with items CO 4-5, 4-6 and 4-7. Documentation included CPR 2, page 7 of 24.
CO 4-12	Abandonment of Well #29 RWM and Meter Manhole										HDR CPR 2, Sheet 01C112, 01C502. Calculated using 10% OH on Daily Rate and 10% profit on labor, equipment, materials, and mobilization. See Itemized Keller Labor and for the Daily Rate Breakdown with 10% OH and the breakdown of CO 4-12 with 10% profit.
CO 4-13	Division 2, Item 15; Check valve, butterfly valve and 0.5 day labor										Based on 10/8/24 CPR 2 Proposal.
CO 4-14	Division 1, Bid Item 12; Well Discharge Head materials (pipe, fittings, ARV) and handling										Well #29 discharge head materials purchased before the Stop Work Notice was issued. Documentation included in CPR 2, page 18 of 24.
CO 4-15	OH for Items Reduced by more than 80% of Original QTY										Estimated OH calculated as 10% of the line item cost associated with the deducted quantity beyond 80% of the original contract quantity for a Major Work Item. See Itemized Overhead Costs for Major Work Items.
CO 4-16	Well Platform										As of 10/31/24, there is no approved submittal. The City is not obligated to purchase this item but its purchase is recommended. Documentation on cost is provided in CPR 2 page 20 of 24.
CO 4-17	Well Casing										The submittal was not approved before the Stop Work Notice on Well 29 was issued. The City is not obligated to purchase this item. Documentation on cost is provided in CPR 2, page 21 of 24.
					Previous Change Order Totals	**$ -**		**Balancing Items SUBTOTAL**	**$ 341,676.16**	**$ 341,676.16**	
								CHANGE ORDER 4 TOTAL	**$ (504,216.04)**	**$ (504,216.04)**	

ITEM #: 31

DEPT: ADMIN

Staff Report

REQUEST FROM LIGHTEDGE TO CONSIDER DATA CENTER DEVELOPMENT ON AIRPORT PROPERTY

June 23, 2026

BACKGROUND:

On May 12, the City Council referred to staff a letter from Lightedge, requesting to negotiate with City staff for the development of a new co-location data center on City-owned property at the James Hermann Banning Ames Municipal Airport. A staff report in response to that letter was provided to the City Council. The background of that report is duplicated below in this document along with additional information related to the topic.

On June 16, the City Council directed that the following actions would take place with regard to the proposed development:

1. **At the June 23 City Council meeting, the Council would receive a staff presentation regarding the Lightedge proposal. At this meeting, there would be no public input. Staff would explain the proposal and its impacts and Lightedge may have a representative answer questions. No decisions will be made at that meeting.**

2. A special meeting will be held on the evening of June 30 as a Council listening session about data centers. There would be no action, but the community would be invited to attend to speak about data centers generally or the Lightedge project specifically.

3. A memo has been requested from the City Attorney for the July 14 meeting describing the legal means that the City has to limit the construction of data centers.

TEXT OF JUNE 16 STAFF REPORT:

On May 12, 2026, the City Council referred to staff a letter from Lightedge, requesting to "negotiate" with City staff for the development of a new colocation data center at the James Herman Banning Ames Municipal Airport. This type of data center is smaller regional scale facility compared to "hyperscaler" multi-building campuses serving national and international companies. The company is based in Des Moines. It provides data center services for clients across a variety of industries, in facilities throughout the central portion of the country.

Lightedge is interested in constructing a facility of approximately 100,000 square feet within Ames. Lightedge envisions initially constructing the entire building shell and approximately 10% of its ultimate buildout of servers. A second phase would expand the buildout inside the

building to approximately 25% of the building's ultimate server capacity. The third and final phase would be based upon demand and see the remaining capacity inside the building occupied by servers.

Lightedge is interested in developing the data center on an area of City controlled property containing approximately 10.86 acres on Aviation Way, directly west of the property occupied by the Sigler Companies. This area is currently farmed, but is shown within the 2020 Airport Master Plan as land that could be used for non-aeronautical uses. This area would be compatible with the type of industrial use associated with operating a data center facility.

Federal Aviation Administration (FAA) Impacts:

Although it is possible to either sell or lease Airport property for a non-aviation use, it is preferred to enter into a long-term lease. A sale of Airport property initiates a lengthy process of federal approval. In contrast, a long-term lease requires a less substantial approval process. **In addition, leasing airport land for non-aeronautical uses allows the land to earn revenue for the Airport, as well as serve the interests of civil aviation by making the Airport as self-sustaining as possible.**

According to the Airport Master Plan, prior to pursuing a ground lease with a commercial operator for non-aeronautical purposes, the City must formally request the FAA release the land in question from its federal obligations. A land use change must also be approved by the FAA. The proceeds derived from the land use change must be used exclusively for the benefit of the airport. They may not be used for a non-airport purpose, and they cannot be diverted to the airport sponsor's general fund or for general economic development unrelated to the airport.

LEASE CONSIDERATIONS:

The City previously leased the land currently occupied by Sigler Companies. That lease was entered into in 1997 and continued to 2022, when the City sold the land to Mulmac, LLC. That lease contained provisions to ensure compliance with FAA regulations, and a rent rate schedule on a per-acre basis that provided supplemental operating income to the Airport. City staff believes that lease would serve as a useful model for a lease with Lightedge, if it was to be pursued.

ELECTRIC UTILITY ISSUES:

The proposed data center would be in the Ames Municipal Electric System's service territory. While the data center would create new revenue for the utility, there are upfront costs and service challenges that would need to be addressed to support the use. **With unique upgrades to serve this one use, there would be costs to Lightedge for the infrastructure in order to not burden electric ratepayers.**

Staff has been informed that it is anticipated that the first phase of the project would result in up to 3 MW of electrical demand. The second phase would follow shortly thereafter and utilize 6 MW. The ultimate buildout of the project would demand 25 MW. The full buildout is estimated to occur in approximately 10 years.

The proposed electrical utilization impacts several facets of the Electric Utility: 1) Electrical

Capacity, 2) Distribution/transmission network and infrastructure, and 3) Electric rates and charges.

ELECTRICAL CAPACITY:

As reported to the City Council at the April 21, 2026 workshop, the utility is a participant in the Midcontinent Independent System Operator (MISO) Regional Transmission Organization. MISO requires that a participant utility maintains enough firm electrical generating capacity to meet 109% of the peak day demand averaged over the previous five years. Independent of this data center project, current projections anticipate demand to grow 1% per year.

The City and Iowa State's 5-year average coincident peak demand for Planning Year 2025-26 is 148.8 MW. The “coincident peak" is the peak demand of a utility at the time the MISO region is peaking. When the 9% reserve margin is included, plus accounting for losses, the City/ISU combined total peak demand is measured at 166.3 MW.

The combination of Ames and ISU's generation assets and PPAs result in 165.5 MW of generation, which is 99.5% of the required capacity. By developing the Ames Municipal Energy Center (AMEC), another 54 MW of capacity is planned to be installed. However, this is expected to be a replacement for the increasingly unreliable Unit 7 (33 MW), for a net gain of 21 MW to provide for some growth capacity within the service territory.

The adopted electric rates include assumptions of the cost for providing electric capacity. In the event that the Electric utility is unable to cover its historical peak demand with its generating resources, the utility purchases the difference from a quarterly MISO auction process. If the capacity to serve this customer from the auction is costlier than the costs embedded in the adopted electric rates, it would be necessary for the customer to pay for the difference. **This arrangement would need to be further studied by the utility’s rate consultant and then negotiated with the customer.**

DISTRIBUTION/TRANSMISSION NETWORK AND INFRASTRUCTURE:

An electrical demand the size of what is proposed for the complete buildout is not able to be served along Riverside Drive with the infrastructure currently in place. The distribution equipment currently in place is estimated to be able to serve a demand of 3 MW.

For the ultimate buildout of the data center project, an extension of 69 kV transmission is needed, along with a substation to step down the voltage. Three challenges exist with providing these facilities in the proposed location:

1. There are no nearby high voltage transmission lines on the west side of the Airport. The nearest lines are located on the east side of the Airport, along S. Duff Avenue.

2. Extending transmission lines is typically performed using overhead poles, which cannot cross the airport or interfere with the takeoff and landing approaches. Although it is technically possible to put transmission lines underground, this is challenging and costly. There is currently no buried high voltage transmission infrastructure in Electric Services’ system.

3. A single transmission line to the customer does not provide a backup path in the event

the line is damaged or must be taken out of service for maintenance. Therefore, a double-circuit path is necessary.

Despite these challenges, staff's preliminary opinion is that there are three potential paths to provide transmission infrastructure to this site. The first would be to extend overhead from the Duff Avenue 69 kV line to the eastern edge of the Airport, outside of the restrictions for the approach and takeoff areas. The extended 69 kV lines would then be buried under the Airport, emerging on the west side of the property where a new substation would be constructed to serve the data center. The new 69 kV lines would be double-circuited (six total conductors). The buried conductors would be very large and likely encased in concrete. It may be possible to time the construction of this line with the anticipated reconstruction of the main Airport runway, which would reduce the disturbance needed to install the lines and associated structures.

The second option is similar to the first, but instead of extending 69 kV transmission lines under the Airport, a substation would be built east of the Airport, and several 13.8 kV distribution lines would be buried under the runways to connect to the new data center. This approach relies on being able to site a substation on the east side of the Airport, either on Airport property or on land adjacent. Although it involves potentially a greater number of conductors to be buried under the Airport, burying 13.8 kV lines is
much more common and far less costly than burying 69 kV lines.

Alternatively, in a third approach, a new overhead line could potentially be extended south of the Airport and up S. Riverside Road. Overhead line is significantly less costly per-mile compared to underground transmission line. This approach suffers from several challenges, however. It would require a greater length of line compared to cutting directly under the Airport. Additionally, it would need to be engineered to meet the clearances of the approach path for the main Airport runway. Finally, a significant hurdle is the fact that this line would need to extend outside the City's corporate limits. This path triggers a lengthy approval process subject to the Iowa Utilities Commission's review.

Separately from the 165.5 MW of electricity that can be produced by the Electric utility locally (including purchased power agreements), the utility has the ability to import energy from three separate transmission lines. Even with one line down, the capability exists to serve at least two times the historical peak demand of the utility.

ELECTRIC RATES AND CHARGES:

Once direction is provided as to the location of the customer and the approach to serving it, staff would rely on the Utility's Excess Facilities Charge to ensure that the data center alone pays for the improvements necessary to serve the site (e.g., transmission and distribution lines, transformers, substation, etc.). These costs would need to be negotiated in an Excess Facilities Charge agreement.

OTHER UTILITIES/INFRASTRUCTURE:

The proposed development involves the use of a closed-loop cooling system, meaning that substantial quantities of water are not required on a constant basis in order to cool the equipment located within. Lightedge has told City staff that it anticipates using a few thousand gallons of water to initially fill the cooling loop, but that subsequent

usage will be only for typical domestic water needs. The cooling system uses a refrigerant rather than relying on evaporation to perform the cooling.

The developer indicates that the property does not generate a substantial volume of vehicle traffic. Fewer than 10 employees would be regularly working on site, with a total of approximately 20 staff and visitors at any given time.

The site is zoned already as Planned Industrial (PI). Although the Zoning Ordinance does not currently explicitly define a data center use, PI is currently a zone where such a use could be located. Later this summer, City Council will consider a text amendment defining a data center use and the appropriate zoning districts for such a use. Due to the location and size of this facility, staff does not anticipate any compatibility issues.

ALTERNATIVE PROPERTIES:

Staff is aware that Lightedge is contemplating alternative properties within Ames for its project. As noted by the Planning Director in a recent memo about 300 Airport Road (former Danfoss operation) related to a requested change to allow industrial uses, it has been discussed as a site for a data center as well. Currently the use is not permitted at this location by zoning.

From an electric utilities standpoint, this property is more readily servable than the Airport property west of Sigler, since the electric transmission infrastructure would be: 1) able to extend entirely overhead, and 2) need to be extended less than ¼ mile (as opposed to at least one mile for the property west of Sigler. The former Danfoss property also has available property for the siting of the necessary electrical substation.

However, this property may not be preferred by the developer due to the modifications and/or expansion needed for it to serve its needs. From the City's standpoint, this site is relatively uncomplicated to serve with utilities, but its use would result in no additional revenue to the Airport such as would exist with the property west of Sigler.

Another location being considered by the developer is property within the Dayton small-lot industrial park (Bailey Avenue). The site is zoned General Industrial (GI), which would allow for data centers. Additionally, the City's development agreement for the subdivision did not limit development to specifically smaller sites and users and a data center would be permissible.

Of the sites discussed in this report, this property is the most challenging to serve electrically. The clearest path to provide electric transmission service involves obtaining easements on private property through woodlands to the west. At least two private property owners would need to consent to the easements necessary to extend this transmission line. However, those properties are outside the City's corporate limits, and therefore a lengthy approval process involving the Iowa Utilities Commission would be triggered. In addition, this site will not generate much-needed revenue for the Airport.

STAFF COMMENTS:

Lightedge is actively trying to facilitate a project to meet regional customers' needs within central Iowa. Lightedge desires to have control of a site in the next few months to proceed with a project. The overall implementation of the project and needed infrastructure has long lead

times and it is highly desirable to Lightedge to know if the City's property is in fact available so they can proceed.

It is staff's opinion that, of the potential options, developing the 10-acre airport property would be the least challenging for the utilities and the most effective option for the City Council to direct the manner in which the facility affects others. The lease agreement would provide an enforceable tool to establish limits regarding square footage, water consumption, noise, and other expectations. This option also has substantial benefits to the Airport operations budget and would create additional tax base for the City.

Staff's initial estimate for the cost to construct the electric infrastructure needed to develop at the Airport is approximately $4 million in Phase 2, and approximately $12 million in Phase 3. The electric infrastructure needed primarily includes underground wire, which is more reliable and less costly to maintain compared to overhead lines. This minimizes expenses to the Electric Utility in the long term. In addition, the electric infrastructure would be located on City property or right-of-way, eliminating the need for acquisition of easements. Additionally, this location allows for electric infrastructure to be improved west of the Airport, which would be beneficial for other developments that may occur in that area in the future.

For the location at Bailey Avenue, staff's initial estimate is that serving Lightedge's Phase 2 electric needs would require approximately $8 million. This phase is also reliant on obtaining an agreement with another utility to rebuild a portion of that utility's line, then installing Ames Electric Services cables on that line. Phase 3 at this site requires approximately $20 million of electric infrastructure, in addition to the acquisition of property rights and regulatory approvals for the extension of this infrastructure. Much of the Phase 2 electric infrastructure becomes redundant with the Phase 3 improvements. The electric lines for this site would be primarily overhead, which results in the potential for increased maintenance costs to the Electric utility compared to underground lines.

Additionally, as a private site, the City would not have a lease agreement at Bailey Avenue. This results in a lessened ability for the City to place contractual obligations or limitations on the project, such as constraints on water consumption, noise, light, etc. For either site, the manner in which Lightedge would be charged for the electrical infrastructure, the electric capacity, and the electric consumption would be determined through an excess facilities agreement. It is important to note that prior to each phase, Lightedge would need to meet with Electric staff to review electrical needs, timing, and costs to provide the requested level of service. Electric Services will need several years to engineer, design, procure materials and build infrastructure to accommodate phases 2 and 3.

Staff will provide graphics that illustrate the electric infrastructure approaches of the various sites at the June 23 meeting.

It should be noted that there has not been any request for a property tax abatement or TIF incentive for the project, nor would staff support such an incentive for the project. This means that the new valuation of the building would generate additional property tax revenue for all tax entities, including the City, Ames Community School district, and the County.

Staff believes that the development challenges at the Airport site can be resolved in a timely and cost-effective fashion to:

1. Meet Lightedge's needs,

2. Protect the Electric Utility's and customers' interests, and

3. Avoid impacts to the Water Utility's resources *(Note that as proposed the facility is primarily air cooled it does not rely upon substantial water usage for cooling).*

The City Council has identified three specific steps it wishes to take before proceeding any further: 1) receiving a presentation regarding this report, 2) holding a listening session with residents on June 30 to better understand the comments and concerns regarding this prospect and data centers generally, and 3) receiving a memo report the City Attorney at the July 14 meeting describing the legal means that the City has to limit the construction of data centers.

Once these three actions take place, the City Council must then decide if it wishes to further entertain the Lightedge proposal to negotiate a lease of Airport property. This involves:

1. Authorizing staff to negotiate a lease of real estate and to facilitate any FAA or other governmental studies or approvals necessary for the development,

2. Authorizing staff to negotiate an excess facilities charge to recoup the costs of extending electrical infrastructure to the development, and

3. Directing staff to work with the City's electric rate consultant to develop an appropriate rate classification for the data center that would account for the electrical capacity required and avoid cost impacts to other electric utility customers.

Alternatively, if the City Council elects to not proceed with a lease negotiation for City property, then assuming Lightedge secures properly zoned private property upon which to construct its development, staff would still proceed with the tasks identified in items 2 and 3 above (the excess facilities agreement negotiation and the rate classification preparation).

ATTACHMENT(S):
M. McDaniel - Request for Development.pdf

Lightedge

909 Locust St.
Des Moines, IA 50309

May 7, 2025

Dear Ames City Council Members,

I am writing on behalf of Lightedge to request the opportunity to negotiate with the City of Ames on the development of a new colocation data center at the Ames Regional Airport.

Lightedge is a Des Moines-based company with over 30 years of experience delivering secure, reliable IT infrastructure. We serve more than 1,400 customers with a team of over 400 employees and operate data centers across Minnesota, Iowa, Nebraska, Missouri, and Texas. Our clients span healthcare, financial services, technology, consumer packaged goods, and manufacturing. These are industries where the stakes are high and where system reliability is not optional.

Our business is built around the companies that anchor regional economies. We work with local and regional enterprises in heavily regulated environments, helping them manage complex IT infrastructure and navigate demanding audit and compliance requirements. We handle mission critical IBM and VMware platforms, and cloud connectivity under one roof, so our clients do not have to juggle a dozen vendor relationships to keep their operations running. The business leaders we work with are not shopping for more technology vendors. They want fewer, local relationships, more accountability, and a partner they can count on. That is what Lightedge offers, and it is the kind of support the businesses investing in Ames deserve to have close by.

Ames is a natural fit for our next facility. We already serve a dozen customers in the Iowa State University Research Park, and we have watched this community grow into a serious technology hub. The energy infrastructure is strong, property valuations are competitive, and the city has a clear commitment to business growth. Add in the proximity to our existing Altoona operations and the broader Des Moines market, and the case for building here is straightforward.

The facility itself would be a single-story, slab-on-grade building designed for efficiency and long-term sustainability. We plan to use air-cooled chillers with high-efficiency fans to manage heat, a design that keeps noise low, eliminates daily water consumption for cooling, and uses environmentally responsible refrigerants. We would also incorporate economizer functionality to take advantage of Iowa's cooler temperatures and reduce energy consumption further.

Lightedge

909 Locust St.
Des Moines, IA 50309

From a community standpoint, we think this project is a good deal for Ames. It generates tax revenue without adding demand for housing, schools, or other population-driven services. More importantly, it puts modern digital infrastructure in place for the companies already here and for the ones considering a move to Ames. Businesses making significant investments in this city should have the infrastructure to support them. We also plan to invest in STEM (Science, Technology, Engineering and Mathematics) education partnerships with local schools, because we believe a project like this should connect to the next generation of people who will work in this industry.

We would welcome the chance to sit down with the city and relevant stakeholders to discuss this further. We are confident this can be a lasting, productive partnership for the Ames community.

Thank you for your consideration.

Sincerely,



Rob Carter

Chief Executive Officer

ITEM #: 32

DEPT: ADMIN

Staff Report

DISCUSSION OF THE AMES REGIONAL ECONOMIC ALLIANCE CONTRACT AND APPROVAL OF THE FY 2026/27 AGREEMENT

June 23, 2026

BACKGROUND:

The current agreement with the Ames Regional Economic Alliance (AREA) provides a total of $175,000 for the following economic development services: (See Attached Agreement)

Section IIA - $115,000 for business recruitment, marketing, encouraging construction of workforce housing, and identifying outside funding opportunities for business hoping to move to or expand in Ames.

Section IIB - $60,000 to help jointly fund a Business Development and Marketing position to: provide guidance to prospective businesses and developers as they navigate the City's development process, advocate for the City's process, and explain the rationale for the City requirements as well as perform eleven other tasks stipulated in this section.

The $175,000 to fund this economic development services contact was approved in the FY 2026/27 Budget from the Hotel/Motel Tax Fund.

It should be noted that in addition to the funding for this contract, the City Council previously approved the following funding in the FY 2026/27 Budget for these other AREA initiatives:

$15,000 (Hotel/Motel Tax Fund) for Workforce Development services
$63,500 (Local Option Sales Tax Fund) for Ames Main Street programming
$46,000 (Local Option Sales Tax Fund) for Campustown programming
$12,000 (Local Option Sales Tax Fund) for Main Street Farmers Market
$10,000 (General Fund) for Main Street Parklet Pilot Initiative

OPTIONS:

1. Approve the attached agreement for FY 2026/27 which includes the same provisions reflected in the FY 2025/26 agreement.

2. Approve an agreement for FY 2026/27 after making any additions or deletions from the current FY 2025/26 agreement as the City Council directs.

STAFF COMMENTS:

The City Council already appropriated total of $190,000 in the FY 2026/27 budget as highlighted above for economic development services. **However, at June 10, 2025 after approving the agreement with the AREA for FY 2025/26, the City Council passed a motion to place on a future agenda a discussion of the AREA contract to allow for a more detailed review of the agreement before approving the next one.**

In order to facilitate this discussion, a contract reflecting the current provisions is attached. Should the City Council decide not to make any changes, the attached contract is ready for approval.

ATTACHMENT(S):
FY 2026-27 Contract for Economic Development Services.pdf

CONTRACT FOR ECONOMIC DEVELOPMENT SERVICES

TIDS AGREEMENT, made and entered into the 1st day of July, 2026, 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 "City") and the Ames Regional Economic Alliance (hereinafter called the Alliance);

WITNESSETH THAT:

WHEREAS, the City of Ames desires to purchase certain services from said organization in lieu of hiring additional permanent staff and expending additional City funds to accomplish these services;

NOW, THEREFORE, the parties hereto have agreed and do agree as follows:

I

PURPOSE

The purpose of this Agreement is to procure for the City and its citizens certain economic development-related services as hereinafter described and set out; to establish the methods, procedures, terms and conditions governing payment by the City of Ames for such services; and, to establish other duties, responsibilities, terms and conditions mutually undertaken and agreed to by the parties hereto in consideration of the services to be performed and monies paid.

II

SCOPE OF SERVICES

A. In consideration for the payment of $115,000 in accordance with Section III, the Alliance shall provide the following economic development-related services to the City of Ames and its citizens during the term of this agreement:

I. The Alliance will serve as the lead contact for business representatives hoping to locate in Ames or to expand in our community. In this capacity the President of the Alliance will respond to information requests, coordinate the completion and submittal of state and local incentive applications, and show available industrial and commercial sites to prospects.
2. The Alliance will visit annually with all major companies to identify challenges and opportunities facing Ames businesses.
3. The Alliance will serve as the primary marketing entity for business recruitment to highlight Ames.
4. The Alliance will deploy an aggressive marketing campaign that will focus on targeted industries such as ag-biotechnology and advanced manufacturing businesses that do not overtax our infrastructure.
5. The Alliance will invest in significantly revising its marketing materials including website, brochures, and proposal packets to better reflect the image of Ames as a great place to do business.
6. The Alliance will work with developers to encourage the construction of workforce housing in Ames as well as look for opportunities to take advantage of grants, rebates, tax credits, etc. to make building workforce housing in Ames more attractive to developers.

B. In consideration for the payment of $60,000 in accordance with Section III, the Alliance shall provide the following economic development marketing and liaison services related to the City of Ames and its citizens during the term of this agreement by maintaining a jointly funded Business Development & Marketing position to carry out the following duties and tasks:

I. Focus on the development of "small" or new businesses start-ups in the retail, commercial, and industrial sectors by: a) assisting with the recruitment and/or expansion of these types of businesses in the community; b) assisting entrepreneurs as they navigate through the various City, State, and Federal approval processes; and c) assisting entrepreneurs in obtaining the services available through the Small Business Development Center.
2. Serve as the Economic Development Liaison for the City of Ames. This position will provide assistance and guidance on project requirements as developers and clients move through the City's approval process. The position will ensure all required steps are completed, advocate for the process, and advise on the rationale behind the requirements. The Liaison will have regular communication with the City Manager on project progress.
3. Provide input on communication pieces that will highlight the efforts of the Alliance and the City of Ames related to the positive developments in the community where the City and/or the Alliance has played an integral role.
4. Implement an aggressive marketing plan focused on targeted industries that dovetail with the competencies of Iowa State University related to food and nutrition technology, plant biotechnology, information technology, and animal science. These efforts should not be limited to the aforementioned, as the Alliance service territory includes site options for advanced manufacturing and distribution facilities.
5. Maintain frequent communication with stakeholders such as the Iowa Department of Economic Development, Alliant Energy, Iowa State University, and partners of the Ames-Des Moines Corridor.
6. Maintain a current list of active projects via the Alliance's internal project tracking system.
7. Maintain a current list of consultants and site selectors, for periodic mailings and contacts in various markets, so that the Alliance has a fresh list to choose from when visiting various locations around the U.S.
8. Review and analyze potential recipients of assistance from various economic development incentive offering entities.
9. Assist other Alliance staff in responding to inquiries and working with economic development prospects, consultants, and supplier contacts, as needed.
10. Provide input into the overall plan of the Alliance and assist in its implementation where appropriate.
11. Provide an Ames customized Business Retention & Expansion (BRE) report to the City on an annual basis both electronically and in paper form which highlights the overall health of various employers.
12. Provide a customized digital "Quarterly Economic Report" on Ames to the City Manager that highlights key economic indicators.
13. The position will be supervised by the President and CEO of the Alliance with performance feedback provided by the Ames City Manager.

III

METHOD OF PAYMENT

A. All payments to be made by the City of Ames pursuant to Section II A of this Agreement shall be reimbursement for actual costs incurred by the Alliance in providing services required by Section II.A above. Payments made by the City of Ames pursuant to Section II B of this Agreement shall be made in advance of services provide per terms in Section III B of this Agreement.

B. The City will disburse payments twice annually on requisitions of the Alliance in January and July of each year. Requisitions for services pursuant to Section II.A will be on a reimbursement basis and reflect cost for delivery of services for the prior six months. Requisitions for services pursuant to Section II.B will be one-half ($30,000) of the City's annual contribution for the jointly funded position and paid in advance. If the jointly held position is vacant for more than 30 days, the Alliance will provide the City with a pro-rata refund for the payment made in advance.

Requisitions for disbursement shall be made in such form and in accordance with such procedures as the Director of Finance for the City shall prescribe. Said form shall include, but not be limited to, an itemization of the nature and amount of costs for which reimbursement is requested, and must be filled out completely.

C. The maximum total amount payable by the City of Ames under this agreement is $175,000 as detailed in the SCOPE OF SERVICES (Section II of this contract), and no greater amount shall be paid.

IV

FINANCIAL ACCOUNTING AND ADMINISTRATION

A. All monies disbursed under this Agreement shall be accounted for by the accrual method of accounting.

B. Monies disbursed to the Alliance by the City will be deposited by the Alliance in an account under the Alliance's name, with a bank located in Story County, Iowa. All checks drawn on the said account shall bear a memorandum line on which the drawer shall note the nature of the costs for which the check is drawn in payment, and the program(s) of service.

C. All costs for which reimbursement is claimed shall be supported by documentation evidencing in proper detail the nature and propriety of the charges. All checks or other accounting documents pertaining in whole or in part to this Agreement shall be clearly identified as such and readily accessible for examination and audit by the City or its authorized representative.

D. All records shall be maintained in accordance with procedures and requirements as established by the City Finance Director, and the City Finance Director may, prior to any disbursement under this Agreement, conduct a pre-audit of record keeping and financial accounting procedures of the Alliance for the purpose of determining changes and modifications necessary with respect to accounting for funds made available hereunder. All records and documents required by this Agreement shall be maintained for a period of three (3) years following final disbursement by the City.

E. At such time and in such form as the City may require, there shall be furnished to the City such statements, records, reports, data, and information as the City may require with respect to the use made of monies disbursed hereunder.

F. At any time during normal business hours, and as often as the City may deem necessary, there shall be made available to the City for examination all records with respect to all matters covered by this Agreement and the Alliance will permit the City to audit, examine, and make excerpts or transcripts from such records.

V

REPRESENTATION ON THE BOARD OF DIRECTORS

It is agreed that the City of Ames will be guaranteed three representatives on the Alliance Board of Directors (two City Council members appointed by the Mayor and the City Manager). Furthermore, the City Manager will be guaranteed membership on the Executive Committee of the Board of Directors.

VI

SUMMARY REPORT

The Alliance further agrees to provide the City of Ames a written report no later than June 15, 2026, summarizing the accomplishments of the activities promised in Section II.

VII

DURATION

This Agreement shall be in full force and effect from and after July 1, 2026, until June 30, 2027.

VIII

DISCRIMINATION PROHIBITED

In accordance with Chapter 14 of the Municipal Code, no person shall, on the grounds of age, race, color, creed, religion, national origin, disability, sexual orientation, or sex be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program or activity funded in whole or in part with funds made available under this Agreement.

IN WITNESS WHEREOF the parties hereto have, by their authorized representatives, set their hand and seal as of the date first above written.

John A. Haila, Mayor

Renee Hall, City Clerk

Daniel A. Culhane, President/CEO

ITEM #:	**33**
DEPT:	**PW**

Staff Report

PEDESTRIAN CROSSING ALONG LINCOLN WAY AT SOUTH RUSSELL

June 23, 2026

BACKGROUND:

At the April 28, 2026, City Council meeting, the Council received a memo from Damion Pregitzer, Traffic Engineering Manager, in the non-agenda packet regarding pedestrian crossing along Lincoln Way at South Russell. A copy of this memo is attached to this staff report. This memo was a response to the Council's request for potential crossing improvements following a fatal pedestrian crash that occurred on February 18, 2026. At the April 28 City Council meeting, staff was directed to place this item on a future agenda and to include additional information regarding CyRide bus stops along the corridor.

CyRide Bus Stops

CyRide operates transit service in both directions on the Lincoln Way corridor with multiple stops between University Boulevard and Grand Avenue (see attached map). There are four stops for westbound transit and three stops for eastbound transit. The table below indicates annual ridership activity for the last full fiscal year (FY 2025) at each stop:

Stop	Boardings	Alightings	Total Activity**
N Russell (Westbound)	2,115	341	2,456
N Hazel (Westbound)*	1,505	513	2,018
N Maple (Westbound)	5,252	252	5,504
N Oak (Westbound)*	3,491	1,309	4,800
S Oak (Eastbound)*	1,727	7,422	9,149
S Hazel (Eastbound)*	531	3,425	3,956
S Russell (Eastbound)	531	3,171	3,702

*CyRide stop adjacent to Enhanced Pedestrian Crossing Infrastructure (traffic signal)
** Total Activity reflects the combined number of boardings and alightings. Boardings and alightings should both be considered when evaluating stop activity, as riders often board in one direction and alight in the opposite direction, depending on trip purpose and destination.

CyRide transit stop locations along Lincoln Way are intended to balance rider accessibility, operational efficiency, and stop spacing throughout the corridor. The ridership data indicates substantial activity at all stop locations throughout the corridor, including locations both adjacent to and separate from signalized crossings.

OPTIONS:

The April 28, 2026 memo to Council highlighted several options, which are repeated below, along with an additional option related to CyRide bus stop locations.

Option 1 – Continue Implementation of the Walk Bike Roll Plan
Under this option, the City would continue to implement pedestrian crossing improvements based on the existing prioritization framework established in the Walk Bike Roll Plan. This includes advancing projects identified in the High and Med-High priority tiers as funding allows, while addressing other locations through the Plan's established phasing approach.

Under this option, South Russell is not identified as a high priority crossing and as such any improvements made would follow the prioritization that was identified in the Walk Bike Roll Plan. Those improvements would include, higher visibility markings, advanced signage, pedestrian refuge, and evaluation of pedestrian hybrid beacons (PHB's). The timing of these improvement would depend upon first completing higher ranking priorities within the Walk Bike Roll Plan.

The Plan also contemplates periodic updates, which provide an opportunity to incorporate new information, including changes in traffic conditions, pedestrian activity, and safety data, and to adjust priorities through a comprehensive and consistent process.

This approach maintains consistency with the City's adopted policy framework and supports the equitable allocation of limited resources across the community by focusing investment on locations identified as the highest priority through the planning process. However, this approach would not result in near-term changes at this specific location.

Option 2 – Evaluate Increased Lighting Standards
Under this option, the City would evaluate whether enhanced roadway lighting or pedestrian-scale lighting standards should be developed for arterial street crossings. This would include defining what an enhanced lighting treatment would consist of, evaluating associated costs, and identifying how such a standard could be applied across similar crossing locations citywide.

This approach could improve visibility for both drivers and pedestrians, particularly during nighttime conditions like those present at the time of the accident. Compared to more substantial crossing improvements, lighting enhancements may represent a lower-cost, faster implementation strategy and could be repeated more broadly across corridors with similar characteristics. The estimated cost per location is in the magnitude of $10,000 - $20,000.

Establishing and applying enhanced lighting standards would require additional analysis and funding to implement the necessary improvements. While improved lighting may increase visibility, it may not fully address other factors influencing pedestrian safety at arterial crossings, such as driver yielding behavior, traffic speeds, or the availability of controlled crossing opportunities.

In addition, significantly increasing lighting levels at select crossings may create conflicts with the City's dark sky ordinance and could result in concerns from adjacent residential properties

where such treatments are implemented.

Option 3 – Evaluate Increased Crossing Treatment Standards
Under this option, the City would evaluate whether pedestrian crossing treatments along arterial corridors such as Lincoln Way should be enhanced beyond what is currently assumed in the Walk Bike Roll Plan. This could include consideration of treatments such as pedestrian hybrid beacons (PHBs), signals, or other measures at locations that may not have been previously identified for higher-level improvements. Estimated costs for PHBs are in the $250,000 - $300,000 magnitude.

This approach could provide more direct safety benefits at specific crossing locations by increasing driver awareness and improving opportunities for pedestrians to cross higher-volume roadways. It is also generally consistent with the range of treatment options identified in the Plan, though it may involve applying those treatments more broadly or at lower thresholds than originally contemplated in the Walk Bike Roll Plan.

Enhanced crossing treatments at arterial locations represent a significant investment and may require reevaluation of priorities across multiple locations to maintain consistency with available funding. In addition, certain treatments, particularly signalized or beacon-controlled crossings, may have impacts on traffic operations and the environment, and would require further analysis to determine appropriateness at specific locations.

It should be noted that enhanced crossing treatments would not include the use of Rapid Rectangular Flashing Beacons (RRFBs). The use of these treatments has been suggested in several communications regarding this accident. Current guidance would not recommend their use on a multi-lane arterial street without additional considerations for pedestrian refuge.

Option 4 – Evaluate Transit Stop Spacing and Pedestrian Access
There are seven (7) CyRide stop locations in the Lincoln Way corridor between University Blvd and Grand Avenue. Three (3) of those locations are not adjacent to existing traffic signals that provide for enhanced crossing opportunities. Under this option, the City could evaluate whether consolidating or relocating selected stop locations would increase the percentage of transit riders accessing service near existing enhanced crossing infrastructure and whether such changes would support the safety objectives identified in the Walk Bike Roll plan.

Consolidating or relocating CyRide stops, as contemplated in Option 4, may affect riders' accessibility and alter established travel patterns. While transit stop locations may influence where some riders access service, it is unclear whether stop consolidation would meaningfully alter pedestrian crossing behavior or significantly reduce pedestrian activity at a particular location. Riders may continue to cross Lincoln Way depending on their origin, destination, and direction of travel, even if stop locations are modified. As a result, transit stop relocation should be considered only one of many factors when evaluating pedestrian safety along the corridor.

CyRide has not identified an operational need to consolidate or relocate stops within this corridor at this time, and any reduction in transit accessibility would need to be weighed against the uncertain effect such changes could have on pedestrian safety. Additionally, it is unclear whether stop consolidation would result in a measurable improvement in pedestrian safety or meaningfully address the circumstances associated with this location.

STAFF COMMENTS:

This accident at Lincoln Way and South Russell Avenue highlights the challenges associated with pedestrian crossings along high-volume arterial corridors, particularly in locations where crossing demand exists, and enhanced crossing infrastructure may not be readily available at every intersection.

The Walk Bike Roll Plan identifies these conditions at a citywide transportation system level and establishes a prioritized, phased approach to addressing them within available funding constraints. The Lincoln Way and Russell intersection was not identified as a priority location under the Plan's current framework.

If the City Council choses to continue implementation of the existing Plan in Option 1, staff would proceed with advancing identified priority projects as funding allows through the City's annual Capital Improvement Plan process. The Plan reflects prior safety and operational analysis, as well as extensive public input, and is intended to guide investment decisions across the transportation system. Under this approach, no additional action specific to this location would be taken at this time.

Staff recommends that any changes to crossing treatment levels or project prioritization be considered systematically to maintain consistency across the City with the adopted Plan and ensure a balanced allocation of resources. Options 2 and 3 would represent potential changes to the assumptions, priorities, or implementation approach established in the Plan.

Future updates to the Walk Bike Roll Plan provide an opportunity to incorporate new safety information and reevaluate priorities. As part of that process, additional emphasis could be placed on pedestrian crossings along arterial corridors.

ATTACHMENT(S):
D. Pregitzer - N Russell Pedestrian Crash 4-28-26.pdf
Lincoln Way Corridor Map - University to Grand.pdf

CITY OF ames

MEMO

To: Mayor and City Council
From: Damion Pregitzer, P.E. PTOE, Traffic Engineering Manager
Date: 4/28/2026
Subject: Pedestrian Crossing Evaluation – Lincoln Way at South Russell Avenue

BACKGROUND:

On February 28, 2026, the City Council referred to staff a request to evaluate potential pedestrian crossing improvements at the intersection of Lincoln Way and South Russell Avenue following a fatal pedestrian crash that occurred on February 18, 2026. Additional referral requests included outreach to an Iowa State student group to coordinate potential improvements as identified by that group.

Following the Council referral, staff reached out to the identified Iowa State student group on multiple occasions to better understand the proposal. As of the date of this memo, staff has not received a response.

The crash occurred during evening hours (8:01 PM) under dark conditions and involved a westbound motorcycle and a pedestrian crossing north–south across Lincoln Way at Russell Avenue. The location is a two-way stop-controlled intersection along an arterial street with nearby CyRide stops. The intersection is unsignalized and does not include enhanced pedestrian crossing treatments.

Staff delayed formal evaluation until the crash details were available through the Iowa DOT to ensure that all available information could be considered. At this time, it is the consensus of law enforcement that the dark lighting conditions were the primary contributing factor. Speeding and impairment do not appear to be factors in this crash.

WALK BIKE ROLL AMES PLAN CONTEXT:

Plan Priorities

The Walk Bike Roll Plan identifies Lincoln Way as part of a broader network of arterial corridors that present high-stress pedestrian crossing conditions due to traffic volumes, speeds, and roadway width. While this corridor is recognized as challenging for pedestrian crossings, the Plan prioritizes improvements based on a citywide evaluation of factors such as traffic stress, proximity to destinations, and network connectivity (see Prioritized Crossing Projects map).

Within the segment of Lincoln Way between Grand Avenue and University Boulevard, no pedestrian crossing improvements were identified in the High or Med-High priority tiers. As such, this location was not included among the implementation priorities established

in the Plan. This is due, in part, to the presence of signalized intersections within this segment, which provide controlled crossing opportunities.

The Walk Bike Roll Plan identifies 108 crossing improvement locations citywide, with an estimated total cost of approximately $22.5 million. As part of the Plan's completion, it was acknowledged that available funding would only allow implementation of High priority and a portion of Med-High priority projects over a 15- to 20-year period. It should be noted that the $22.5 million is part of the $101.9 million in overall identified needs (see Funding Plan). The current City policy is to average at least $1.2 million per year for non-motorized improvements.

Enhanced pedestrian crossings along multilane arterial corridors such as Lincoln Way represent significant infrastructure investments, often on the order of $250,000 per location, depending on the treatment applied. Constructing enhanced crossings at every such location may not be feasible given funding and operational constraints of the roadway. Given these funding limitations, the Plan establishes a framework for prioritizing improvements over time.

Citywide Systematic Transportation Approach

The Walk Bike Roll Plan is intended to guide a phased and equitable approach to pedestrian and bicycle improvements across the community. The prioritization process was developed using a consistent set of criteria and informed by extensive community engagement, including public input, stakeholder outreach, and participation from a steering committee. This process was used to identify and rank locations with the greatest demonstrated need.

While the recent crash raises important concerns at this location, reconsideration of priorities or treatment levels should be evaluated within the context of the broader transportation system. Implementing isolated improvements outside of this framework may create inconsistencies in project selection and may not reflect the priorities established through the community-driven planning process.

The Plan is intended to be updated periodically, and future updates provide an opportunity to incorporate new safety information, including crash trends and observed conditions, and to reevaluate priorities through a comprehensive and consistent process.

OPTIONS FOR CONSIDERATION:

Based upon the background and prior planning efforts noted above, the City Council has several options to consider:

Option 1 – Continue Implementation of the Walk Bike Roll Plan

Under this option, the City would continue to implement pedestrian crossing improvements based on the existing prioritization framework established in the Walk Bike

Roll Plan. This includes advancing projects identified in the High and Med-High priority tiers as funding allows, while addressing other locations through the Plan's established phasing approach.

The Plan also contemplates periodic updates, which provide an opportunity to incorporate new information, including changes in traffic conditions, pedestrian activity, and safety data, and to adjust priorities through a comprehensive and consistent process.

This approach maintains consistency with the City's adopted policy framework and supports the equitable allocation of limited resources across the community by focusing investment on locations identified as the highest priority through the planning process. However, this approach would not result in near-term changes at this specific location.

Option 2 – Evaluate Increased Lighting Standards
Under this option, the City would evaluate whether enhanced roadway lighting or pedestrian-scale lighting standards should be developed for arterial street crossings. This would include defining what an enhanced lighting treatment would consist of, evaluating associated costs, and identifying how such a standard could be applied across similar crossing locations citywide.

This approach could improve visibility for both drivers and pedestrians, particularly during nighttime conditions like those present at the time of the accident. Compared to more substantial crossing improvements, lighting enhancements may represent a lower-cost, faster implementation strategy and could be repeated more broadly across corridors with similar characteristics. The estimated cost per location is in the magnitude of $10,000 - $20,000.

Establishing and applying enhanced lighting standards would require additional analysis and funding to implement the necessary improvements. While improved lighting may increase visibility, it may not fully address other factors influencing pedestrian safety at arterial crossings, such as driver yielding behavior, traffic speeds, or the availability of controlled crossing opportunities.

In addition, significantly increasing lighting levels at select crossings may create conflicts with the City's dark sky ordinance and could result in concerns from adjacent residential properties where such treatments are implemented.

Option 3 – Evaluate Increased Crossing Treatment Standards
Under this option, the City would evaluate whether pedestrian crossing treatments along arterial corridors such as Lincoln Way should be enhanced beyond what is currently assumed in the Walk Bike Roll Plan. This could include consideration of treatments such as pedestrian hybrid beacons (PHBs), signals, or other measures at locations that may not have been previously identified for higher-level improvements. Estimated costs for PHB's are in the $250,000 - $300,000 magnitude.

This approach could provide more direct safety benefits at specific crossing locations by increasing driver awareness and improving opportunities for pedestrians to cross higher-volume roadways. It is also generally consistent with the range of treatment options identified in the Plan, though it may involve applying those treatments more broadly or at lower thresholds than originally contemplated in the Walk Bike Roll plan.

Enhanced crossing treatments at arterial locations represent a significant investment and may require reevaluation of priorities across multiple locations to maintain consistency with available funding. In addition, certain treatments, particularly signalized or beacon-controlled crossings, may have impacts on traffic operations and the environment, and would require further analysis to determine appropriateness at specific locations.

It should be noted that enhanced crossing treatments would not include the use of Rapid Rectangular Flashing Beacons (RRFBs). The use of these treatments has been suggested in several communications regarding this accident. Current guidance would not recommend their use on a multi-lane arterial street without additional considerations for pedestrian refuge.

STAFF COMMENTS:

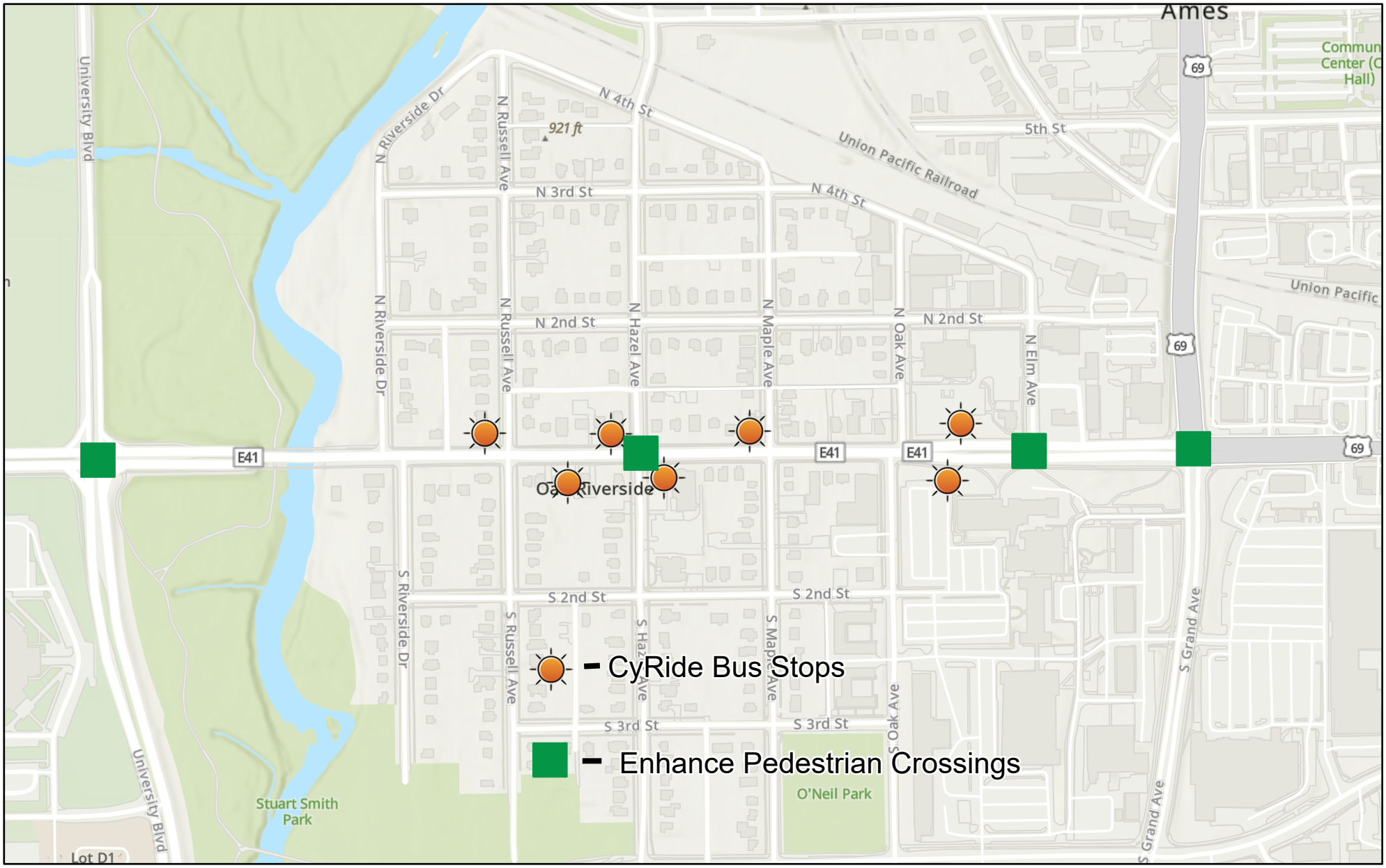
This accident at Lincoln Way and South Russell Avenue highlights the challenges associated with pedestrian crossings along high-volume arterial corridors, particularly in locations where crossing demand exists, and enhanced crossing infrastructure may not be readily available at every intersection.

The Walk Bike Roll Plan identifies these conditions at a citywide transportation system level and establishes a prioritized, phased approach to addressing them within available funding constraints. The Lincoln Way and Russell intersection was not identified as a priority location under the Plan's current framework.

If the City Council choses to continue implementation of the existing Plan, staff would proceed with advancing identified priority projects as funding allows through the City's annual Capital Improvement Plan process. The Plan reflects prior safety and operational analysis, as well as extensive public input, and is intended to guide investment decisions across the transportation system. Under this approach, no additional action specific to this location would be taken at this time.

Staff recommends that any changes to crossing treatment levels or project prioritization be considered systematically to maintain consistency across the City with the adopted Plan and ensure a balanced allocation of resources. Options 2 and 3 would represent potential changes to the assumptions, priorities, or implementation approach established in the Plan. Should the City Council wish to pursue any of these options, placing this item on a future agenda would allow staff to return with a staff report and facilitate additional discussion with Council to define the scope of work necessary to evaluate the impacts of those potential changes.

Future updates to the Walk Bike Roll Plan provide an opportunity to incorporate new safety information and reevaluate priorities. As part of that process, additional emphasis could be placed on pedestrian crossings along arterial corridors.



Lincoln Way Corridor - University Blvd to Grand Ave

1:6,992

NORTH

© City of Ames, Iowa makes no warranties, expressed or implied, including without limitation, any warranties of merchantability or fitness for a particular purpose. In no event shall the City of Ames be liable for lost profits or any consequential or incidental damages caused by the use of this map.

ITEM #:	**34**
DATE:	**06-23-26**
DEPT:	**P&R**

COUNCIL ACTION FORM

SUBJECT: SOLAR PANELS FOR FITCH FAMILY INDOOR AQUATIC CENTER AND STEVEN L. SCHAINKER PLAZA

BACKGROUND:

The City's Climate Action Plan includes increasing renewable energy generation with one source of generation being solar energy.

City buildings have been reviewed and two sites, the Fitch Family Indoor Aquatic Center (FFIAC) and Steven L. Schainker Plaza (SSP) building, are deemed suitable for adding solar panels to portions of the roof. The FFIAC natatorium was designed and constructed to accommodate the extra weight of solar panels on the natatorium roof and the SSP building is able to support an array of panels. In the FY 2026/27 Capital Improvement Plan (CIP), funding has been allocated to install solar panels on both buildings.

Staff developed a Request For Proposals (RFP) for adding solar to the FFIAC and SSP. The RFP was distributed on March 27, 2026. A pre-proposal meeting was held on April 9, 2026 with multiple companies in attendance. This meeting also included on-site vis

City staff reviewed and scored the proposals on several criteria including the firm's understanding of the project, experience with similar projects, proposed solar equipment reliability, production guarantees and warranties, and familiarity with federal tax credits and how these projects can maximize the tax credits available for these projects. The firms submitting proposals and their rankings are shown below:

FIRM	PROPOSAL SCORE	RANK
True Solar, Tiffin, IA	1040	1
CB Solar Inc., Des Moines, IA	990	2
Ideal Energy, LLC, Fairfield, IA	865	3
Brightergy, Liberty, MO	855	4
Rabe Hardware, Inc., Blairstown, IA	850	5
ECG Solar, Anamosa, IA	830	6
All Energy Solar, Inc., St. Paul, MN	805	7
Eagle Point Solar, Dubuque, IA	800	8

1 Source Solar, Ankeny, IA	755	9/10*
Blue Sky Solar, Dubuque, IA	755	9/10*
Ziegler Energy Solutions, LLC, Bloomington, MN	630	11

*Tied score

The top four ranked firms were invited for an on-site interview. Firms gave an overview of their proposal and answered questions from staff regarding the proposed systems, including equipment components selected with proven performance, warranties, and their ability to demonstrate completion of similar projects, and their ability to obtain tax credits for other public entities.

The final rank of the four firms included scores from its proposal, interview, and proposed cost. These are shown below:

FIRM	PROPOSAL SCORE	INTERVIEW SCORE	COST SCORE	TOTAL SCORE	FINAL RANK
CB Solar Inc., Des Moines, IA	990	1505	364	2859	1
True Solar, Tiffin, IA	1040	1420	344	2804	2
Brightergy, Liberty, MO	855	1510	376	2741	3
Ideal Energy LLC, Fairfield, IA	865	1275	380	2520	4

Staff also completed a cost comparison for these four firms and this information is shown below:

	Brightergy	CB Solar	Ideal Energy	True Solar
Proposed Cost	$451,360	$463,760	$443,757	$490,030
After Utility Rebate*	$342,860	$347,820	$347,187	$361,410
Estimated 25 YR Utility Savings	$541,421	$497,288	$444,469	$548,269
Payback (Years)	17	18	20	17
Potential Federal Tax Credit**	$180,544	$139,128	$177,503	$147,009
10 YR Operations & Maintenance (O&M) Plan***	$ 40,400	N/A	$ 6,500	$ 7,300
kW Proposed****	217	231.88	193.14	257.24

* The utility rebate estimate is provided by Ames Electric and would be issued to the City.
** The credit, if approved, could be anywhere between 30-40% of the total project cost. It is

not guaranteed the City will receive this credit.
***The RFP did not require an O&M Plan. The RFP stated, "Firms will provide Operations & Maintenance Service Plan as an optional proposal for up to five years for the entire solar system."
****RFP proposers were asked to recommend the size of systems utilizing as much of the identified rooftops as possible.

After considering all aspects of each firm's proposal, staff is prepared to recommend that a contract be awarded to CB Solar. CB Solar has completed 24 solar projects in Ames and is familiar with the Ames interconnection process. Additionally, CB Solar is also providing the best warranty package of the final four firms.

As seen in the table above, CB Solar has N/A for the 10-year O&M plan. Rather than propose a five-year O&M Plan, the warranty CB Solar offers include 10-year workmanship; 10-year production guarantee; 20-year inverter and optimizer; and a 25-year panel warranty. The company is confident in the quality of equipment being installed, as is reflected in their warranty package.

CB Solar will be installing a combined 231 kW system for the FFIAC and SSP. The lifespan of the equipment is 25-30 years. This system will reduce emissions by 158 MT CO2e annually, equivalent to the greenhouse gas emissions from approximately 37 gasoline-powered passenger vehicles driven for one year.

The FY 2026/27 CIP includes $700,000 for the installation of solar panels at FFIAC ($585,000 from GO Bonds, and $115,000 from Ames Electric rebates) and $70,000 ($57,500 from Council Priority fund and $12,500 from Ames Electric rebates) for the installation of solar panels at SSP, for a total of $770,000 available for these projects.

If approved, the solar installation on FFIAC is anticipated to be completed by the end of 2026. The solar installation at the SSP will be completed by spring 2027.

ALTERNATIVES:

1. Award a contract to CB Solar, Inc., Des Moines, IA to install solar panels on the Fitch Family indoor Aquatic Center and the Steven L. Schainker Plaza building in the amount of $463,760.

2. Award a contract to one of the other firms.

3. Do not award a contract at this time.

4. Refer back to staff with direction as to how to proceed.

CITY MANAGER'S RECOMMENDED ACTION:

Renewable energy is a goal of the City's adopted Climate Action Plan. Installing solar panels on FFIAC and SSP invests in renewable energy and reduces carbon emissions and electric utility costs at both facilities.

When staff reviewed the proposals for this project, CB Solar was scored the highest.

The firm's representatives are very knowledgeable and proposed a high-quality system for both facilities, offering the best warranty package of all firms who submitted a proposal. CB Solar has completed 24 projects in Ames and its familiarity with the Ames interconnection process is an advantage. Considering all of the information, it is the recommendation of the City Manager that City Council approve Alternative #1 as stated above.

ITEM #:	**35**
DATE:	**06-23-26**
DEPT:	**P&H**

COUNCIL ACTION FORM

SUBJECT: REQUEST TO INITIATE PLAN 2040 LAND USE DESIGNATION AMENDMENT FOR 300 AIRPORT ROAD

BACKGROUND:

City Council received a letter dated May 4 from Ron McMillen asking Council initiate a land use amendment process for a 14-acre property that was previously developed with an industrial building, but is currently designated as commercial and zoned for commercial use. The owner believes the site is best suited for reuse of the existing building by another industrial user since the prior tenant (Danfoss) relocated to another facility. The site is located between Lowe's and the Airport at 300 Airport Road. See Land Use Map excerpt below.

The site has been designated commercial and zoned Highway Oriented Commercial (HOC) for over 25 years. The prior use of the site by Danfoss was considered legal nonconforming as a warehouse facility. Continued use of the site as a warehouse is permitted as a nonconforming use. If the site is not reoccupied within 12 months with another nonconforming use, then only conforming use would be permitted. The owner believes the current building would be difficult to re-tenant as a commercial building and is best suited for industrial.

The 300 Airport Road site has traditionally been used for industrial purposes and is situated in a location that has limited retail commercial visibility. If the land use designation was changed to Employment, the site's zoning district could be either Planned Industrial or General Industrial. Either zoning district would likely meet the goals of the owner for reuse of the building, but GI has more permissive development standards and a broader range of use options than PI.

It should be noted that GI zoning does allow for commercial uses whereas PI does not. PI is more focused on large scale sites for office, manufacturing, and warehouse uses has large setbacks requirements compared to GI. Details on potential industrial uses could be addressed in more detail with a future rezoning, including potentially a Master Plan to control for specific site improvements or uses.

ALTERNATIVES:

1. Initiate a Plan 2040 Minor Amendment process for the owner to apply for a land use change to Employment and require a concurrent rezoning application with a master plan to describe the types of intended uses for the property (one step process).

2. Initiate a Plan 2040 Minor Amendment process for the owner to apply for a land use change to Employment and defer a rezoning application process until the Plan 2040 amendment is resolved (two-step process).

3. Defer the request until a later time or for more information.

4. Take no action and decline the request.

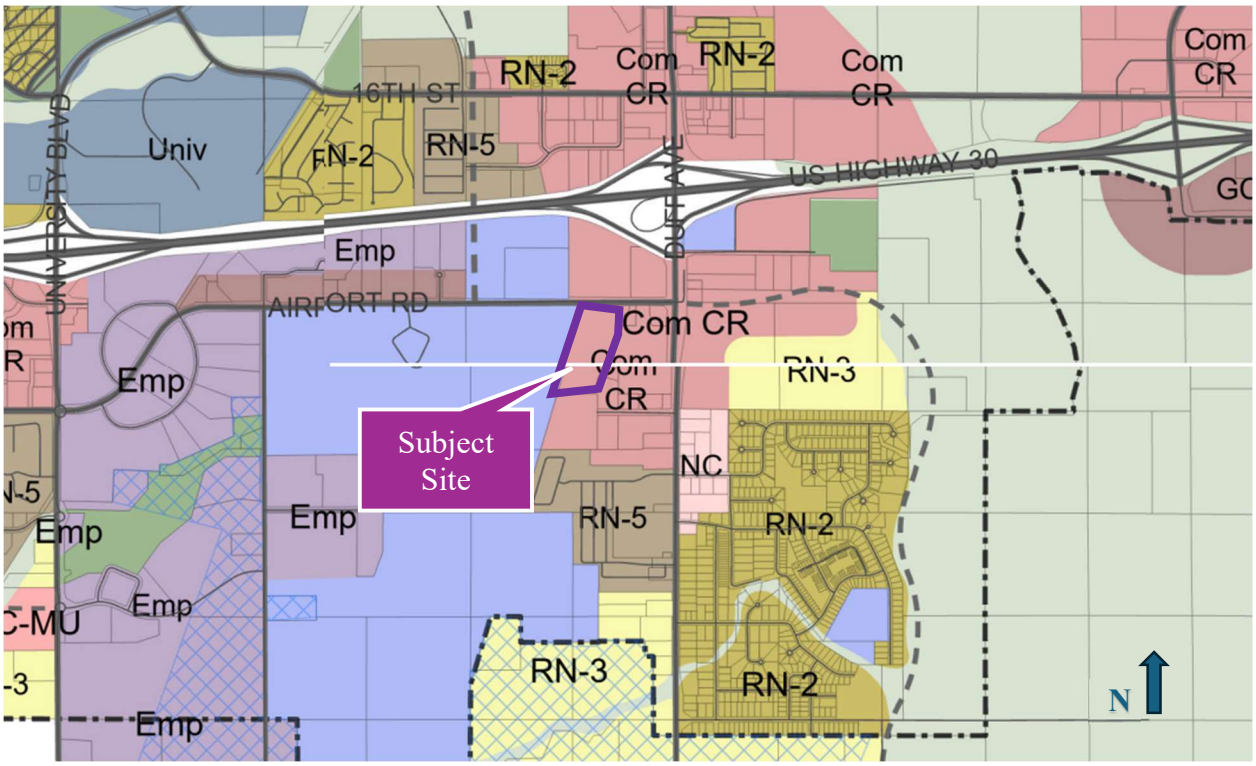
CITY MANAGER'S RECOMMENDED ACTION:

Staff believes that, due to the history of the use of the site as industrial, accommodating reuse of the existing facility with a change to industrial uses would likely not be detrimental to the City's land use plans for this area or for broader commercial needs of the City.

If the site was vacant or expected to be redeveloped in the near term, then potentially a commercial use would be better option for the site as a neighboring site to other big box and commercial uses in the area. However, this is not the case as represented by the owner.

PI zoning is generally the more compatible zoning district with this type of area compared to GI zoning. With commercial development essentially surrounding the site, staff believes a rezoning with master plan is a better choice than traditional straight zoning in order to understand the planned reuse of the site. Therefore, it is the recommendation of the City Manager the City Council adopt Alternative #1.

ATTACHMENT(S):
300 Airport Land Use Map.pdf
R. McMillen - Land Use Amendment (1).pdf


RN-2
Com CR
RN-2
Com CR
Com CR
16TH ST
Univ
RN-2
RN-5
US HIGHWAY 30
Emp
AIRPORT RD
Com CR
Com CR
RN-3
Emp
Subject Site
NC
Emp
RN-5
RN-2
Emp
Emp
RN-3
RN-2
Emp
N

To: Honorable Mayor and Ames City Council

From: Airport Road Developers LC, Ron McMillen, manager

Date: May 4, 2026

RE: Land use amendment

I am respectfully requesting that you amend the Ames 2040 Comprehensive plan to change the designation of the property at 300 Airport Road from its present designation of commercial-regional to employment based with the ultimate goal of a rezoning to (PI) planned industrial.

For decades this property has been used for industrial purposes rather than its present use category of (HOC) highway oriented commercial. Future likely users will be industrial in nature. Our goal is to be proactive and bring the use classification and ultimate zoning into the appropriate classification based on how the property has been used for quite some time.

If possible, we would request that the city complete the land use designation change and the rezoning concurrently. The rezoning could be contingent upon the completion of the land use change.

Thank you in advance for your time and consideration!



Ron McMillen

ITEM #:	**36**
DATE:	**06-23-26**
DEPT:	**P&H**

COUNCIL ACTION FORM

**SUBJECT: REZONING TO AMEND APPROVED FS-RM WITH MASTER PLAN FOR THE BLUFFS AT 4899 EVEREST AVENUE **

BACKGROUND:

Friedrich Land Development Company is requesting to amend the Master Plan for property located at 4899 Everest Avenue that is zoned Floating Suburban Medium Density (FS-RM). The subject site was part of an overall 2023 Master Plan related to the Bluffs at Dankbar Farm development.

The FS-RM zoned property is just over 9 acres in size and is located south of the Domani II portion of the Bluffs At Dankbar Farms planned along an extension of Columbus and North of the Single-Family development within the Scenic Valley subdivision. (See Attachment A- Location & Zoning Map)

The property is currently an Outlot slated for future development in the Bluffs at Dankbar Farms subdivision. The Bluffs at Dankbar Farms was approved as a Planned Residence District “PRD” subdivision with a mix of housing types in 2023. **However, this property was excluded from the overall PRD zoning and zoned with standard FS-RM zoning with a Master Plan that limited the site to a maximum number of dwelling units to be configured as single-family attached townhomes. The expected unit range was approved at 60-100 units. The unit count was a combination of allocating available sanitary sewer service capacity to the Bluffs development and a desire of mixed single-family housing types. (See Attachment C- Approved Master Plan)**

Since the original approval of the Master Plan, to south of the site single family homes have been built along Everest, small lot Domani homes are planned to the north, and to the northeast a 100+ unit Senior Living Facility has been approved for construction later this year. Immediately to the east across Everest is a remnant county property with one home that was recently annexed. A stormwater facility and open space is immediately to the west of the site.

The proposed amendment maintains the current FS-RM zoning and maximum unit count of 100 units, but has a proposed change in housing types. The previous plan assumed development would exclusively be a townhome community of only single-family attached dwellings, likely configured as private community along private streets with its own amenities and standards separate from the overall Bluffs PRD.

The new proposal adds an option for multi-family apartments. As a result, the proposed Master Plan describes potentially single family detached and attached units along the western and southern portion of the site and multi-family dwellings further east adjacent to Everest Avenue. Based on the proposal, total unit range remains the same at 60-100 units and meets FS-RM standards for density. All of the proposed uses are

allowable within FS-RM zoning. The Master Plan has been updated since the Planning and Zoning Commission meeting to establish a limit of up to 48 Apartments located at the North end of the site.

The developer now desires to have flexibility to develop multiple housing types with lower density and higher density housing. The developer had originally contemplated medium density development on the site where the Senior Living Facility was approved, and now would like to add apartments to the mix of housing for this area. The developer believes the proposed arrangement is an appropriate transitioning of higher and lower densities into the existing and planned neighborhood. As proposed, the developer may propose any mix of units and configuration and is not required to limit the site to any one type of housing.

The apartment component would be required to conform to the FS-RM standards for smaller apartment buildings of up to 12 units per building, subject to public hearing for review and approval of a Major Site Development Plan.

Development of the site as described with the Master Plan will require a subdivision plat to create lots for housing and a Major Site Development plan for any apartment component. Requirements for open space will be determined during the future subdivision process. The developer intends to use the existing regional stormwater detention facility to the west created with the Bluffs development to meet stormwater treatment requirements

PLANNING & ZONING COMMISSION ACTION:

At the June 3 Planning & Zoning Commission meeting the Commission considered the request for rezoning. The commission members discussed the implications of allowing a mix of different housing types with the addition of apartments compared to the original concept of townhomes tyle development. The Commission focused on the issue of need for apartments balanced with needs for other types of housing. Additionally, the issue of location and compatibility was discussed. Staff described Plan 2040's policies for housing types and that FS-RM zoning allowed for multiple types, which means it would be a case by case evaluation of needed housing type and importantly the compatibility and context of the type of housing requested. Plan 2040 notes that about 60% of housing stock is rental in the City and that there is goal within Plan 2040 to support additional ownership housing opportunities as a percentage of the City housing stock.

Some members felt that apartments were not appropriate at this location due to the general design of the neighborhood to the north, west and south with single family homes. It was noted that other uses were already approved to the east that were not single family residential types of uses and more non-single family housing options were not needed. Other members felt that some small apartments were necessary and should be located in areas among lower density housing to provide more housing options and variety.

The Planning & Zoning Commission voted 4-3 to recommend the City Council approve the rezoning with a maximum of 48 apartment units allowed and subject to a layout showing the location of the apartment units included with the master plan prior to Council. (The applicant has since updated the proposal to reflect the recommended conditions of limiting apartment development)

PUBLIC NOTICE:

Notice was mailed to property owners within 400 feet a sign was also posted. There are very few existing property owners in this area as a developing subdivision, no comments were received.

ALTERNATIVES:

1. Approve the request for rezoning to amend the Floating Suburban Medium Density FS-RM Master Plan to allow for up to 48 apartment dwellings per the attached Master Plan and require an updated Zoning Agreement prior to third reading of the ordinance approving the rezoning.

2. Modify or Deny the request for rezoning from Floating Suburban Medium Density FS-RM with a Master Plan to Floating Suburban Medium Density FS-RM with an amended Master Plan on the basis that the Council finds that the City's regulations and policies are not met.

3. Defer action on this request and refer it back to City staff and/or the applicant for additional information.

CITY MANAGER'S RECOMMENDED ACTION:

The rezoning represents an amendment to the Master Plan for the Bluffs at Dankbar Farms Master plan that was approved in 2023. The amendment is proposing a new mix of medium density development for the site. The expected total unit range is the same as the previously proposed plan and the FS-RM density range is being met.

The primary question with the proposal is the change from a planned single-family attached housing community to potentially a mix of higher and lower density housing and how the mix fits with the planned neighborhood.

The Commission's discussion was insightful about the intent of Plan 2040 and how to apply it at the rezoning level of implementation. Plan 2040 supports many types of housing in the community, with certain areas focused on traditional owner-occupied housing and others for multi-family at medium and high densities. RN-3 is not the primary source of planned multi-family housing options for the Community, but it does not preclude a mix of building types while trying to balance the desire of owner-occupied housing choices as a priority.

In this area, the Senior Living Facility is a version of medium density development and the planned Greenbriar Development to the east of this site is designated RN-4, which intends for a very diverse mix of housing with high, medium, and low-density housing options. These areas address some of the housing variety needs of the community. Staff believes that the City's Plan 2040 does not expect additional Multi-family at this specific site and it is instead an issue of preferred housing types and ability for medium density to be compatible with lower density residential. Limiting the number of apartments is vital to the overall discussion of the request along with consideration of the design of the buildings that will be at smaller scale typically as two-story buildings, all of which is subject to Major Site Development Plan review.

With the option of mixing of housing types within the RN-3 designation, amending the Master Plan to work towards distinct housing types of apartments and single family vs. one homogenous type of a townhome community can be found to not conflict with Plan 2040 goals. Therefore, it is the recommendation of the City Manager that the City Council approve Alternative 1.

ATTACHMENT(S):
Addendum & Attachments.pdf
Revised Master Plan.pdf

ADDENDUM

REZONING BACKGROUND:

Legal Description. Outlot WW Bluffs At Dankbar Farms Second Addition.

Ames Plan 2040. The Ames Plan 2040 Future Land Use Map designation for the property is RN3 Residential Neighborhood Expansion. The RN3 designation supports the development of various housing types including FS-RM zoning. **The RN-3 Designation also emphasize goals related to owner occupied housing production along with context design interests. See Excerpts of Housing Element page 111 and Land Use page 55 for specific policy guidance. (Attachments E & F)**

Current Zoning. The current zoning designation for the property is Floating Suburban Residential Medium Density FS-RM with a Master Plan.

Proposed Zoning. Floating Suburban Residential Medium Density FS-RM with an amendment to the current Master Plan.

Existing Uses of Land. The surrounding areas are zoned primarily for residential with some commercial to the northeast.

Land uses that occupy the subject property and other surrounding properties are described in the following table:

Direction from Subject Property	Existing Land Uses
Subject Property	Vacant- Zoned FS-RM
North	Vacant- Zoned PRD
East	Vacant- Zoned FS-RM
South	Single Family Homes
West	Open Space and Single-Family Homes

Master Plan. A Master Plan is intended to provide a general description of the intended development of a property. A Master Plan must address open space areas to be reserved from development, buildable areas, building types, and major access points as described in zoning requirements of Section 29.1507(4).

The submitted Master Plan proposes a range of building types which include single-family detached, single-family attached and multi-family residential. Additionally, the developers narrative (See Attachment D) describes where certain building types will be located and how they compliment and associate with the broader neighborhood.

The proposal describes single family detached and attached units along the western and

southern portion of the site and multi family dwellings further east adjacent to Everest Avenue. Based on the proposal, total unit range remains the same at 60-100 units and meets FS-RM standards for density. The developer proposes this arrangement to assist in transitioning higher and lower densities in the neighborhood. This proposal blends lower density uses to the north and west in the Bluffs At Dankbar Farms and higher density residential and neighborhood commercial uses across Everest Avenue to the east.

Infrastructure.

Water – Water main is located in Everest Avenue which is currently being constructed abutting the eastern edge of the site. Xenia rural water will provide the water service, built to Ames City standards. Water main can be readily extended through the site for future development.

Sewer- Sanitary Sewer main is located in Everest Avenue abutting the eastern portion of the site. The Sanitary Sewer can be readily extended through the site for future development.

Electric- Electricity will be provided by Midland Power Cooperative. The entire site and future development can be serviced by electricity.

Access. Primary access to the site would be from Everest Avenue with additional streets being extended into the site with future development.

Findings of Fact. Based upon an analysis of the proposed rezoning and laws pertinent to the applicant's request, staff makes the following findings of fact:

1. The subject property is owned by Friedrich Land Development Company.

2. The proposed zoning is consistent with the Residential Neighborhood 3 (RN-3) Future Land Use Designation identified on the Ames Plan 2040 Future Land Use Map.

3. The RN-3 land use designation supports the FS-RM zoning designation. Under a FS-RM zoning designation, single-family detached, attached and multi-family housing types are allowed.

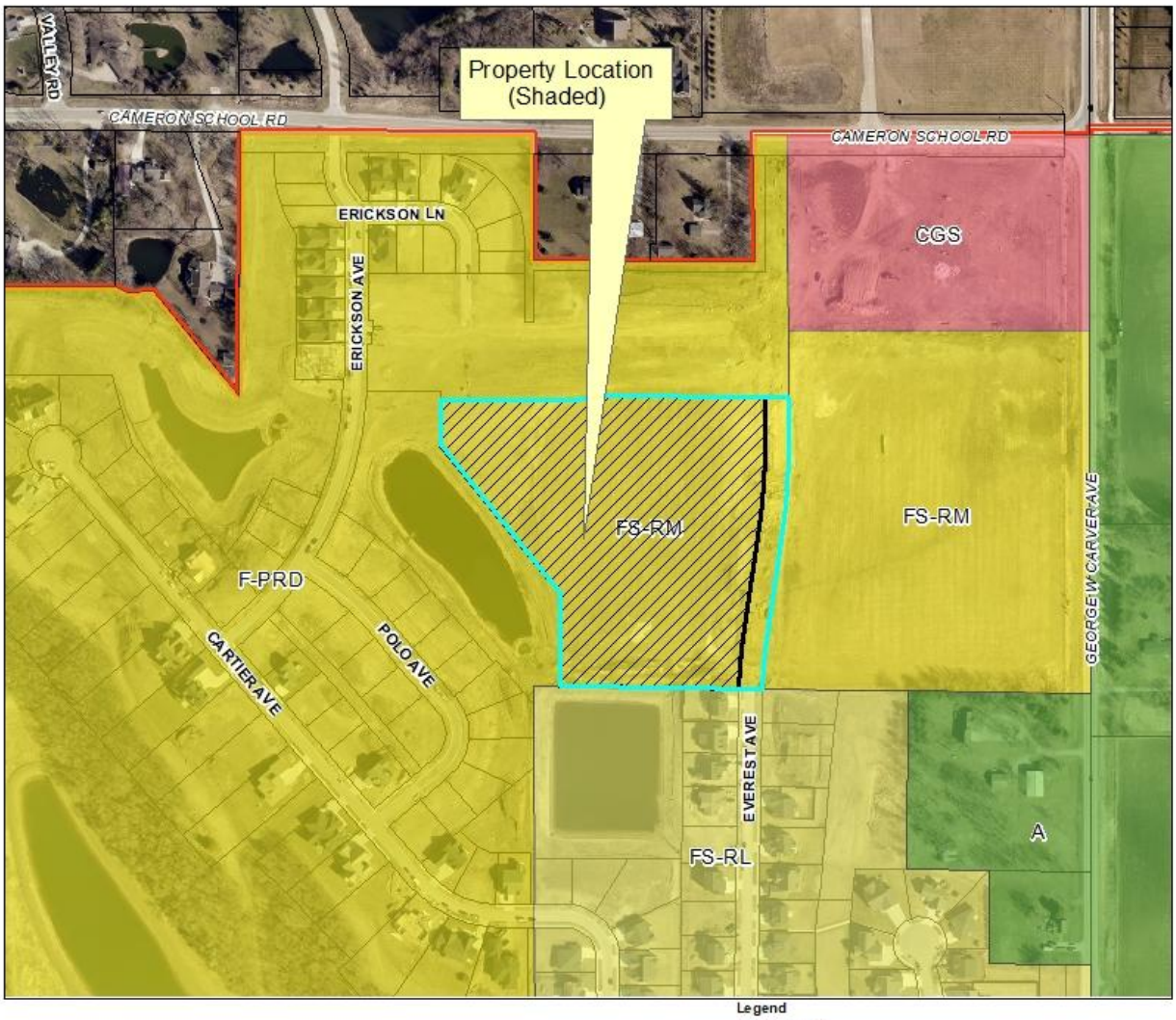
4. The Master Plan identifies developable areas and range of uses consistent with the proposed FS-RM zoning district. Subsequent development will be subject to subdivision review.

5. Infrastructure is adequate to serve the site and can be extended to the site.

6. Ames *Municipal Code Sec. 29.1507(5)* requires approval of a zoning agreement for an application with a master plan and that all subsequent development comply with the master plan.

Public Notice. Notice was mailed to property owners within 400 feet of the subject site and a sign was posted on the subject property.

Attachment A- Location & Zoning

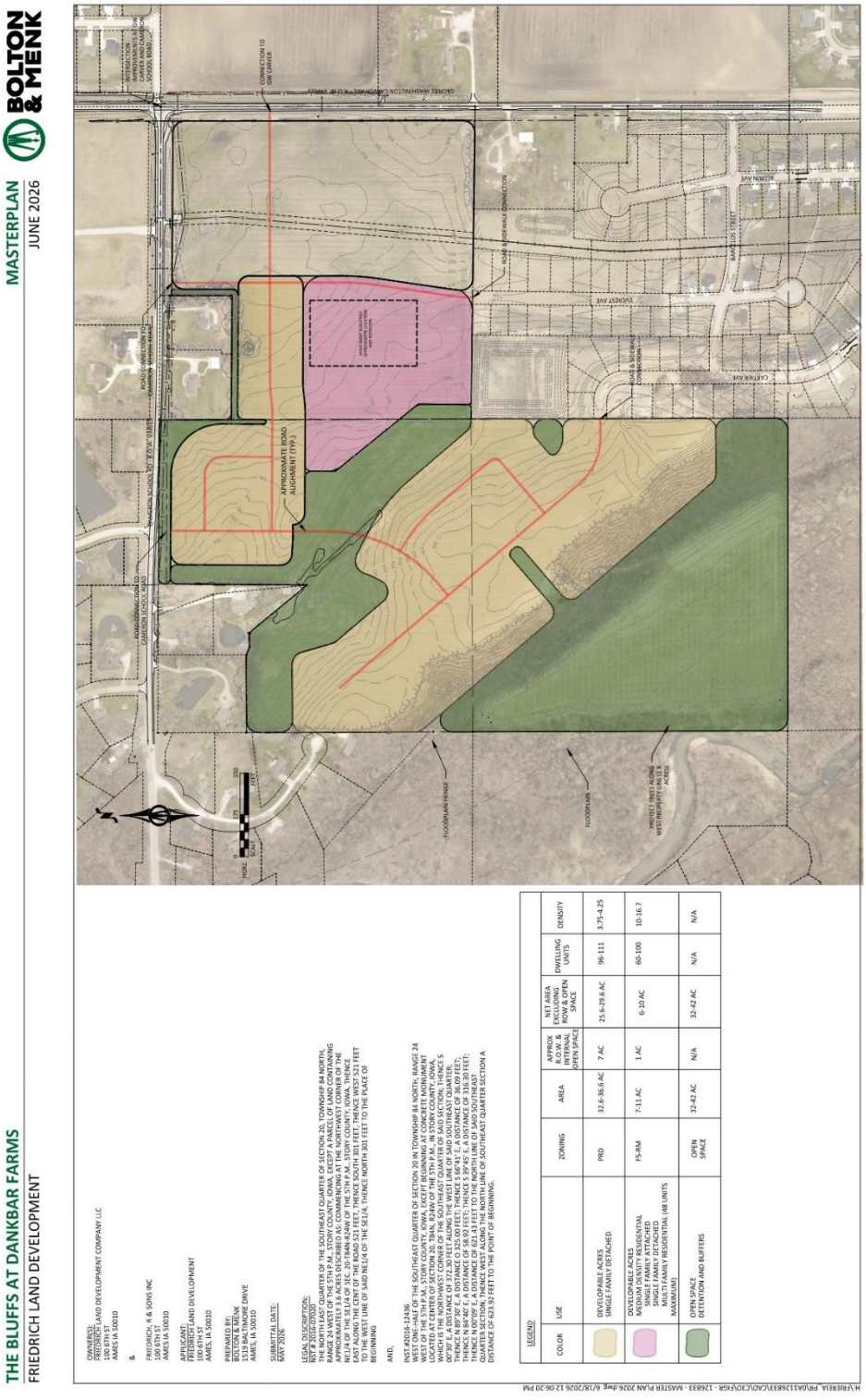


N

4899 Everest Avenue
Location & Zoning Map

Legend
Zoning District
Agriculture
Agricultural Zone "A" (sec 29.600)
Commercial
Convenience General Service "CGS" (sec 29.810)
Floating Zones
Suburban Residential Zone Residential Low Density "FS-RL" (sec 29.1202(4)-1)
Suburban Residential Zone Residential Medium Density "FS-RM" (sec 29.1202(4)-2)
Planned Residence District "F-PRD" (sec 29.1203)
PARCELS
AMES INCORPORATED LIMITS
IACAME26-SID-1INCH.sid
RGB
Red: Band 1
Green: Band 2
Blue: Band 3
STREET LABELS - ALL @ 50000FT
Private
ISU Road
City Road
County Secondary
County Hwy
State Hwy
US Hwy
US Interstate Hwy
RAILROAD CENTERLINES

Attachment B- Proposed Master Plan Amendment



Attachment C- Previously Approved Master Plan

Attachment D- Applicants Rezoning Narrative

Rezoning Narrative – The Bluffs (Medium Density Residential)

The proposed rezoning for *The Bluffs* development is intended to establish a well-planned residential neighborhood that provides a thoughtful transition between surrounding land uses while maximizing the site's natural amenities.

The site design organizes housing types to respond directly to adjacent development patterns. Single-family detached and attached units are located on the western and southern portion of the property, which provides compatibility with the existing single-family character found to the south and west and complements the residential nature of the surrounding area. This portion of the site also benefits from proximity to the pond and open space to the west, allowing these homes to take advantage of views and natural features that enhance overall neighborhood appeal.

To the north, existing Epcon-style housing establishes a denser residential context. The proposed attached single-family units serve as a compatible transition between those homes and the lower-density detached homes to the south, creating a cohesive and integrated neighborhood fabric.

The eastern portion of the site is designated for multifamily residential, with apartment buildings located adjacent to Everest. This location is intentional, as it places higher-density development near a more active corridor and across from the planned Dover senior living facility. This placement supports a logical concentration of density where infrastructure and access are best suited while also creating a complementary relationship with other residential uses in the area.

Overall, the development is transitioning from multifamily on the east to attached and detached single-family toward the west. This arrangement minimizes impacts to adjacent properties while reinforcing a compatible edge condition along the site boundaries.

The proposed rezoning supports the City's broader goals by:

- Providing a diversified housing mix, including multifamily, attached, and detached options
- Creating appropriate transitions between different residential densities
- Leveraging natural features such as the pond and open space to improve neighborhood quality

Attachment E- Ames Plan 2040 Excerpt (RN3 Policy Guidance)

LAND USE: CATEGORIES

Residential Neighborhood 3 (RN-3: Expansion)

- Contemporary but diverse development options in planned expansion areas of the city, known as FS zoned areas. Originally envisioned in the 1997 LUPP as "villages" and residential subdivisions.
- Primarily residential and largely single- family at low and medium densities. Some medium-density apartment developments.
- Conventional suburban lot sizes in subdivisions.
- Limited or no transit access.
- Access to private green space, internal paths, and trails is often included in development design. Includes storm water detention features within developments.
- Curvilinear street networks, minimizing cul-de-sacs, but somewhat limited connectivity at times.
- Common pattern of automobile-oriented design with front-loaded garages.
- Includes small commercial nodes.

APPLICABLE EXISTING ZONING CATEGORIES

- FS-RL Suburban Residential Low-Density
- FS-RM Suburban Residential Medium-Density
- F-PRD Planned Residence District
- PUD Planned Unit Development Overlay District
- RLP Residential Low-Density Park

GOALS

- Wide range of housing types and price points, need to incorporate attainably priced owner-occupied housing.
- Planned development of neighborhood cores, with higher density, linkages to single-family areas, and neighborhood services.
- High level of internal connectivity and planned street linkages to surrounding developments.
- Use Complete Street concepts with development. Include active transportation linkages. Provide safe access for all to neighborhood cores and activity areas.
- Target minimum gross density in major new development areas of 6 units per acre.



DEVELOPMENT GUIDELINES

- Flexible lot size design standards for diverse housing types, including architectural character, environmental, and open space factors in design decisions.
- Higher residential densities (attached, townhomes, small multi-unit buildings) on avenues, boulevards, and mixed use avenues, and other streets with significant bicycle and potential transit routes; and within master planned projects.
- Street, sidewalk, and trail connectivity.
- New development requires neighborhood and community parks. See also Parks, Trails, & Greenways Element.
- Plan to accommodate transit extensions into developing areas by design and density levels.
- Allow common accessory functions, places of worship, and parks.
- Apply minimum density standards to new development, single-family 3.75 du/A, medium-density minimum density 10.0 du/A, cores and high-density areas have higher intensity and densities than medium density.

PUBLIC ACTIONS

- Review and modify zoning and subdivision regulations to address intended range of uses and design standards.
- Permit accessory dwelling units with lot size and design standards.
- Extend trail network into growth areas.
- Support transit extensions to serviceable areas.
- Use the Capital Improvements Program to plan for extension of major road, water, sewer infrastructure. Consider use of development agreements, connection districts, and assessments to help facilitate extensions.
- Over time, RN-3 development areas will begin to age and have needs similar to RN-1 and RN-2.

Attachment F- Ames Plan 2040 Housing Policy Guidance (Page 111)

POLICY FRAMEWORK

HOUSING CHOICE AND ATTAINABILITY

Ames will have housing choice that are attainable for people of all income ranges.

H1-1. Establish a goal and coordinated program to increase annual production of non- multi-family housing units, specifically focusing on single-family attached and detached, duplex forms, townhomes and rowhouses, and small footprint apartment developments.

H1-2. Establish standards and appropriate areas within both growth and infill redirection areas for a variety of residential types. The intent is to support a general variety of housing that is integrated within a neighborhood. Discourage purpose-built student housing located away from campus.

H1-3. Work with neighborhoods to explore modification of selected single-family zoning districts to permit accessory dwelling units and duplexes on lots that meet specific criteria focused on design compatibility.

H1-4. Evaluate Ames programs and development standards for diversifying housing types, tenure, and price points within developments over a certain size. This includes consideration of financial incentives and acquisition of land for low-income housing and consideration of public participation in infrastructure or other development costs to create additional housing opportunities.

H1-5. Utilize a variety of funding sources and programs to support retention and creation of affordable housing. This includes supporting use of Section 8 vouchers within the community, partnerships with private or nonprofit development corporations, use of CDBG and HOME funds, and other housing trust, state, and federal programs.

H1-6. Encourage development of housing forms that provide a source of rental income for potential owner-occupants, in coordination with Policy H1-3. These include owner-occupied duplexes, accessory dwelling units, and co-housing concepts.

NEIGHBORHOOD QUALITY

Ames will support maintaining the quality of existing neighborhoods by encouraging reinvestment and conserving and enhancing existing housing stock.

H2-1. Maintain the character of existing single- family blocks in established neighborhoods. When diversifying density, limit higher-density infill to areas with frontages along avenues and boulevards as designated in the Complete Streets Plan.

H2-2. Make strategic investments in public infrastructure that enhance character and sustain the value of neighborhoods. Examples include support of neighborhood driven and identified improvements as well as regular city investment in infrastructure upgrades and maintenance for consistent quality and features across the community. Infrastructure includes sidewalks, lighting, street trees, storm water, public art, traffic calming, and other traditional infrastructure.

H2-3. Support use of a Rental Code and other property maintenance codes to ensure safe and high-quality living conditions for Ames' residents. Addressing nuisances and dilapidated or dangerous building conditions may require specific intervention tools and methods to alleviate impacts to the surrounding and neighborhood character.

H2-4. Identify resources, such as the use of CDBG and HOME funds, for targeted programs that 1) maintain the integrity of residential building envelopes, 2) encourage energy efficiency, and 3) fund acquisition/rehab/resale programs for homes that become available at feasible cost.

H2-5. Use zoning and building standards to address neighborhood design and architectural compatibility. Specific overlays, such as Historic Districts, Hospital Medical, and Single-Family Conservation, address design features, scale, transitions, and uses for the purpose of maintaining neighborhood character.

NEW DEVELOPMENT AREAS

Ames will use density, scale, and building types to define development areas that build connected communities, each of which provides housing choices.

H3-1. Implement the essence of this plan's growth area concepts by providing specific land use guidance for their development with required density ranges. Plan for a mix of housing types that match the land use intent for the growth areas and infill areas. Monitor development as it occurs over time to ensure trends are consistent with land use, growth, environment, and housing goals.

H3-2. Emphasize design quality with density to create compatibility of uses and lasting character for new neighborhoods and developments. Through the development approval process, encourage attributes such as walkability, continuous and usable public space, trail connectivity, and placemaking features. Establish general standards and outcomes that give applicants both the flexibility and the responsibility to demonstrate consistency with the goals for housing diversity and quality.

OWNER(S):
FRIEDRICH LAND DEVELOPMENT COMPANY LLC
100 6TH ST
AMES IA 50010

&

FRIEDRICH, R & SONS INC
100 6TH ST
AMES IA 50010

APPLICANT:
FRIEDRICH LAND DEVELOPMENT
100 6TH ST
AMES, IA 50010

PREPARED BY:
BOLTON & MENK
1519 BALTIMORE DRIVE
AMES, IA 50010

SUBMITTAL DATE:
MAY 2026

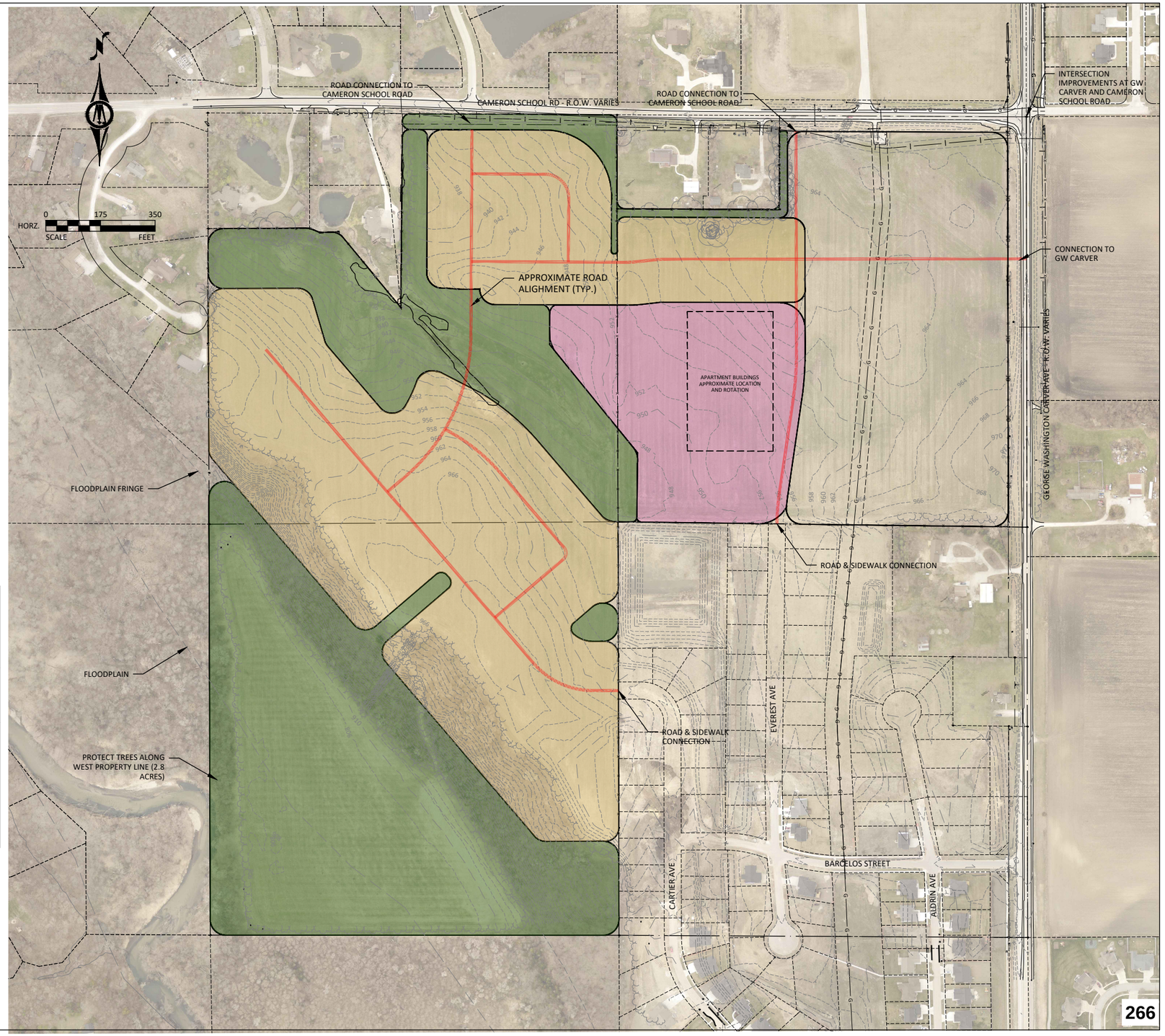
LEGAL DESCRIPTION:
NST.# 2016-07020
THE NORTH EAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 84 NORTH, RANGE 24 WEST OF THE 5TH P.M., STORY COUNTY, IOWA, EXCEPT A PARCEL OF LAND CONTAINING APPROXIMATELY 3.6 ACRES DESCRIBED AS: COMMENCING AT THE NORTHWEST CORNER OF THE NE1/4 OF THE SE1/4 OF SEC. 20-T84N-R24W OF THE 5TH P.M., STORY COUNTY, IOWA, THENCE EAST ALONG THE CENT OF THE ROAD 521 FEET, THENCE SOUTH 301 FEET, THENCE WEST 521 FEET TO THE WEST LINE OF SAID NE1/4 OF THE SE1/4, THENCE NORTH 301 FEET TO THE PLACE OF BEGINNING

AND,

INST.#2016-12436
WEST ONE-HALF OF THE SOUTHEAST QUARTER OF SECTION 20 IN TOWNSHIP 84 NORTH, RANGE 24 WEST OF THE 5TH P.M., STORY COUNTY, IOWA, EXCEPT BEGINNING AT CONCRETE MONUMENT LOCATED AT CENTER OF SECTION 20, T84N, R24W OF THE 5TH P.M., IN STORY COUNTY, IOWA, WHICH IS THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION; THENCE S 00°30' E, A DISTANCE OF 372.30 FEET ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER; THENCE N 89°30' E, A DISTANCE O 325.00 FEET; THENCE S 66°41' E, A DISTANCE OF 36.09 FEET; THENCE N 84°40' E, A DISTANCE OF 58.92 FEET; THENCE S 39°45' E, A DISTANCE OF 316.30 FEET; THENCE N 00°09' E, A DISTANCE OF 621.43 FEET TO THE NORTH LINE OF SAID SOUTHEAST QUARTER SECTION; THENCE WEST ALONG THE NORTH LINE OF SOUTHEAST QUARTER SECTION A DISTANCE OF 623.92 FEET TO THE POINT OF BEGINNING.

LEGEND

COLOR	USE	ZONING	AREA	APPROX R.O.W. & INTERNAL OPEN SPACE	NET AREA EXCLUDING ROW & OPEN SPACE	DWELLING UNITS	DENSITY
	DEVELOPABLE ACRES SINGLE FAMILY DETACHED	PRD	32.6-36.6 AC	7 AC	25.6-29.6 AC	96-111	3.75-4.25
	DEVELOPABLE ACRES MEDIUM DENSITY RESIDENTIAL SINGLE FAMILY ATTACHED SINGLE FAMILY DETACHED MULTI FAMILY RESIDENTIAL (48 UNITS MAXIMUM)	FS-RM	7-11 AC	1 AC	6-10 AC	60-100	10-16.7
	OPEN SPACE DETENTION AND BUFFERS	OPEN SPACE	32-42 AC	N/A	32-42 AC	N/A	N/A



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ITEM #:	**37**
DATE:	**06-23-26**
DEPT:	**P&H**

COUNCIL ACTION FORM

SUBJECT: TEXT AMENDMENT TO MODIFY THE NORTHEAST GATEWAY OVERLAY DISTRICT (O-GNE) STANDARDS

BACKGROUND:

The City Council has directed Planning Division staff to amend the Northeast Gateway Overlay (O-GNE) in response to a request from R-Pact Holdings, LLC & Jordan Elwell Properties to facilitate streamlined zoning for future commercial development. The proposed changes are a companion item to the recently approved rezoning action removing the Contract Rezoning Agreement and Masterplan for property at 3299, 3312, 3699 East 13th Street and 1699 570th.

The O-GNE requirements in the Zoning Ordinance were created in 2005 to create a unique overlay district that expanded upon the Planned Regional Commercial base zone to guide specifically how malls and large shopping centers would be expected to be designed. Significant elements of the Overlay include multiple public hearing approval processes, enhanced building requirements, interconnected “lifestyle center/mall” site improvement requirements, and environmentally sensitive design requirements that did not apply to other parts of the City.

A specific element of the O-GNE are standards for buffering of Ketelsen Marsh to the north of the site that is in rural Story County and managed by Story County.

The O-GNE was specifically created to help guide and dictate design with a planned regional mall concept that was approved in 2007 as part of the development agreement process, that has now been rescinded by recent Council action. O-GNE currently has both general guidelines and specific mandatory standards. An extensive Masterplan is required to address a number of specific issues which include, but are not limited to:

- easements,
- access to this and surrounding property,
- lighting limitations,
- how green spaces and plantings will interconnect with the full site,
- multi-modal circulation patterns,
- signage,
- architectural styles,
- environmental mitigation.

Once the overall Masterplan is approved by City Council, individual Site Development Plan approvals by the City Council are also required for each building.

PROPOSED CHANGES:

One of the main goals of the changes for the property owner are to simplify the Master Plan process and streamline the expectations of the overlay for design. The rationale is that the current standards are based upon a mall concept that will never be built by the owner and an interest to provide more general standards to allow for future development that is as of yet undetermined.

The overall approval process has been streamlined in terms of general approval and building specific approvals. **The new standards (See Attachment A) keep a Master Plan process for projects in the O-GNE in order to address the broad range of uses and large site sizes of the area. However, the required level of detail is simplified to focus on general layout and uses, with some expectation of an architectural style/theme. Actual building details will be subject to Site Plan review primarily by staff, but could be referred to Council if required during the Master Plan process.**

The new Master Plan expectations will maintain a design requirement of vehicular and pedestrian interconnectivity, native landscaping, building façade design materials and some elements of lighting and signage.

Design standards are being rewritten to still identify important design elements for this highly prominent entry point "gateway" to the City. However, they are more general than the current language and fall back to some general zoning standards that apply citywide, such as stormwater management and lighting controls that did not exist in 2005.

At the time of approval of the mall project, there was public input about concerns of trash and other pollution impacting the Marsh area. A buffer and design requirements were then included with the Overlay. Notably, protection of the Ketelsen Marsh area to the north with an appropriate buffer, similar to the current protection buffer is being maintained. **Staff added to the O-GNE language a 20% variability option to reduce the buffer size based upon information from a qualified biologist about potential wetland conditions and compatibility with the Marsh to the north.**

The combination of requirements are intended to support an overall development on either the south or north side of E 13th Street with thoughtful cohesive design while eliminating some requirements that can otherwise be reviewed during the Staff level review process.

The process provides more flexibility during the review process, primarily at the Master Plan level in order to adapt to future projects while identifying City priorities up front in the standards. Staff also notes a minor cross reference in Section 29.406(18) is being amended to address a supporting cross reference to these new criteria.

PLANNING & ZONING COMMISSION ACTION:

At the May 20 Planning & Zoning Commission meeting the Commission considered the Text Amendment proposal. Staff explained the proposed changes. The Commission had no significant comments. The Planning & Zoning Commission voted 6-0 to recommend Council approve the text amendment.

PUBLIC NOTICE:

Public notice was provided only as a publication. As a text amendment, no property owner notice is required. Staff also listed the change on its Planning Division website project list. No comment has been received about this site.

ALTERNATIVES:

1. Approve on first reading the ordinance related to amendments to the O-GNE Northeast Gateway Overlay as shown in the attached draft ordinance.

2. Approve amending the O-GNE Northeast Gateway Overlay Standards with modified standards.

3. Do not amend the O-GNE Northeast Gateway Overlay Standards.

4. Defer action on this item and request more information from staff.

CITY MANAGER'S RECOMMENDED ACTION:

Staff believes that the revisions to the O-GNE are consistent with the original intent and purpose for this highly prominent location. Maintaining an O-GNE zoning district is consistent with goals of Ames Plan 2040 for maintaining an expectation of quality development within the overlay and addressing the unique attributes of this location. Expectations for cohesive attractive building aesthetics and well thought out commercial areas are reinforced and can be achieved through the proposed revisions and new Master Plan process. Therefore, it is the recommendation of the City Manager that the City Council approve Alternative #1.

ATTACHMENT(S):
DRAFT ZTA for O-GNE Standards.pdf

ORDINANCE NO. _____

AN ORDINANCE TO AMEND THE MUNICIPAL CODE OF THE CITY OF AMES, IOWA, BY AMENDING SECTION 29.1109 AND SECTION 29.406(18)(C) THEREOF, FOR THE PURPOSE OF MODIFYING THE NORTHEAST GATEWAY OVERLAY DISTRICT (O-GNE) STANDARDS 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 amending sections 29.1109 and 29.406(18)(c) as follows:

" * * *

Sec. 29.1109. "O-GNE" NORTHEAST GATEWAY OVERLAY DISTRICT.

(1) **Purpose**. The intent of the "O-GNE" Northeast Gateway Overlay district is to ensure that regional commercial development within the "O-GNE" zoning designation results in a high quality development that meets the community and regional economic needs of the City while addressing environmental performance, efficiency, multi-modal transportation, aesthetics, and user experience related to site and building design features. The standards are also intended to help guide design and use compatibility with future planned residential uses to the east of 570th Street.

(2) **Applicability**. The "O-GNE" District must be designated by ordinance amending the Official Zoning Map.

(3) **Master Plan**. City Council approval of a Master Plan, after a review and recommendation by the Planning and Zoning Commission, is required prior to the submittal of any Major or Minor Site Development Plan for development of land in the "O-GNE" district. A major amendment to a Master Plan requires only City Council approval.

The Master Plan must address the conceptual layout of an overall site for uses with general building foot print and square footages, site access, internal circulation routes, and open spaces, and unless deferred by City Council, conceptual Building Architectural Style(s) or Site Development "Theme" for features such as lighting, signage, landscaping, building materials, and building proportions, that would guide future Site Development Plan review to ensure development has a cohesive and coordinated appearance amongst buildings and site features. The requirement to establish a style or theme is not intended to prevent use of corporate architecture that utilizes similar materials and design elements identified within the Master Plan.

Phasing of site improvements, if any, and delegated approval authority must be addressed within the Master Plan.

(4) **Site Development Plan**. Subsequent to approval of a Master Plan, individual Site Development Plans(s) will be approvable by the Planning and Housing Director if it is found to be in general conformance to the Master Plan and the City

development standards and regulations as defined in 29.1502. In the event the proposed Site Development Plan modifies substantial elements of the Master Plan, deviates from the Master Plan, or otherwise includes a use requiring Council approval, the application must be processed as a Major Site Development Plan.

An Integrated Site Development Plan of Chapter 23-Subdivision Code is not required to allow for shared site features included with an area of an approved Master Plan.

(5) **Design Standards**. The Overlay includes a combination of design standards that apply to site layout and building design. Design standards listed below provide direction on the design intent of features for the site and are to be adhered to in the design process with flexibility of their application to individual site features as meeting the intent for the overall development. Zoning development standards require compliance, but a project may be approved that utilizes flexibility of the 29.1502(7) Alternative Design Review.

(6) **Layout of Commercial**. The overall site layout should accommodate a cluster of commercial retail/restaurant uses as a node within the overall site design. Out parcels, big box stores, and other uses may also be approved as standalone uses. A concentrated "mall" type of layout is not required.

(7) **Access, Circulation, Parking**.

(A) Provide a complete and continuous network for circulation of pedestrians and bicyclists.

(i) Provide frontage improvements with shared use paths and sidewalks to City standards with driveway spacing in accordance with SUDAS, focused on limited access points to E. 13th Street.

(ii) Internal to a development, clusters of buildings must be interconnected with sidewalks. At least one prominent sidewalk spine must connect to E 13th Street. Large sites may require multiple pedestrian connection points to public streets from building(s) within the site.

(B) The north and south development sites with concentrated commercial development must accommodate a CyRide public transportation access route onto the site for a pickup and drop off location with the convenient ability to turn around and circulate out of the site to E 13th Street. Accommodating includes providing for an agreement or easement for travel onto the site and for the design and dimensions of parking lot and drives that meet needs of a bus.

(C) Provide Bicycle parking consisting of four visitor spaces for the first 10,000 square feet of commercial space. Provide an additional one visitor space for every additional 10,000 square feet of floor area, but in no event will more than 3% of the required vehicle parking after the first 10,000 square feet be required for bicycle parking. Bicycle parking must be distributed to different areas of a development site.

(D) All parking must be permitted to be considered shared parking for all uses located on a Master Planned site unless separated by E 13th Street.

(E) Locating drive-through lanes along the perimeter of a site abutting E 13th Street or 570th Street is discouraged. If a drive-through queuing or pickup area is located along the perimeter of the site, additional architectural treatment of the drive-

through and pickup area with a trellis, decorative screen wall, or other design element must be provided. Decorative landscaping must be incorporated along the perimeter of all drive-throughs and specifically along 570th Street for purposes of screening and compatibility to residential uses.

(8) **Stormwater/Landscaping/Screening**.

(A) Regional stormwater system(s) for an entire site are preferred for compliance with Ames Municipal Code Chapter 5B. A design preference is to integrate stormwater management systems in a treatment train approach into different areas of a site in ways that utilize primarily landscape plantings native to the area and if possible, include focal elements of the site such as flowing water, decorative ponds, and fountains. All stormwater features are to be attractively designed and landscaped.

(B) Use native trees, ornamental grasses, and shrub species, or their cultivars, for a minimum of 50% of required trees, grasses, and shrubs planted on the site. An alternative landscaping approach may be approved with the Master Plan.

(C) The overall site must provide for a high degree of tree diversity. No more than 4 trees of one species or 20% of any one tree species, whichever is more, is permitted.

(D) Provide landscaping, in combination with architectural treatments, to screen storage areas, trash enclosures, utility cabinets, mechanical equipment, service areas, and other similar elements. Break up large blank facades of buildings along public streets and primary drives with foundation landscaping or with designated planters. Provide landscaping adjacent to pedestrian walkways.

(E) All parking lot and loading areas are subject to the general landscape requirements of Article IV unless an Alternative Plan is approved.

(9) **Building Design and Materials**.

(A) The approved Architectural Style and Themes identified with the Master Plan shall guide building design and material choices related to the following standards:

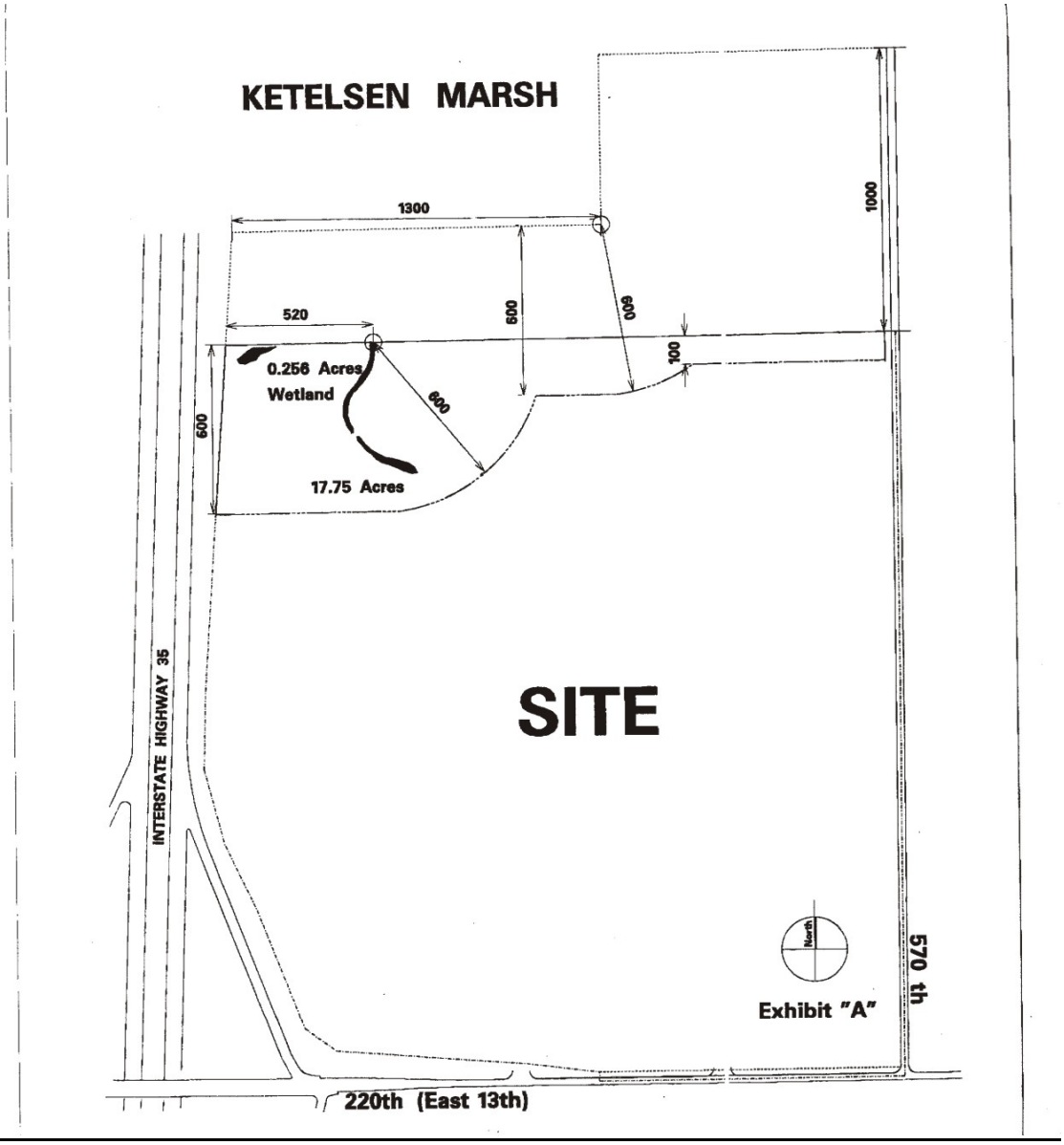
(i) Building facades must include masonry materials comprised of brick, natural stone or reconstructed stone, architectural features or accent features on all building elevations oriented to public areas of the site including facades adjacent to streets and highways. Architectural metal siding may be approved as an additional accent material. Concrete block or CMU and smooth tilt-up concrete walls do not meet this standard as being an accent. Screen walls, decorative walls or fencing may also be required to include complimentary materials as accents to primary design elements.

(ii) Increase visual identity and interest by providing for variations in wall planes and rooflines, such as incorporating variations in building height, building mass, roof forms, rooflines, changes in wall planes, and articulation of building facades in the architectural design of all buildings. Parapets must be used to conceal flat roofs and mechanical equipment. Projecting parapets must incorporate returns.

(10) **North Buffer Establishment and Purposes**.

(A) A buffer area with a maintenance plan must be established between any development within the “O-GNE” District and Ketelsen Marsh along the north property line of said development from the east boundary line of I-35 to the west boundary of 570th.

The buffer is intended to maintain the function of existing or restored wetlands and for compatibility with the Ketelsen Marsh. The buffer must be a minimum of six hundred feet (600 ft) in width along the existing south public use boundary of Ketelsen Marsh and must be one hundred feet (100 ft) in width along the south side of the remainder of the north boundary of the "O-GNE" District, as depicted below:



(B) The final recommendations for the design and establishment details of the buffer must be prepared by an expert in Environmental Sciences to ensure that the design is correct for the site and compatible with the existing vegetation at Ketelsen Marsh. The City Council may consider up to a 20% variation in the buffer design upon review of findings concerning the quality of functional value of wetlands in the area of the buffer, including consideration of restoration or other improvements.

(C) Native vegetation must be established in the buffer consisting of local ecotype native species, if available, appropriate for the site and consistent with existing vegetation at the marsh.

(D) Prior to approval of the buffer design, the developer must consult with the Director of the Story County Conservation Board concerning plant types and proposed maintenance plan. A conservation easement or separate outlot must be created for the buffer and include reference to the approved Maintenance Plan.

(E) A combination of brown, black or green chain link fencing and vegetation must be installed in the buffer area to intercept trash from the development and to minimize adverse effects of light on the marsh ecology.

(F) Communications towers are prohibited within the buffer.

(11) **Signage & Lighting**.

(A) A Sign Master Plan may be approved by staff that addresses sign design and sign area allowances for all buildings and property within the area of the Master Plan. Signage allowances for sites and buildings will be reviewed as part of the Site Development Plan before applying for a sign permit to meet requirements of Chapter 21.

(B) All ground-mounted signs must be monument style with a decorative base and a total height not exceeding twelve (12) feet in height measured from the ground to the top of the sign cabinet. Exceptions include internal directional signage and menu boards and a maximum of one 50-foot-tall decorative pylon sign along I-35 frontage and one 35-foot decorative pylon sign along E 13th Street frontage for the south and the north site. Advertising of businesses on a given site either north or south of E 13th Street cannot be considered off premise signage as a planned shopping center.

(i) Digital Displays. If digital displays are approved for use on a pylon sign with the Master Plan it must include message hold limitations and must automatically adjust lighting intensity for ambient conditions. At the time of sign approval for a pylon sign with a digital display, a NITS limitation for brightness will be reviewed to address light control and glare concerns. No digital displays may be approved along the 570th Street frontage.

(C) All outdoor lighting fixtures must be placed so as to minimize light trespass and glare beyond the property boundary. All lighting to be directed downward consistent with the Outdoor Lighting Code. All pole and wall mounted lights must not exceed a placement height of 25 feet measured from the ground to the luminaire, inclusive of any based, pole, building feature for locations within 200 feet of a public street frontage.

(i) Decorative lighting for architectural features, pedestrian spaces, plazas, etc. may be approved by staff as unshielded or architectural uplighting to accent public spaces or design elements of a building when determined to meet the intent of low intensity lighting and dark sky protection.

(ii) Use of facade or parapet strip lighting is discouraged overall and prohibited along the 570th frontage.

(D) Outdoor lighting must not exceed 0.3 footcandles at the property line along public streets and highways.

* * *

Sec. 29.1109. "O-GNE" NORTHEAST GATEWAY OVERLAY DISTRICT.

(1) **Purpose**. The intent of the "O-GNE" Northeast Gateway Overlay) district is to ensure that regional commercial development, which occurs on land with the "O-GNE" zoning designation, results in a high-quality development, which is representative of the most desirable design quality and character that exists in the community. Over the entire district, the design is to integrate open space, landscaping, entry features and artwork, storm water management, buildings, parking, access by all modes of transportation, lighting, and signs in a manner that respects the environment, is representative of the native Iowa landscape, and exhibits energy efficiency.

(2) **Applicability**. The "O-GNE" District shall be designated by ordinance amending the Official Zoning Map.

(3) **Master Plan**. Approval of the Master Plan by the City Council is required prior to the submittal of any Major Site Development Plan proposing development of land in the "O-GNE" district.

(a) Land Area to be Included. The Master Plan shall include all land area within the "O-GNE" District.

(b) Written Narrative. The Master Plan submittal shall include a written narrative, describing how each Design Guideline and Design Standard is addressed by the Master Plan.

(c) Existing Conditions. The Master Plan shall describe the following existing conditions:

(i) Topography (contours at two-foot intervals);
(ii) Location and type of existing structures;
(iii) Type, size, and location of plant materials;
(iv) Dimensions and location of easements;
(v) Location and dimensions of public right-of-way on the site, and adjacent to the property boundaries;
(vi) Location and dimensions of accesses to the site (including accesses to agricultural crop land);
(vii) Size and location of utilities;
(viii) Size and location of known drainage tiles;
(ix) Location of designated wetlands (including plans for mitigation);
(x) Flood plain and floodway boundaries; and,
(xi) Type and location of signs, lighting, and fences.

(d) Proposed Development. The Master Plan shall include a statement of the following elements of the proposed development:

(i) Building placement and approximate dimensions;
(ii) Parking locations and approximate dimensions;
(iii) Location, type, and size of landscaping, screening, buffers, and open space;
(iv) Location and design of public and private gateway features and common areas; and,
(v) Circulation pattern for all modes of transportation on the site.

(e) Other Items. The Master Plan submittal shall state the following:

(i) General storm water management plan;
(ii) Architectural styles and exterior materials to be used;
(iii) Strategy for mitigating any potential negative impacts to the environment on the site and on surrounding properties;
(iv) Plan for the type, design, materials, and scale of signs;

(v) Plan for outdoor lighting;
(vi) Phasing plan for development;
(vii) Lot layout and dimensions;
(viii) Type of use(s) planned for each building; and,
(ix) Conceptual exterior elevations and building materials for each building.

(f) Procedure for Approval of the Master Plan. The procedure for approval of the Master Plan is described as follows:

(i) Applications for approval of the Master Plan shall be submitted to the Department of Planning and Housing.

(ii) The Director of the Department of Planning and Housing shall prescribe the forms on which applications are made. Applications shall include the name and address of the applicant, the name and address of the owner of each lot involved, and the relationship of the applicant and the property owner in connection with the application. If the applicant or property owner listed on the application is an entity other than a natural person, the application shall also include detailed information regarding the principals of the entity. The Director of the Department of Planning and Housing shall prescribe any other material that may reasonably be required to determine compliance with this Ordinance, with sufficient copies for necessary referrals and records.

(iii) Applications that are not complete shall be returned to the applicant, with a notation of the deficiencies in the application.

(iv) Staff Review. Upon receipt of a complete application, the Director of the Department of Planning and Housing shall forward copies to the city staff for a determination of compliance with applicable requirements and policies of the city. Upon completion of staff review, the Director of Planning and Housing shall forward the application and the staff recommendations to the Planning and Zoning Commission.

(v) Planning and Zoning Commission. Commission review shall not be concluded until consideration is given to comments at a public hearing, which may be scheduled as part of the regularly scheduled meeting. Notification of the public hearing shall be made by mail and posting, in accordance with Sections 29.1500(2)(d)(i) and (iii). Within 30 days of the hearing, the Planning and Zoning Commission shall submit the written recommendation to the City Council setting forth the reasons for its recommendation of acceptance, denial or modification of the application.

(vi) City Council Decision. After the transmittal of the recommendation from the Planning and Zoning Commission, the City Council shall consider the application at a public hearing conducted as part of a regularly scheduled meeting. Notification of the public hearing shall be made by mail and posting, in accordance with Sections 29.1500(2)(d)(i) and (iii). The City Council action shall be by motion.

(4) **Major Site Development Plan.** Upon approval of the Master Plan by the City Council, an application may be submitted to the City for approval of a Major Site Development Plan to allow the development or redevelopment of any lot, tract or parcel of land in the "O-GNE" district. Approval of each Major Site Development Plan by the City Council is required, prior to the issuance of a Building/Zoning Permit for development on any lot, tract or parcel of land in the "O-GNE" district. The applicant shall comply with Sections 29.1502(1) (2) & (4), and 29.1108(3), as applicable.

In addition, a written narrative, describing how each Design Guideline and Design Standard is addressed by the Major Site Development Plan, shall be included as part of the application.

(5) **Amendments to the Approved Master Plan and Major Site Development Plans.** Amendments to the approved Master Plan and Major Site

Development Plans may be needed as development in the "O-GNE" district progresses.

(a) Applications for approval of amendments to the Master Plan and/or any Major Site Development Plan shall be submitted to the Department of Planning and Housing.

(b) The Director of the Department of Planning and Housing shall prescribe the forms on which applications for amendments are to be made. Applications shall include the name and address of the applicant, the name and address of the owner of each lot involved, and the relationship of the applicant and the property owner in connection with the application. If the applicant or property owner listed on the application is an entity other than a natural person, the application shall also include detailed information regarding the principals of the entity. The Director of the Department of Planning and Housing shall prescribe any other material that may reasonably be required to determine compliance with these regulations, with sufficient copies for necessary referrals and records.

(c) Applications that are not complete shall be returned to the applicant, with a notation of the deficiencies in the application.

(d) Minor Amendments. Minor amendments to the approved Master Plan and/or any Major Site Development Plan shall be approved by the Planning and Housing Director following a review and recommendation by City staff. Minor amendments are defined as changes that:

(i) Do not constitute a change in the land use of the project, or the overall layout and design;

(ii) Do not alter the overall landscape design, except a change to the landscape buffer between commercial development and Ketelsen Marsh to the north will be considered to be a "Major Amendment", or;

(iii) Do not alter the height, placement, or dimensions of buildings in a manner that is inconsistent with the overall site layout and design, as determined by the Planning and Housing Director.

(e) Major Amendments. Major amendments to the approved Master Plan and/or any Major Site Development Plan shall be approved by the City Council and shall include all changes other than those listed as "Minor Amendments" in Section 29.1109(5)(d).

(i) Staff Review. Upon receipt of a complete application for a major amendment to the approved Master Plan and/or any Major Site Development Plan, the Director of the Department of Planning and Housing shall forward copies to the City staff for a determination of compliance with applicable requirements and policies of the city. Upon completion of staff review, the Director of Planning and Housing shall forward the application and the staff recommendations to the Planning and Zoning Commission.

(ii) Planning and Zoning Commission. Commission review shall not be concluded until consideration is given to comments at a public hearing, which may be scheduled as part of the regularly scheduled meeting. Notification of the public hearing shall be made by mail and posting, in accordance with Sections 29.1500(2)(d)(i) and (iii). Within 30 days of the hearing, the Planning and Zoning Commission shall submit the written recommendation to the City Council setting forth the reasons for its recommendation of acceptance, denial or modification of the application.

(iii) City Council Decision. After the transmittal of the recommendation from the Planning and Zoning Commission, the City Council shall consider the application at a public hearing conducted as
part of a regularly scheduled meeting. Notification of the public hearing shall be made by mail and posting, in accordance with Sections 29.1500(2)(d)(i) and (iii). The City Council action shall be by motion.

(6) **Distinction Between Design Guidelines and Design Standards.** The Design Guidelines are intended to express the intent of the community for the development of land in the "O-GNE" district. The Design Standards are the minimum design requirements established to implement each particular Design Guideline.

(7) **Guidelines for Overall Design.** The overall design is cohesive and one of continuity with the landscape. The design shows a respect for the natural features of the site and surrounding properties, as well as exhibiting the best the community has to offer and informing the visitor of the community's common design values through the use of building materials and design features.

The site design and gateway appearance shall be reflective of the community. This is accomplished through the use of materials common to the area; through the repetition of architectural design features found elsewhere in the community; through the use of energy efficient and environmentally friendly measures; by placing a variety of buildings in a naturalistic park-like setting; by using design elements of other community gateways; by portraying the people and history of Ames in the design; and, by providing convenient and safe access for pedestrians, bicyclists, and motorists.

(8) **Standards for Overall Design.** The following Design Standards are the minimum requirements necessary to implement the Design Guidelines for "Overall Design":

(a) Include design elements in the entry features for the site, such as: lighting, monuments, artwork, water, prairie savannah plants, brick, stone, decorative paving patterns, vertical architectural elements, as well as design elements and materials of other community gateways.

(b) Include courtyards, squares, and/or plazas, in the site design.

(c) Reserve a prominent area of the site for a "community welcome center".

(d) Direct access between commercial development and Ketelsen Marsh is prohibited.

(e) Ketelsen Marsh. Development of property within the "O-GNE" District shall be compatible with and seek to preserve or enhance the ecology of Ketelsen Marsh by addressing the following items:

(i) Hydrology: Development within the "O-GNE" District shall be designed to prevent adverse impacts on the hydrology of the marsh area.

(a) Developers of property within the "O-GNE" District shall hire a professional hydrologist to review the impacts of any modifications to existing surface and subsurface drainage or water flow on Ketelsen Marsh.

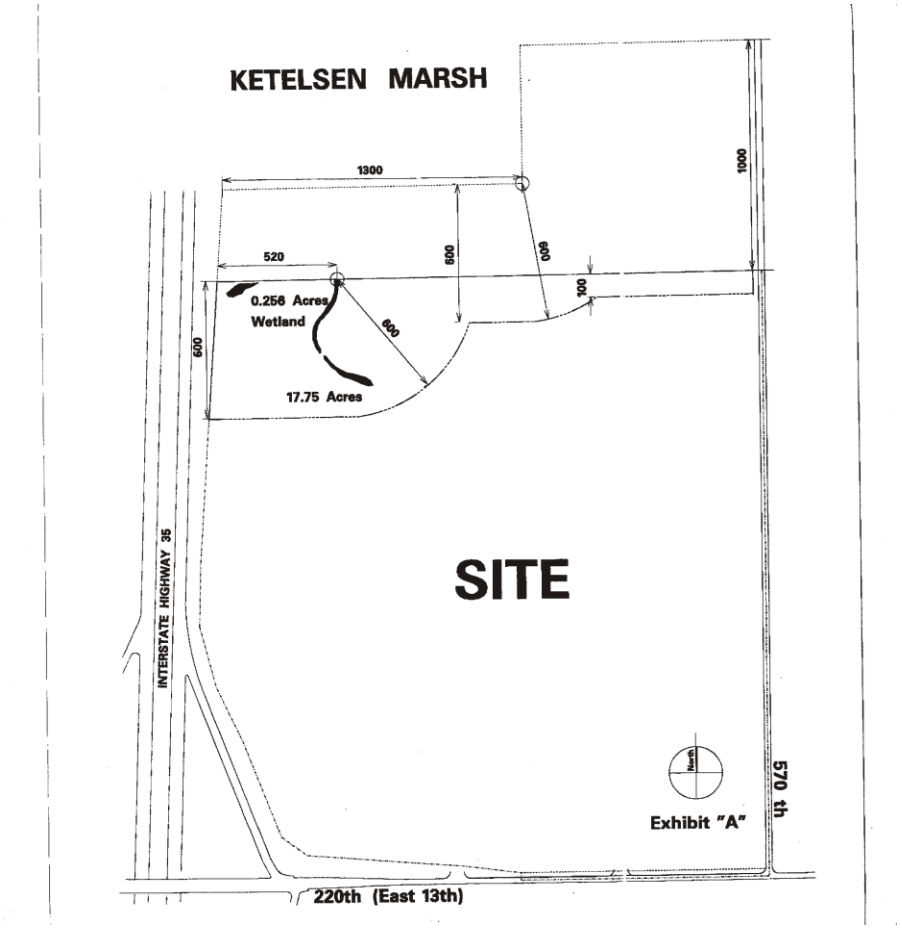
(b) The professional hydrologist shall provide a work plan indicating the data collection, methodology, interpretation and reporting. The soil borings used by the professional hydrologist shall be at the proper time, to a sufficient depth and left open the necessary period of time to profile the water table and subsurface water flow.

(c) If the hydrology report determines that the existing surface and/or subsurface drainage and water flows toward Ketelsen Marsh, then the storm water management plans (addressed in other sections of the overlay) shall describe long-term measurement and management of pollutants (i.e.: oil, gasoline, and antifreeze) that can damage the marsh ecosystem.

(ii) Buffer Establishment and Purposes.

(a) A buffer area shall be established between any development within the "O-GNE" District and Ketelsen Marsh along the north property line of the development from the east boundary line of I-35 to the west boundary of 570PthP. The buffer shall be a minimum of six hundred (600) feet in width along the existing south

public use boundary of Ketelsen Marsh and shall be one hundred (100) feet in width along the south side of the remainder of the north boundary of the "O-GNE" District, as follows:



Native vegetation shall be established in the buffer consisting of local ecotype native species correct for the site and consistent with existing vegetation at the marsh.

(b) A combination of brown, black or green chain link fencing and vegetation shall be installed in the buffer area to intercept trash from the development and to minimize adverse effects of light on the marsh ecology. The design and establishment details of the buffer shall be prepared by an expert in biology to ensure that the design is correct for the site and consistent with the existing vegetation at Ketelsen Marsh.

(c) Specific design and establishment details shall be coordinated with the Director of the Story County Conservation Board. Upon completion, an agreement to insure both permanence and maintenance of the buffer area shall be entered into between the developer and the Story County Conservation Board.

(f) Communications towers are prohibited.

(g) Energy Efficiency Standards. Development in the "O-GNE" district shall comply with the energy efficiency standards in effect with respect to the City of Ames at the time of application to the City of Ames for each individual building permit.

(9) **Guidelines for Site Layout.** The site layout is guided by the Master Plan, which integrates the roadways, bikeways, pedestrian walkways, parking, buildings, and landscaping in a coordinated fashion into a naturalistic landscape, properly manages storm water, and provides convenient and safe access for all modes of travel to and within the site. Design of the commercial development is to create a unique site plan unified with the entire "O-GNE" District.

(10) **Standards for Site Layout.** The following Design Standards are the minimum requirements necessary to implement the Design Guidelines for "Site Layout":

(a) Locate buildings, open space, and plantings to enhance the network of pathways, roadways, and pedestrian areas, define spaces of the appropriate scale for each of these, and buffer those areas from nuisances. Areas of the site designed for enhanced use by pedestrians, are to provide the greatest benefit to the most users and improve the functional relationships and linkages on and off the site.

(b) Arrange buildings to create view corridors on and off the site, between pedestrian destinations, including building entrances, and open space.

(c) Distribute parking areas around buildings in order to shorten walking distance, and to reduce the overall scale and impact of parking areas.

(d) Use a consistent design theme or palette for site layout and building architecture.

(e) Mitigate negative impacts and incorporate the mitigation measures into the topography, landscape features and drainage characteristics of the site and surrounding properties.

(f) Screen service areas, storage areas and refuse enclosures from public view, with a combination of landscaping, fences and walls. Cluster the locations of service and refuse areas.

(g) Locate drive-through windows, menu boards, and associated stacking lanes to minimize impacts on other areas of the development site, as well as impacts on adjacent properties. Such site features are to be integrated with the building design and screened from off-site property.

(Ord 4048, 10-26-10)

(11) **Guidelines for Access and Circulation.** Traffic, access, and circulation accounts for all modes of travel. The road design accommodates the anticipated motor vehicle traffic volume and promotes pedestrian safety. The transportation system facilitates visitors to explore the community.

(12) **Standards for Access and Circulation.** The following Design Standards are the minimum requirements necessary to implement the Design Guidelines for "Access and Circulation":

(a) Provide an integrated system of open space and pathways for pedestrians and bicyclists, which lead to the perimeter of the site for connections to the rest of the community.

(b) Provide a complete and continuous network of separate pedestrian, bicycle, and motor vehicle pathways and roadways, as well as open space that connects all building entrances, parking areas, transit stops, and adjacent properties.

(c) Provide accommodations for the circulation of public transportation on the site.

(d) Provide a change in paving materials, and a change in textures/colors where pedestrian walkways cross drives to emphasize the conflict point, improve visibility, enhance safety, and provide aesthetic appeal.

(e) Provide bicycle parking at locations that do not obstruct the flow of pedestrians, are identified with signage, are visible, and are located near customer entrances.

(13) **Guidelines for Landscaping.** The site design shall employ landscaping, open space, green space, public space, trees, buffering, and the natural environment to integrate the buildings, parking lots, artwork, and architectural entry features.

(14) **Standards for Landscaping.** The following Design Standards are the minimum requirements necessary to implement the Design Guidelines for "Landscaping":

(a) Integrate storm water management systems into the site in ways that enhance the public space and sustain landscape plantings native to the area, with such features as: flowing water, ponds, landscaped waterways, and other water features. Storm water management systems shall incorporate at least one element of "Low Impact Development" (LID) techniques identified by the United States Environmental Protection Agency (EPA) such as bio-detention areas, grassed swales and/or use of porous pavement. Storm water features are to be attractive, as well as functional.

(b) Use native tree and shrub species, or their cultivars, for the majority of trees and shrubs planted on the site.

(c) Design large areas of landscaping (such as open spaces, buffers, waterways, and storm water retention areas) to exhibit a natural setting, rather than a manicured appearance.

(d) Achieve unity of design by repeating plant variety groupings and other materials, and by coordination with landscaping on adjacent properties where appropriate (including right-of-way streetscape designs).

(e) Provide dense landscaping, in combination with architectural treatments, to screen storage areas, trash enclosures, utility cabinets, mechanical equipment, service areas, and other similar elements. Provide landscaping along building foundations and pedestrian walkways.

(f) Include landscaping for all entry drives and storm water detention areas as part of the first phase of construction.

(g) Design parking areas with a combination of landscape plantings, screening, and buffers to avoid the visual appearance of vast expanses of hard-surface paving, and to avoid narrow strips of grass and/or plantings.

(h) Where fencing is used, the design and materials shall be compatible with the design and materials used for structures and landscaping. The use of chain link fencing is limited to the buffer area between development on the site and Ketelsen Marsh.

(15) **Guidelines for Building Design.** Building design includes a variety of building sizes of high-quality design and materials for which there is wide latitude for creativity within the framework of the Master Plan for the entire site. Buildings will be designed to reduce the massive scale and the uniform, impersonal appearances of large commercial buildings, for energy efficiency, and to provide visual interest that will be consistent with the community's identity, character, and scale.

Architectural design shall create and contribute to the uniqueness and sense of place of the development. Building elevations shall consider the character of the community and incorporate design elements representative of such community character.

(16) **Standards for Building Design.** The following Design Standards are the minimum requirements necessary to implement the Design Guidelines for "Building Design":

(a) Throughout the "O-GNE" district, masonry materials comprised of brick, natural stone or reconstructed stone, shall be used as architectural features or accents on all building elevations that are visible to the general public. Brick and stone materials shall not be required on the south elevation of buildings located on lots that abut the Union Pacific Railroad right-of-way. Building elevations that abut the railroad tracks may be composed of concrete block, painted in a color to match the remaining three sides

~~of each building.~~

~~(b) Incorporate variations in building height, building mass, roof forms, rooflines, changes in wall planes, and articulation of building facades in the architectural design of all buildings. In addition, incorporate variations in color, materials, and texture. Parapets shall be used to conceal flat roofs and mechanical equipment.~~

~~(c) Use consistent architectural detail and character on all sides of the buildings, which are visible from adjoining properties and/or public streets.~~

~~(d) Design building entrances that are easily identified through the use of one or more of the following methods, applied at a scale consistent with the building: projected or recessed entryways, porticos, higher rooflines, changes in building material, or color.~~

~~(e) Locate loading and outdoor storage areas so as not to be visible from adjoining properties and/or public streets, and screen, recess, and/or enclose such areas. Appropriate locations for loading and outdoor storage areas include areas between buildings, where more than one building is located on a site, or on those sides of buildings that do not have customer entrances. Screen walls shall be consistent with the architectural character of each building.~~

~~(f) Pseudo-historical themes are not allowed.~~

~~(g) Design the buildings to utilize similar colors, materials and textures, as well as repeating patterns, rhythms, and proportions found within the architecture of other buildings in the development to achieve unity of design.~~

~~(h) Incorporate a combination of arcades, pedestrian-level display windows, multiple fenestrations, storefronts, and store entrances into building frontages and sides of buildings oriented to the street, or other public areas (i.e. parks, open space, walkways, or vista corridors).~~

~~(i) Exhibit architectural detail in doors, windows, and other openings of building frontages along ground floor pedestrian areas.~~

~~(j) Incorporate an architectural covering, consistent with the design theme of the building, for all drive through windows.~~

~~(k) Use muted earth tones as the predominant colors for the exterior of buildings.~~

~~(17) **Guidelines for Signage and Lighting.** Signage shall be tasteful, simple, as unobtrusive as possible, and integrated with the entry design elements. Signs shall be designed to be easily recognized and relate to all modes of travel on the site.~~

~~Include a comprehensive system of signage conveying messages essential to the function, safety, and security of users and residents.~~

~~Achieve a consistency of display with a hierarchy of signage. Use a minimum number of sign sizes to provide easy "way finding" for all modes of circulation.~~

~~Lighting shall be varied by intensity, location, time of use, and direction in an effort to protect viewing of the night sky and the biology of the Ketelsen Marsh from light interference.~~

~~Outdoor illumination shall provide a unified lighting system that: will allow a quality image that is perceivable, yet unobtrusive; reinforce the hierarchy and delineation of the circulation system; provide sufficient illumination; and enhance safety and visibility in the "O-GNE" District.~~

~~(18) **Standards for Signage and Lighting.** The following Design Standards are the minimum requirements necessary to implement the Design Guidelines for "Signage and Lighting":~~

~~(a) Integrate the design of all signage with the surroundings in terms of size, shape, color, height, texture, and lighting so as to be secondary to the architecture of buildings and the design of the site.~~

~~(b) Billboards are prohibited in the "O-GNE" district~~

~~(c) In the "O-GNE" district, any ground-mounted signs shall be monument style not exceeding twelve (12) feet in height, with the exception that a maximum of two pylon signs, not exceeding a height of thirty-five (35) feet, shall be permitted within the "O-GNE" district.~~

~~(d) On-site directional signs shall be consistent with the overall design theme of the development.~~

~~(e) Outdoor temporary signs, other than construction, real estate, and grand openings, are prohibited.~~

~~(f) Maintain balanced light levels on-site and between abutting developed properties. Competing light levels shall be avoided.~~

~~(g) Use of cut-off fixtures, mounting heights, and the elevation of potential viewers are mitigation measures that shall be utilized to control glare.~~

~~(h) Bare incandescent light bulbs shall not be permitted in view of adjacent property or public right-of-way.~~

~~(i) Building-mounted lighting may be used only to highlight specific architectural features or primary customer or building entrances. General floodlighting of building facades is not permitted.~~

~~(j) All lighting for commercial activities shall be reduced to security levels between 11:00 p.m., or one hour after the business closes (whichever is later), and sunrise.~~

~~(k) All outdoor lighting fixtures shall be fully shielded.~~

~~(l) All outdoor lighting fixtures shall be placed so as to minimize light trespass and glare beyond the property boundary.~~

~~(m) Light levels shall be limited to one hundred fifty thousand (150,000) lumens per gross acre, with the exception that pedestrian circulation areas and building entrances may be illuminated to twenty (20) foot candles measured at ground level.~~

~~*(Ord. No. 3818, 2-8-05)*~~

* * *

Section 29.406. OFF-STREET PARKING.

* * *

(18) **Remote Parking.** All parking spaces required by this ordinance shall be located on the same lot as the use served, except as noted below:

* * *

(c) Parking spaces required for principal uses permitted in the PRC zoning district may be located on any PRC zoned lot governed by and fully encompassed by the same site development plan or Master Plan.

* * * "

Section Two. All ordinances, or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict, if any.

Section Three. This ordinance shall be in full force and effect from and after its passage and publication as required by law.

Passed this _____ day of _____, _____.

_____ _____
John A. Haila, Mayor

First Reading:

Second Reading:

Third Reading:

Passed on:

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

_____
Renee Hall, City Clerk

ITEM #:	**38**
DATE:	**06-23-26**
DEPT:	**ELEC**

COUNCIL ACTION FORM

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

BACKGROUND:

Electric Services is undertaking 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.The attached map indicates the location of the first two reconstruction phases of the project.

On January 23, 2024, City Council awarded a contract to DGR Engineering of Rock Rapids, Iowa to design this project. DGR will also provide ongoing construction management support.

On April 28, 2026, City Council approved preliminary plans and specifications for the 69kV Transmission Line Reconstruction from Top-O-Hollow to Ames Plant substation project. An Invitation to Bid was advertised on the Current Bid Opportunities section of the Purchasing webpage and a Legal Notice was published on the websites of a contractor plan room service with statewide circulation. On June 9, 2026, seven bids were received as shown below.

BIDDER	TOTAL COST
Engineer's Estimate	*$3,700,000.00*
Watts Electric Company Waverly, NE	$3,356,570.41
Altitude Energy Rock Rapids, IA	$3,810,000.00
The L.E. Myers Co. Marshalltown, IA	$3,999,308.39
IES Commercial Inc. Holdrege, NE	$4,073,485.30
Michels Power Neenah, WI	$4,619,902.24
Ward Electric Company LLC Longmont, CO	$5,435,458.80
The Hydaker-Wheatlake Company Reed City, MI	$5,886,185.00

Staff reviewed the bids and determined that the low bid from Watts Electric Company, of Waverly, NE, is acceptable. Funding for this project will come from the Capital Improvement Project budget for 69kV Transmission Reconstruction, which includes $4,700,000 for FY 2026/27 for this portion of the project.

ALTERNATIVES:

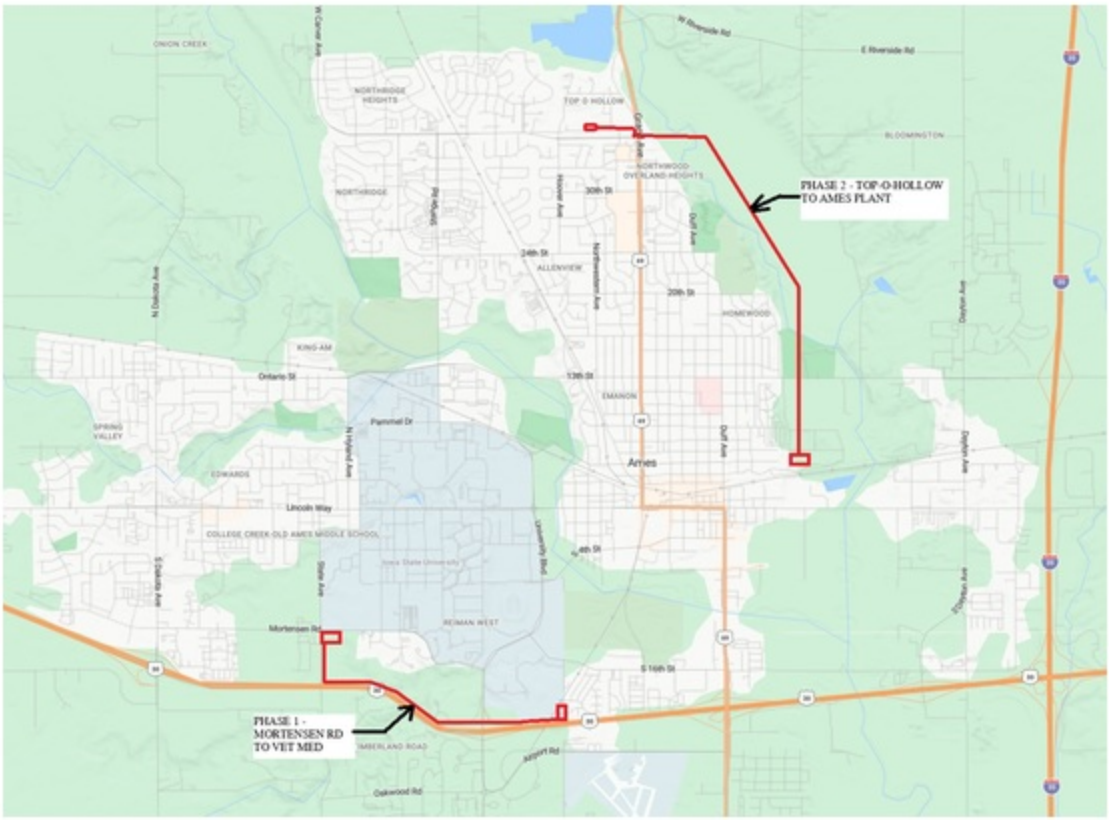
1. Proceed with the project by:
    a. Accepting report of bids
    b. Approving final plans and specifications and awarding a contract to Watts Electric Company, of Waverly, NE, in the amount of $3,356,570.41

2. Do not proceed with the project at this time.

CITY MANAGER'S RECOMMENDED ACTION:

The 69kV transmission system located around the City is crucial to maintaining a reliable electric grid for the City's Electric Service customers. Staff has completed the first of four phases (Mortensen to Vet Med) to reconstruct the aging 69kV transmission system and would like to proceed with phase two (Top O Hollow to Ames Plant) to ensure the entire 69kV system is replaced within a timely manner and remains reliable. 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


PHASE 2 - TOP-O-HOLLOW
TO AMES PLANT
PHASE 1 -
MORTENSEN RD
TO VET MED
Ames
Ontario St
Lincoln Way
Mortensen Rd
Airport Rd
Oakwood Rd
E Riverside Rd
BLOOMINGTON
HOMEWOOD
EMMON
ALLENVIEW
NORTHWOOD-
OVERLAND-HEIGHTS
TOP O HOLLOW
NORTHRIDGE
NORTHRIDGE
HEIGHTS
ONION CREEK
KING-AM
SPRING
VALLEY
EDWARDS
REIMAN WEST
COLLEGE CREEK-OLD AMES MIDDLE SCHOOL
Iowa State University
Duff Ave
Dayton Ave
Grand Ave
Hyland Ave
Northwestern Ave
Riverside Blvd
Pammel Dr
Union Pacific
Wilmoth Ave
Wheeler Ave
Stanton Ave
Clark Ave
Ridgewood Ave
Dotson Ave
Franklin Ave
Sheldon Ave
Orchard Ave
Hoover Ave
Story Ave
Lincoln Way
Ontario St
30th St
24th St
20th St
13th St
6th St
S 16th St

MEMO

To: Mayor & City Council

From: Benjamin Campbell, Planner

Date: June 23, 2026

Subject: Property Rezoning

The ordinance regarding rezoning 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 Master Plan is attached for third reading and adoption.

ATTACHMENT(S):
5120 Tabor Drive Rezoning.pdf
Rezoning Agreement with Master Plan for 5120 Tabor Drive.pdf

Planning and Housing
515.239.5105 main
515.239.5142 fax
515 Clark Ave. P.O. Box 811
Ames, IA 50010
www.CityofAmes.org

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

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, 12th 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_____,_____.

Renee Hall, City Clerk

John A Haila, Mayor

DO NOT WRITE IN THE SPACE ABOVE THIS LINE; RESERVED FOR RECORDER
Prepared by: Mark O. Lambert, 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 511, Ames, IA 50010

ZONING AGREEMENT FOR ADOPTION OF THE MASTER PLAN FOR 5120 TABOR DRIVE

THIS AGREEMENT, made and entered into this _____ day of June 2026, by and between the City of Ames, Iowa (hereinafter called "City") and **Pinnacle Properties Ames, L.L.C,** (hereinafter called "Developer"), its successors and assigns, both collectively being referred to as the "Parties,"

WITNESSETH THAT:

WHEREAS, the Parties hereto desire the improvement and development of real property in the City of Ames, locally known as 5120 Tabor Drive Avenue (hereinafter referred to as the "Site") and legally described as:

Outlot XX, Sunset Ridge Subdivision, Twelfth Addition, Ames, Story County, Iowa; and

WHEREAS, the Site has an Established Residential Neighborhood 3 (RN-3) designation in the Ames Plan 2040 and is zoned currently as Agricultural (A) with a small portion zoned Floating Suburban Residential Low Density (FS-RL), and the Developer is now seeking rezoning of the entire Site to FS-RL with Master Plan; and

WHEREAS, the City Council has determined that due to specific conditions that exist on or around the area proposed to be rezoned, or due to specific situations that require more careful consideration of how the layout and design of a site affects general health, safety and welfare, a Master Plan must be submitted as part of this rezoning request as set forth in Ames Municipal Code section 29.1507;

WHEREAS, the Developer has submitted a Master Plan in conformance with the requirements set forth in Ames Municipal Code section 29.1507(4); and

WHEREAS, Ames Municipal Code section 29.1507(5) requires approval of a zoning agreement when a Master Plan is required, and that all development of the Site comply with the Master Plan.

NOW, THEREFORE, the Parties hereto have agreed and do agree as follows:

I.
5120 TABOR DRIVE MASTER PLAN ADOPTED

The Master Plan, which is set forth at Attachment A and incorporated by reference in this agreement, shall be the Master Plan for the Site. Developer agrees that all development upon the Site shall be in compliance with the Master Plan.

II.
NONINCLUSION OF OTHER OBLIGATIONS

The Parties acknowledge and agree that this Agreement is being executed to fulfill a specific requirement of section 29.1507(5) of the Ames Municipal Code. The Parties acknowledge and agree that it is not possible to anticipate all the infrastructure and Code requirements that the Developer may be required to complete or comply with to properly develop the Site. Therefore, the Parties agree that all work done by and on behalf of the Developer with respect to other improvements, including but not limited to, building design, building construction, and utilities, both on-site and off-site, shall be made in compliance with the Iowa Code, SUDAS, and all other federal, state, and local laws and policies of general application, including but not limited to building and zoning codes, whether or not such requirements are specifically stated in this Agreement.

III.
GENERAL PROVISIONS

A. Modification. The parties agree that this Agreement may be modified, amended, or supplemented only by written agreement of the parties. In addition, any modifications or changes to the Master Plan shall be undertaken in accordance with the process provided for in Ames Municipal Code §29.1507(5).

B. Incorporation of Recitals and Exhibits. The recitals, together with all exhibits attached hereto, are confirmed by the Parties as true and incorporated herein by reference as if fully set forth verbatim. The recitals and exhibits are a substantive contractual part of this Agreement.

C. Prior Agreements Binding. The terms of all prior Agreements affecting this Site in which the City is a party, including any pre-annexation agreement and/or development agreement, are hereby reaffirmed to the extent they are not expressly modified by this Agreement.

D. Successors and Assigns. This Agreement shall be binding on the successors and assigns of the Parties.

IN WITNESS WHEREOF, the Parties hereto have caused this instrument to be executed effective as of the date first above written.

Dated June _____, 2026.

PINNACLE PROPERTIES AMES, L.L.C.

By: _____

Keith D. Arneson

STATE OF IOWA, COUNTY OF STORY, SS.:

This instrument was acknowledged before me on _____, 2026, by Keith D. Arneson, as Manager of Pinnacle Properties Ames, L.L.C.

_____

NOTARY PUBLIC

Passed and approved on _____, 2026, by Resolution No. 26-_____ 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

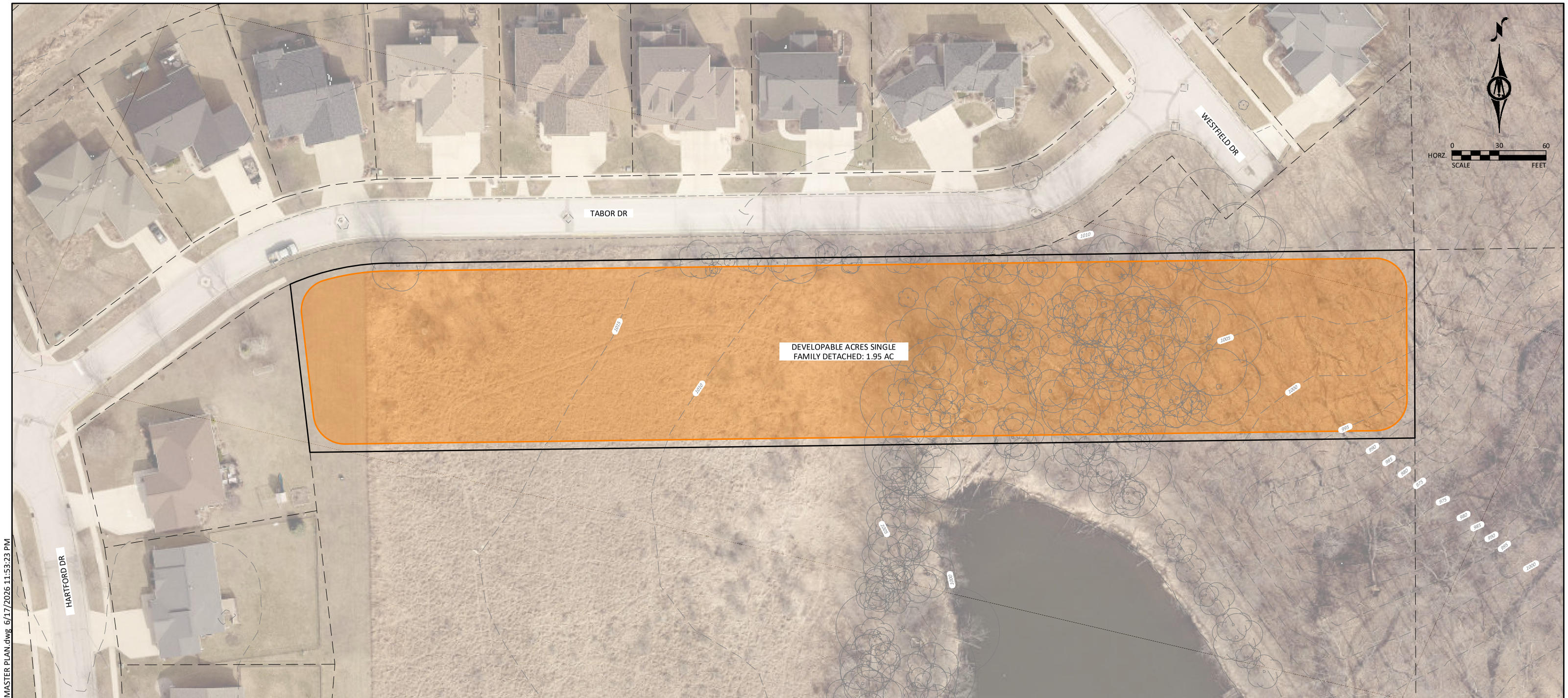
STATE OF IOWA, COUNTY OF STORY, SS.:

This instrument was acknowledged before me on _____, 2026, by John A. Haila and Renee Hall, as Mayor and City Clerk, respectively, of the City of Ames, Iowa.

_____

NOTARY PUBLIC

ATTACHMENT 'A' – MASTER PLAN



OWNER
PINNACLE PROPERTIES AMES LLC
4114 COCHRANE PKWY
AMES, IA 50014

APPLICANT
PINNACLE PROPERTIES AMES LLC
4114 COCHRANE PKWY
AMES, IA 50014

PREPARED BY
BOLTON & MENK, INC.
1519 BALTIMORE DR
AMES, IA 50010

SUBMITTAL DATE
APRIL 2026

EXISTING ZONING: AGRICULTURE
PURPOSED ZONING: FS-RL

LEGAL DESCRIPTION

OUTLOT XX, SUNSET RIDGE SUBDIVISION, TWELFTH ADDITION, AMES, STORY COUNTY, IOWA

LEGEND

COLOR	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

1. FINAL MINIMUM DENSITY DETERMINED DURING PLATTING
2. FINAL OPEN SPACE SET-ASIDE DETERMINED DURING PLATTING

H:\PINNP\25X141429000\CAD\C3D\FIGR - 141429 - MASTER PLAN.dwg 6/17/2026 11:53:23 PM

MEMO

To: Mayor & City Council

From: Benjamin Campbell, Planner

Date: June 23, 2026

Subject: Zoning Text Amendment

The ordinance regarding proposed Zoning Text Amendment for Accessory Dwelling Units (ADU) is attached for third reading and adoption.

ATTACHMENT(S):
DRAFT_Zoning_Text_Amendment_for_ADUs.pdf

ORDINANCE NO. ____

AN ORDINANCE TO AMEND THE MUNICIPAL CODE OF THE CITY OF AMES, IOWA, BY AMENDING SECTIONS 29.409 AND 29.1502 THEREOF, FOR THE PURPOSE OF AMENDING ACCESSORY DWELLING UNIT (ADU) STANDARDS, 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 29.409 and 29.1502 as follows:

"**Sec. 29.409. ACCESSORY DWELLING UNIT (ADU) STANDARDS.**

An ADU is a newly constructed additional residential dwelling unit located on the same lot as a single-family residence as defined by state law. This includes properties with a single-family or two-family dwelling defined within the Zoning Ordinance.

(1) **Where Permitted.**

(a) An ADU is permitted on any lot:

(i) with only a single-family residence~~.~~ and

(ii) that is within a zoning district that allows for single-family residence as a principal use.

* * *

(c) An ADU proposed for a lot within a local historic district or on a locally designated property shall be regulated to the extent that the City or Historic Preservation Commission determine that the proposed ADU would be incongruous with the historical, architectural, archaeological, or cultural aspects of the area, and enters into official records the reasons for such determination.

* * *

(3) **Development Requirements.**

* * *

(b) Setbacks.

(i) Where side setbacks are based on building height, the single-family residence and the detached ADU shall individually have minimum setbacks based on their respective heights.

(ii) Setbacks for an attached ADU shall be the same as the single-family residence to which it is attached.

* * *

(4) **Size Limitations and Bedrooms.**

(a) The ADU ~~may~~ must not exceed 1,000 square feet or 50% of the size of the single-family residence, whichever is larger.

(i) Size means the gross living area of the primary dwelling unit excluding garages, decks, and unheated porches. ~~For purposes of this section, size of the single-family residence is calculated on the Gross Floor Area as defined in Sec. 29.201.~~

(ii) The size calculation of an accessory dwelling unit shall exclude unfinished basements. It may therefore be impermissible to finish and complete an unfinished basement of an ADU if finishing this space causes the ADU to exceed the size limitation set in Sec. 29.409(4)(a). ~~For purposes of this section, the size of the ADU is calculated on the Gross Floor Area as defined in Sec. 29.201.~~

* * *

Sec. 29.1502 Site Development Plan Review

* * *

(7) **Alternative Design Review.**

* * * (d) **Ineligible Standards.** The following standards in Chapter 29 of the Municipal Code are not eligible:

* * *

(vii) Dwelling Design Standards of 29.409 and 29.410~~.~~, with the exception of ADU standards for side and rear setbacks and lot coverage.

* * * ”

Section Two. All ordinances, or parts of ordinances, in conflict herewith are hereby repealed to the extent of such conflict, if any.

Section Three. This ordinance shall be in full force and effect from and after its passage and publication as required by law.

Passed this _____ day of _____, _____.

_____ _____

John A. Haila, Mayor

First Reading:

Second Reading:

Third Reading:

Passed on:

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

_____

Renee Hall, City Clerk

Item No. 41

MEMO

To: Mayor & City Council

From: Justin Moore, Planner

Date: June 23, 2026

Subject: Property Rezoning Ordinance

The ordinance regarding property rezoning for 3329, 3312, 3699 East 13th Street and 1699 570th Avenue from Planned Regional Commercial (PRC) with "O-GNE" (Northeast Gateway Overlay) to only PRC with O-GNE thereby removing the Contract Zoning Agreement is attached for third reading and adoption.

ATTACHMENT(S):
East 13th St and 570th Ave Rezoning ORD.pdf

DO NOT WRITE IN 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

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 13th Street and 1699 570th 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. 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 (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. 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.

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