AGENDA

REGULAR MEETING OF THE AMES CITY COUNCIL

COUNCIL CHAMBERS - CITY HALL

NOVEMBER 24, 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.

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

1. Motion approving payment of claims
2. Motion approving Report of Change Orders for period of November 1-15, 2026
3. Motion approving Summary of Minutes of the Regular City Council Meeting on November 10, 2026, and Special City Council Meetings on November 12, 2026, and November 16, 2026
4. Motion approving Ownership Update for Cinemark Movies 12, Class C Retail Alcohol License - 1317 Buckeye Avenue
5. Motion approving new 5-Day (December 7-December 11, 2026) Class C Retail Alcohol License - Schonert's Patisserie LLC, 429 Alumni Lane
6. Motion approving the renewal of the following Alcohol Licenses:
    a. Ames History Museum, 416 Douglas Avenue, Special Class C Retail Alcohol License, Pending Dramshop Review

b. Aunt Maude's, 543-547 Main Street, Class C Retail Alcohol License with Catering Privilege and Outdoor Service
c. Casey's #4314, 1118 South Duff Avenue, Class E Retail Alcohol License
d. Casey's #4315, 3218 Orion Drive, Class E Retail Alcohol License
e. The Café, 2616 Northridge Parkway, Class C Retail Alcohol License with Catering Privilege and Outdoor Service
f. Thumbs Bar, 2816 West Street, Class C Retail Alcohol License with Catering Privilege and Outdoor Service, Pending Dramshop Review
g. Time Out, 120 Kellogg Avenue, Class C Retail Alcohol License with Outdoor Service

7. Resolution appointing an interim City Attorney for the City of Ames

8. Resolution approving FY 2025/26 Annual Street Financial Report

9. Resolution approving preliminary plans and specifications for the 2025/26 Stormwater Erosion Control Program (Worrell Creek) project, setting January 6, 2027, as the bid due date and January 12, 2027, as the date of Public Hearing

10. Resolution approving preliminary plans and specifications for the 2026/27 Moore Memorial Park Sanitary Sewer Lining project, setting January 6, 2027, as the bid due date and January 12, 2027, as the date of Public Hearing

11. Purchase of walking floor solid waste trailers for Resource Recovery
    a. Resolution awarding contract to Travis Body & Trailer, of Houston, TX, for the purchase of a walking floor solid waste trailer in the amount of $104,000
    b. Resolution awarding contract to MAC Waste Trailer, Inc., of Alliance, OH, for two walking floor solid waste trailers in the amount of $225,070

12. Resolution awarding contract to Stivers Ford Lincoln, of Waukee, IA, for two (2) hybrid 4WD crew cab pickup trucks for the Public Works Engineering Division in the amount of $93,724

13. Resolution approving contract and bond for 2026-27 Airport Airside Improvements Project (Reconstruction of Runway 01-19) with Flynn Company, Inc., of Dubuque, IA, in the amount of $19,118,791

14. Resolution approving Change Order No. 1 with Granicus, LLC, of Washington, DC, for the removal of LiveCAST and Encoder software subscriptions for a cost reduction in the amount of $17,545.33

15. Resolution approving Change Order No. 2 with Braun Intertec Corporation, of Urbandale, IA, for additional construction material testing at the Resource Recovery and Recycling Campus project in the of $38,928.50

16. Resolution approving Amendment No. 3 to the Professional Services Agreement with Olsson, of Des Moines, IA, for the 2026/27 Collector Street Pavement Improvements (State Ave)

17. Resolution approving Change Order No. 13 with Woodruff Construction, of Ames, IA, for the Water Pollution Control Facility Nutrient Reduction Modifications Phase 1 Project in the amount of $82,123.63

18. Resolution approving partial completion of public improvements and reducing the financial security on file for Sunset Ridge 11th Addition to $10,680

19. Resolution approving partial completion of public improvements and reducing the financial security on file for Ansley Subdivision 1st Addition to $102,620.25

20. Resolution approving partial completion of public improvements and reducing financial security on file for Ansley 3rd Addition to $60,745

21. Resolution approving partial completion of public improvements and reducing the financial security on file for North Sunset Ridge 1st Addition to $333,056

22. Resolution approving a Plat of Survey for a Boundary Line Adjustment at 2700, 2702 and 2766 North Dakota Avenue in Rural Story County

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

PLANNING AND HOUSING:

23. Staff Report on Data Center Zoning Options
    a. Motion directing staff

24. Staff Report on Chiropractic Services Home Occupation Text Amendment
    a. Motion to initiate text amendment

25. South Dayton Place Urban Renewal Area
    a. Resolution to adopt a proposed Resolution of Necessity
    b. Resolution to set date of public hearing on Urban Renewal Area Plan

PUBLIC WORKS:

26. Staff Report on City of Ames Pollinator-Friendly Community Plan
    a. Motion directing staff

PARKS AND RECREATION:

27. Recreation Center Outreach Report and direction from City Council
    a. Motion directing staff

ORDINANCES:

28. First reading of Ordinance setting hours of closure for the Library grounds

29. Text amendment to Chapter 21 allowing larger signs on lots over four acres used for institutional use in residential zones
    a. First reading of Ordinance

30. Tax Increment Financing (TIF) Districts for North Dayton Industrial Park URA
    a. First reading of Ordinance

31. Tax Increment Financing (TIF) Districts for East Industrial URA
    a. First reading of Ordinance

32. Tax Increment Financing (TIF) Districts for Campustown URA
    a. First reading of Ordinance

FINANCE:

33. Resolution implementing the customer-paid service fee model for credit card transactions

34. Annual 2026 Urban Renewal Report:
    a. Resolution approving 2026 Urban Renewal Report
    b. Resolution approving certification of TIF Debt and appropriating incremental taxes

for Twenty-First TIF District within the E. 13th Street Urban Renewal Area

c. Resolution approving certification of TIF Debt and appropriating incremental taxes for Tenth TIF District within the ISU Research Park Urban Renewal Area
d. Resolution approving certification of TIF Debt and appropriating incremental taxes for Fifth TIF District within the ISU Research Park Urban Renewal Area
e. Resolution approving certification of TIF Debt and appropriating incremental taxes for Sixth TIF District within the ISU Research Park Urban Renewal Area
f. Resolution approving certification of TIF Debt and appropriating incremental taxes for Fourth TIF District within the Barilla TIF Urban Renewal Area
g. Resolution approving certification of TIF Debt and appropriating incremental taxes for Third TIF District within the South Bell Urban Renewal Area
h. Resolution approving certification of TIF Debt and appropriating incremental taxes for the Campustown TIF District within the Campustown Urban Renewal Area
i. Resolution approving certification of TIF Debt and appropriating payment of a rebate of incremental taxes for Seventh TIF District within the North Dayton Industrial Park TIF District

ADMINISTRATION:

35. Participation in the LA28 Olympic Torch Relay
    a. Motion directing staff

HEARINGS:

36. Hearing on Annexation of property located at 4140 University Boulevard for the Iowa State University Research Park
    a. Resolution approving Annexation

DISPOSITION OF COMMUNICATIONS TO COUNCIL:

REPORT OF GOVERNING BODY:

37. Participation with agencies, boards and commissions:
    a. Discover Ames (ACVB)
    b. Ames Regional Economic Alliance (AREA)
    c. Story County Emergency Management Agency (SCEMA)
    d. Ames Transit Agency Board of Trustees

COUNCIL COMMENTS:

CLOSED SESSION:

38. Motion to hold Closed Session as provided by Section 21.5(1)(i), *Code of Iowa* to evaluate City Attorney Candidate
    a. Motion directing staff to proceed as discussed in closed session

ADJOURNMENT:

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

Item No. 2

MEMO

To: Mayor & City Council

From: Renee Hall, City Clerk

Date: November 24, 2026

Subject: Report of Contract Change Orders

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

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

REPORT OF
CONTRACT CHANGE ORDERS

Period:	☒	**1st – 15th**
	☐	**16th – End of Month**
Month & Year:	**November 2026**	
For City Council Date:	**November 24, 2026**	

Department	General Description of Contract	Contract Change No.	Original Contract Amount	Contractor/ Vendor	Total of Prior Change Orders	Amount this Change Order	Change Approved By	Purchasing Contact (Buyer)
Public Works	2025/26 Water System Improvements (Barr Dr, Douglas Ave, 17th St)	1	$881,271.90	Iowa Water & Waste Systems	$0.00	$38,289.10	B. Phillips	KS
Electric Services	Advanced Metering Infrastructure System for the City of Ames	4	$7,668,293.89	Aclara Technologies	$13,075.58	$22,223.90	B. Phillips	AM
			$		$	$		
			$		$	$		
			$		$	$		
			$		$	$		

Item No. 3

MEMO

To: Mayor & City Council

From: City Clerk's Office

Date: November 24, 2026

Subject: Approval of Minutes

Attached for the City Council's review are the minutes from the Regular City Council Meeting on November 10, 2026, and Special City Council Meetings on November 12, 2026, and November 16, 2026

ATTACHMENT(S):
C26-1110.pdf
C26-1112.pdf
C26-1116.pdf

SUMMARY MINUTES OF THE REGULAR MEETING
OF THE AMES CITY COUNCIL

AMES, IOWA **NOVEMBER 10, 2026**

The Regular Meeting of the Ames City Council was called to order by Mayor John Haila at 5:59 p.m. on the 10th day of November, 2026, in the City Council Chambers in City Hall, 515 Clark Avenue, pursuant to law. Present were Council Members Gloria Betcher, Bronwyn Beatty-Hansen, Amber Corrieri, Tim Gartin, Rachel Junck, and Anita Rollins. *Ex officio* Trey Anderson was also present.

PROCLAMATION FOR "ADOPTION MONTH," NOVEMBER 2026: November 2026 was proclaimed "Adoption Month" by Mayor Haila. The proclamation thanked the Iowa Department of Health and Human Services, Four Oaks Family and Children's Services, and the many individuals and agencies working toward stable homes for children. The proclamation was accepted by Emily Easton, representing Four Oaks Family and Children's Services, and Melissa Pearson, an adoptive parent and leader of the Table Project.

PROCLAMATION FOR "NATIONAL HUNGER AND HOMELESSNESS AWARENESS WEEK," NOVEMBER 15-21, 2026: Mayor Haila proclaimed November 15-21, 2026, as "National Hunger and Homelessness Awareness Week." The proclamation listed organizations serving the community, including ACCESS, The Bridge Home, Food at First, Good Neighbor Emergency Assistance, Mid-Iowa Community Action, Story County Community Services, The Hunger Collaboration, the Romero House, the Salvation Army, Veterans Affairs, Youth and Shelter Services, various nonprofits, churches, and food pantries. The proclamation was accepted by Housing Coordinator Vanessa Baker-Latimer, alongside representatives from several community service agencies.

CONSENT AGENDA: Council Member Rollins requested to pull Item No. 13.

Moved by Betcher, seconded by Corrieri, to approve the Consent Agenda less Item No. 13.

3. Motion approving payment of claims
4. Motion approving Report of Change Orders for period of October 16-31, 2026
5. Motion approving Summary of Minutes of the Regular City Council Meeting on October 27, 2026
6. Motion approving Permanent Premises Amendment to Class C Retail Alcohol License - Dog-Eared Books, 203 & 207 Main Street, Pending Favorable Inspection
7. Motion approving new Special Class C Retail Alcohol License - Crave Brands LLC, 2420 Lincoln Way Ste 101
8. Motion approving the renewal of the following Alcohol Licenses:
    a. Chocolaterie Stam, 230 Main Street, Special Class B Native Wine Permit
    b. Perfect Games, 1320 Dickinson Avenue, Class C Retail Alcohol License with Catering Privilege and Outdoor Service

c. Radisson Hotel Ames, 2609 University Boulevard, Class C Retail Alcohol License
d. Schonert's Corporate Catering, 2801 Grand Avenue Ste 1290, Class C Retail Alcohol License with Catering Privilege
e. AJ's Liquor III, 2401 Chamberlain Street Ste A, Class E Retail Alcohol License

9. RESOLUTION NO. 26-678 appointing Sue Draper to serve on ASSET Board
10. RESOLUTION NO. 26-679 approving Lambert Settlement Agreement
11. RESOLUTION NO. 26-680 approving the temporary closure of Hyland Avenue for utility installations at 259 and 263 Hyland Avenue
12. RESOLUTION NO. 26-681 approving Professional Services Agreement with MSA, of Ankeny, IA, in the amount of $166,044.50 for 2026/27 Various Stormwater CIP Projects
13. ~~Urban Renewal Joint Agreement with the Story County Board of Supervisors for activities within the City of Ames~~
    a. ~~Resolution approving use of matching funds for City HOME Program to construct low and moderate income ownership housing within the Baker Subdivision~~
    b. ~~Resolution approving use of funds to implement a Story County Housing Trust Fund Manufactured Housing Repair Program in Ames, Iowa~~
14. RESOLUTION NO. 26-684 approving 2026/27 Stormwater Detention/Retention Maintenance Program (Airport Dams) Professional Services Agreement with Houston Engineering, Inc., of Des Moines, IA, in the amount of $119,800
15. RESOLUTION NO. 26-685 waiving the City's Purchasing Policy requirement for competitive bidding and approving a Professional Services Agreement to WHKS & Co., of Ames, IA, for the 2026/27 Multi-Modal Roadway Improvements and 2027/28 Traffic Signal Program (Lincoln Way & University Blvd) in an amount not to exceed $78,500
16. RESOLUTION NO. 26-686 waiving the City's Purchasing Policy requirement for competitive bidding and awarding a contract to CentralSquare Technologies, LLC, a CentralSquare Company, of Lake Mary, FL, in the amount of $180,957.44
17. RESOLUTION NO. 26-687 approving contract and bond for the 2025/26 Pavement Restoration - Slurry Seal Program to Fort Dodge Asphalt Company, of Fort Dodge, IA, in the amount of $237,477.57
18. RESOLUTION NO. 26-688 approving contract and bond for the Ames Animal Services Project to HPC, LLC, of Ames, IA, in the amount of $5,500,000 for the base bid and Alternates 1, 2, 3, 4, 5, 7 & 8 for a total of $5,999,000
19. RESOLUTION NO. 26-689 awarding contract to Workspace, Inc., of Des Moines, IA, for furniture for the Resource Recovery and Recycling Campus in the amount of $65,722.27
20. RESOLUTION NO. 26-690 approving Change Order No. 1 with Con-Struct, Inc., of Ames, IA, in the amount of $97,642 for the 2024/25 South 16th Street Roadway Widening project
21. RESOLUTION NO. 26-691 approving Change Order No. 6 with JB Holland Construction Inc., of Decorah, IA, for the Ash Pond Closure and RDF Ash Pond Reconstruction project in the deduct amount of $172,498.01 and accepting

completion of the project

22. RESOLUTION NO. 26-692 approving Acquisition Plat for Lot 3, The Bluffs, and accepting Warranty Deed for right-of-way for G.W. Carver Avenue and Cameron School Road Roundabout
23. RESOLUTION NO. 26-693 accepting Auditorium HVAC Project as completed by Mechanical Comfort, Inc., of Ames, IA, in the amount of $1,431,473
24. RESOLUTION NO. 26-694 accepting 2024/25 Airport Entryway Improvements (Entry Road) as completed by TK Concrete, Inc., of Pella, IA, in the amount of $550,324.20
25. RESOLUTION NO. 26-695 approving completion of public improvements and releasing financial security on file for Harrison Pointe Subdivision

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

URBAN RENEWAL JOINT AGREEMENT WITH THE STORY COUNTY BOARD OF SUPERVISORS FOR ACTIVITIES WITHIN THE CITY OF AMES: At the request of Council Member Rollins, Coordinator Baker-Latimer provided a brief overview of the new manufactured housing repair program. She reported that the program was added to the agreement with Story County because any urban renewal program activity within City limits required an agreement. The Story County Housing Trust Fund created the program after researching communities in the county with manufactured or mobile home parks. The program would be administered by the Story County Housing Trust Fund, not the City, but Ames would benefit. She said the program was expected to target low- and moderate-income households.

Moved by Rollins, seconded by Corrieri, to adopt:

- RESOLUTION NO. 26-682 approving use of matching funds for City HOME Program to construct low and moderate income ownership housing within Baker Subdivision
- RESOLUTION NO. 26-683 approving the use of funds to implement a Story County Housing Trust Fund Manufactured Housing Repair Program in Ames, Iowa

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

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

REQUEST FROM AMES PUBLIC LIBRARY BOARD OF TRUSTEES TO ESTABLISH CLOSED HOURS FOR LIBRARY GROUNDS: Ames Public Library (APL) Director Sheila Schofer, alongside Deb Gibson representing the APL Board of Trustees, presented a request from the APL Board of Trustees regarding establishing closed hours for Library grounds. Director Schofer emphasized that the Library remained committed to serving under-resourced residents, but after-hours activity on the grounds had become increasingly difficult for staff to address, with sleeping and gatherings creating ongoing issues.

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

Moved by Corrieri, seconded by Gartin, to direct the City Attorney's Office to create an ordinance closing Library grounds from 10 p.m. to 8 a.m. daily.
Vote on Motion: 6-0. Motion declared carried unanimously.

STAFF REPORT ON RADON REQUIREMENTS FOR RENTAL PROPERTIES: Building Official Sara VanMeeteren, alongside Fire Chief Rich Higgins, presented the staff report on radon requirements for rental properties. She reviewed that the City Council had received a letter from the parents of a tenant whose property tested high for radon, and that they were disappointed to learn the City had no ordinance requiring a landlord to correct it. A staff memo followed, and the City Council had directed that the item be placed on an agenda. She affirmed that if the City adopted an ordinance, staff would seek landlord feedback and set timeframes that fit the local rental cycle.

Mayor Haila opened the Public Input, noting that email communication had already been received from 35 residents in opposition to radon mitigation requirements, and 11 in favor.

Mike Satterwhite, a rental property owner, emphasized that radon was naturally occurring and that negative health impacts generally involved long-term exposure. He noted a state bill allowing municipal oversight had died, said a low-cost testing device had identified a failed fan in his own mitigation system, and argued older homes and basement bedrooms were the main concern. He urged the City Council to allow self-testing and focus on home sales.

Rebecca Mills, a single-family rental property owner, asked the City Council to do its due diligence to determine whether the issue was truly cause for concern. She stated that health and safety were priorities but that City Council should make informed decisions regarding any new policy and ensure that the intended issues were being addressed, including multifamily units with basement bedrooms.

Luke Jensen, RES Properties, said he was not opposed to radon requirements but wanted a clear understanding of the scope, the goal, and who would be affected. He also voiced support for a cost-benefit analysis.

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

Moved by Beatty-Hansen, seconded by Junck, to approve Option No. 3: Refer this item to staff to perform additional research regarding this topic, including researching types of devices used for testing, testing for basement dwelling units compared to other types, and pursuing additional public outreach.

After comments from Council Member Gartin, Council Member Beatty-Hansen amended the motion to also include research on possible model ordinances and actions being taken in other communities.
Vote on Motion: 6-0. Motion declared carried unanimously.

RESOLUTION SETTING DECEMBER 8, 2026, AS DATE OF PUBLIC HEARING ON ACQUISITION BY EMINENT DOMAIN FOR THE 13TH STREET AND GRAND AVENUE INTERSECTION IMPROVEMENTS PROJECT: Public Works Director Justin Clausen explained that the City had secured 16 of 22 needed properties for the project and reported that staff was still negotiating with the owners of the remaining six. He said setting the hearing date would begin the eminent domain process, if necessary, as staff continued to seek voluntary acquisitions.

Moved by Betcher, seconded by Rollins, to approve Alternative No. 1:

- Adopt RESOLUTION NO. 26-696 setting December 8, 2026, as date of Public Hearing on acquisition by Eminent Domain for the 13th Street and Grand Avenue Intersection Improvements Project
- Authorize the associated acquisition and notification procedures

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

STAFF REPORT ON PLANNED UNIT DEVELOPMENT (PUD) FRONT DOOR COMPATIBILITY STANDARD: Planner Benjamin Campbell, alongside Planning and Housing Director Kelly Diekmann, reviewed a request from developers who wanted to allow front doors to be set back more than the 12 feet currently permitted in Planned Unit Developments, with most proposed plans ranging from 17 to more than 21 feet. He said the standard was adopted to keep garages from dominating the front of homes and that the issue mainly affected narrow lots with two-car garages.

The Public Input was opened by Mayor Haila.

Justin Dodge, Hunziker Companies, said the developer's plans replicated the homes built in Sunset Ridge 9th Addition several years ago, which were popular and sold quickly. He explained that pushing the house behind the garage on smaller lots would allow the target price point to be achieved.

Luke Jensen, RES Development, displayed plans to demonstrate that meeting the standard added about 62 square feet of conditioned space, which added construction and maintenance costs passed to buyers. He suggested the City Council decide more of these matters by discretion rather than detailed standards.

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

Moved by Gartin, seconded by Corrieri, to approve Option No. 3: Direct staff to delete the 12-foot setback standard in its entirety and only require the design elements of a front entrance.
Vote on Motion: 6-0. Motion declared carried unanimously.

URBAN RENEWAL AREAS - RESOLUTION OF NECESSITY: Director Diekmann explained that under Iowa law, before approving an urban renewal plan, the City Council must find the areas met statutory requirements through a resolution of necessity. He said

this was a follow-up to the October discussion, and that some areas were expanded only to include right-of-way for planned Capital Improvement Plan infrastructure, not additional property.

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

Moved by Beatty-Hansen, seconded by Corrieri, to adopt RESOLUTION NO. 26-697 to adopt a proposed Resolution of Necessity for the North Growth Urban Renewal Area.
Roll Call Vote: 6-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

Moved by Beatty-Hansen, seconded by Betcher, to adopt RESOLUTION NO. 26-698 to adopt a proposed Resolution of Necessity for the East Industrial Urban Renewal Area.
Roll Call Vote: 6-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

Moved by Betcher, seconded by Corrieri, to adopt RESOLUTION NO. 26-699 to adopt a proposed Resolution of Necessity for the East 13th Street Urban Renewal Area.
Roll Call Vote: 6-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

Moved by Betcher, seconded by Rollins, to adopt RESOLUTION NO. 26-700 to adopt a proposed Resolution of Necessity for the Ontario & Scholl Road Urban Renewal Area.
Roll Call Vote: 6-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

Moved by Betcher, seconded by Corrieri, to adopt RESOLUTION NO. 26-701 to adopt a proposed Resolution of Necessity for the Downtown Reinvestment District Urban Renewal Area Amendment.
Roll Call Vote: 6-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

Moved by Rollins, seconded by Corrieri, to adopt RESOLUTION NO. 26-702 to adopt a proposed Resolution of Necessity for the North Dayton Industrial Park Urban Renewal Area Amendment.
Roll Call Vote: 6-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

Moved by Betcher, seconded by Rollins, to adopt RESOLUTION NO. 26-703 to adopt a proposed Resolution of Necessity for the Campustown Urban Renewal Area Amendment.
Roll Call Vote: 6-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

Moved by Rollins, seconded by Corrieri, to adopt RESOLUTION NO. 26-704 to adopt a proposed Resolution of Necessity for the Barilla Urban Renewal Area Amendment.

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

Moved by Rollins, seconded by Beatty-Hansen, to adopt RESOLUTION NO. 26-705 to adopt a proposed Resolution of Necessity for the ISU Research Park Urban Renewal Area Amendment.
Roll Call Vote: 6-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

Moved by Betcher, seconded by Rollins, to adopt RESOLUTION NO. 26-706 to adopt a proposed Resolution of Necessity for the South Bell Urban Renewal Area Amendment.
Roll Call Vote: 6-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

Moved by Betcher, seconded by Rollins, to direct staff to draft a plan for the Dayton Road and Highway 30 Urban Renewal Area.
Vote on Motion: 6-0. Motion declared carried unanimously.

HEARING ON ZONING TEXT AMENDMENT TO MODIFY NEIGHBORHOOD COMMERCIAL (NC) STANDARDS AND PARKING STANDARDS FOR APARTMENTS WITHIN THE CORE LAND USE DESIGNATION: Planner Justin Moore, alongside Director Diekmann, presented a text amendment referred earlier in the year at the request of RES Development. The Neighborhood Commercial (NC) zone was a legacy district scattered across the City, and the changes would apply only to the NC area within the Core Land Use Designation, northeast of City Hall between 6th and 7th Streets from Clark Avenue to Duff Avenue. The request would increase maximum height from 35 to 45 feet, increase the maximum floor area ratio (FAR), and reduce the parking ratio for residential projects of up to two bedrooms per unit.

The Public Hearing was opened by Mayor Haila.

David Mason, Ames resident, voiced support for downtown housing and reduced parking minimums, but opposed allowing a 45-foot building with unlimited FAR directly behind his home. He said NC zoning had no side or rear setbacks, cited the Goldfinch Apartments as a better stepped-back model, raised concerns about alley traffic, and urged consideration of step-back or architectural standards.

Anne Kinzel, Ames resident, noted that Section 29.801 in the proposed draft ordinance stated no FAR limit for commercial and multifamily uses within the core area, correcting an earlier statement made by Planner Moore in error.

Luke Jensen, developer for the CityLight Apartments project, said the amendment was needed to move the project beyond the conceptual stage. He spoke in support of Alternative No. 2, highlighting that the site would go from 55 parking spaces currently leased to the United States Postal Office to about 40, and emphasized density was important both financially and as a sign of downtown change.

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

Moved by Gartin, seconded by Corrieri, to approve Alternative No. 2: Direct staff to incorporate additional language into the ordinance and return for approval of the ordinance to amend NC Development Standards in Section 29.801(3) and the Parking Ratio Standards in Table 29.406(2) for apartments in the Core Land Use designation in Ames Plan 2040 with standards that include: Properties fronting on 7th Street maintain a 35-foot height limit and require a traditional residential appearance compatible with single family homes.
Vote on Motion: 6-0. Motion declared carried unanimously.

HEARING ON URBAN RENEWAL PLANS: Director Diekmann explained that the individual resolutions approving the urban renewal plans made the areas operational. He detailed that the plans listed activities the City could choose to undertake but was not obligated to undertake. He also highlighted that no tax increment financing (TIF) would be received automatically, it would have to be individually negotiated.

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

Moved by Corrieri, seconded by Betcher, to adopt RESOLUTION NO. 26-707 approving the Urban Renewal Plan for the North Growth Urban Renewal Area.
Roll Call Vote: 6-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

Moved by Betcher, seconded by Beatty-Hansen, to adopt RESOLUTION NO. 26-708 approving the Urban Renewal Plan for the East Industrial Urban Renewal Area.
Roll Call Vote: 6-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

Moved by Rollins, seconded by Corrieri, to adopt RESOLUTION NO. 26-709 approving the Urban Renewal Plan for the East 13th Street Renewal Area.
Roll Call Vote: 6-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

Moved by Betcher, seconded by Corrieri, to adopt RESOLUTION NO. 26-710 approving the Urban Renewal Plan for the Ontario & Scholl Road Urban Renewal Area.
Roll Call Vote: 6-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

Moved by Rollins, seconded by Betcher, to adopt RESOLUTION NO. 26-711 approving the Urban Renewal Plan for the Downtown Reinvestment District Urban Renewal Area Amendment.
Roll Call Vote: 6-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

Moved by Betcher, seconded by Rollins, to adopt RESOLUTION NO. 26-712 approving

the Urban Renewal Plan for the North Dayton Industrial Park Urban Renewal Area Amendment.
Roll Call Vote: 6-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

Moved by Betcher, seconded by Rollins, to adopt RESOLUTION NO. 26-713 approving the Urban Renewal Plan for the Campustown Urban Renewal Area Amendment.
Roll Call Vote: 6-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

Moved by Rollins, seconded by Betcher, to adopt RESOLUTION NO. 26-714 approving the Urban Renewal Plan for the Barilla Urban Renewal Area Amendment.
Roll Call Vote: 6-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

Moved by Rollins, seconded by Beatty-Hansen, to adopt RESOLUTION NO. 26-715 approving the Urban Renewal Plan for the ISU Research Park Urban Renewal Area Amendment.
Roll Call Vote: 6-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

Moved by Rollins, seconded by Corrieri, to adopt RESOLUTION NO. 26-716 approving the Urban Renewal Plan for the South Bell Urban Renewal Area Amendment.
Roll Call Vote: 6-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

HEARING ON THE 2025/2026 CDBG CONSOLIDATED ANNUAL PERFORMANCE REPORT (CAPER): Coordinator Baker-Latimer presented the City's 2025/26 CAPER, reporting a successful year. She detailed that the City spent just over $1.5 million in Community Development Block Grant (CDBG) funds benefiting low- and moderate-income residents, generated significant program income, and spent just over $200,000 in HOME funds to complete Low Income Housing Tax Credit project-related work on 38 Baker Subdivision units. She also highlighted meeting the federal timeliness test as a major accomplishment.

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

Moved by Betcher, seconded by Rollins, to adopt RESOLUTION NO. 26-717 approving the submittal of the City's 2025/26 CAPER.
Roll Call Vote: 6-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

HEARING ON TECHNICAL SERVICES COMPLEX HVAC IMPROVEMENTS PROJECT: Mayor Haila opened and closed the Public Hearing when no one came forward to speak.

Moved by Gartin, seconded by Beatty-Hansen, to accept the report of bids and reject all bids received for the Technical Services Complex HVAC Improvements Project.
Vote on Motion: 6-0. Motion declared carried unanimously.

TAX INCREMENT FINANCING (TIF) DISTRICTS FOR THE EAST 13TH STREET AND ISU RESEARCH PARK URBAN RENEWAL AREAS: Director Diekmann explained that the ISU Research Park changes adjusted existing TIF areas to capture new construction valuation for the general fund while also using TIF, removing some properties and creating many new districts. For East 13th Street, there was no existing TIF, so the ordinance created speculative TIF districts for future flexibility.

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

Moved by Betcher, seconded by Corrieri, to pass on first reading an ordinance establishing a Tax Increment Financing District for the East 13th Street Urban Renewal Area.
Roll Call Vote: 6-0. Motion declared carried unanimously.

Moved by Beatty-Hansen, seconded by Betcher, to suspend the rules and allow for second and third reading.
Roll Call Vote: 6-0. Motion declared carried unanimously.

Moved by Beatty-Hansen, seconded by Betcher, to pass on second reading an ordinance establishing a Tax Increment Financing District for the East 13th Street Urban Renewal Area.
Roll Call Vote: 6-0. Motion declared carried unanimously.

Moved by Beatty-Hansen, seconded by Betcher, to pass on third reading and adopt ORDINANCE NO. 4613 establishing a Tax Increment Financing District for the East 13th Street Urban Renewal Area.
Roll Call Vote: 6-0. Motion declared carried unanimously.

Moved by Rollins, seconded by Betcher, to pass on first reading an ordinance establishing a Tax Increment Financing District for the ISU Research Park Urban Renewal Area.
Roll Call Vote: 6-0. Motion declared carried unanimously.

Moved by Rollins, seconded by Beatty-Hansen, to suspend the rules and allow for second and third reading.
Roll Call Vote: 6-0. Motion declared carried unanimously.

Moved by Betcher, seconded by Beatty-Hansen, to pass on second reading an ordinance establishing a Tax Increment Financing District for the ISU Research Park Urban Renewal Area.
Roll Call Vote: 6-0. Motion declared carried unanimously.
Moved by Betcher, seconded by Rollins, to pass on third reading and adopt

ORDINANCE NO. 4614 establishing a Tax Increment Financing District for the ISU Research Park Urban Renewal Area.
Roll Call Vote: 6-0. Motion declared carried unanimously.

DISPOSITION OF COMMUNICATIONS TO COUNCIL: Mayor Haila noted that there were 10 items for consideration. The first item was a request regarding a site plan concept for property located at 1811 Dayton Place from Dickson Jensen.

Moved by Beatty-Hansen, seconded by Betcher, to communicate to the requestor that the City has initiated pursuing a URA in the area.
Vote on Motion: 6-0. Motion declared carried unanimously.

A concern regarding traffic accidents at 15th Street and Douglas Avenue from Brett McClain was the second item. It was noted that staff was already addressing this issue and no action was taken.

The third item was a request for ordinance updates regarding lowering the legal entry age for bars from Kim Jansen.

Moved by Corrieri, seconded by Beatty-Hansen, to thank the requestor for their input and decline to take action.
Vote on Motion: 6-0. Motion declared carried unanimously.

A concern regarding lane diet for Duff Avenue and 13th Street from Bryan Buss was the fourth item.

Moved by Beatty-Hansen, seconded by Rollins, to thank the requestor for their input and decline to take action.
Vote on Motion: 5-1, Gartin dissenting. Motion declared carried.

The fifth item was a concern regarding rental management practices from Theresa Munkvold.

Moved by Betcher, seconded by Rollins, to direct Legal Department staff to communicate to the requestor information regarding State regulation of the landlord-tenant relationship, and suggest contacting local tenant organizations and the State legislature.
Vote on Motion: 6-0. Motion declared carried unanimously.

A concern regarding safety at Ames High School during drop-off and pick-up times from Kevin Feeley was the sixth item.

Moved by Beatty-Hansen, seconded by Rollins, to forward the concern to the Ames School Board and Superintendent.
Vote on Motion: 6-0. Motion declared carried unanimously.
The seventh item was a request to amend Ames Plan 2040 from Christine Schmidt.

Moved by Betcher, seconded by Rollins, to request a memo from staff.
Vote on Motion: 6-0. Motion declared carried unanimously.

A memo regarding the Resource Recovery & Freel Drive Stormwater Grant from Assistant City Manager Brian Phillips was the eighth item. This item was noted to be for information only.

The ninth item was a request regarding development opportunities from Dickson Jensen.

Moved by Gartin, seconded by Beatty-Hansen, to thank the requestor for their letter and invite him to make a proposal to staff.
Vote on Motion: 6-0. Motion declared carried unanimously.

A list of residents from whom feedback had been received regarding radon mitigation was the final item. This item was noted to be for information only.

REPORT OF GOVERNING BODY: The Mayor and City Council Members 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.

Council Member Beatty-Hansen noted a concern that had been raised by a representative from the Ames Elks Lodge regarding issues caused by people staying on the property.

Moved by Beatty-Hansen, seconded by Betcher, to request a memo from staff regarding how many calls for service had been received for the Ames Elks Lodge property in the past year and information on no trespass procedures.
Vote on Motion: 6-0. Motion declared carried unanimously.

ADJOURNMENT: Moved by Betcher, seconded by Rollins, to adjourn the meeting at 8:40 p.m.
Vote on Motion: 6-0. Motion declared carried unanimously.

_____ _____

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

_____

Renee Hall, City Clerk

MINUTES OF THE SPECIAL MEETING OF THE AMES CITY COUNCIL

AMES, IOWA **NOVEMBER 12, 2026**

The Special Meeting of the Ames City Council was called to order by Mayor John Haila at 9:43 a.m. on the 12th day of November, 2026, in Conference Room 135 in City Hall, 515 Clark Avenue, pursuant to law. Present were Council Members Bronwyn Beatty-Hansen, Gloria Betcher, and Tim Gartin. Council Members Rachel Junck and Anita Rollins joined electronically. Council Member Amber Corrieri was absent.

CLOSED SESSION: Mayor Haila stated per the agenda there was a legal reason to go into Closed Session citing *Iowa Code* Section 21.5(1)(i), to evaluate City Attorney candidate.
Moved by Betcher, seconded by Beatty-Hansen, to go into Closed Session at 9:44 a.m.
Roll Call Vote: 5-0. Motion declared carried unanimously.

Council Member Rachel Junck left the meeting at 11:17 a.m.

The City Council reconvened in Regular Session at 11:33 a.m.

ADJOURNMENT: Moved by Beatty-Hansen, seconded by Betcher, to adjourn the meeting at 11:35 a.m.
Vote on Motion: 4-0. Motion declared carried unanimously.

_____ _____

Renee Hall, City Clerk John Haila, Mayor

MINUTES OF THE SPECIAL MEETING OF THE AMES CITY COUNCIL

AMES, IOWA **NOVEMBER 16, 2026**

The Special Meeting of the Ames City Council was called to order by Mayor John Haila at 4:30 p.m. on the 16th day of November, 2026, pursuant to law. As it was impractical for the Council Members to attend in person, Council Members Bronwyn Beatty-Hansen, Gloria Betcher, Amber Corrieri, Tim Gartin, Rachel Junck, and Anita Rollins joined the meeting electronically. City Manager Steve Schainker, Assistant City Manager Pa Goldbeck and Human Resource Director Bethany Ballou were also present.

CLOSED SESSION: Mayor Haila asked Interim City Attorney Victoria Feilmeyer if there was legal reason to go into Closed Session. Attorney Feilmeyer replied in the affirmative, citing *Iowa Code* Section 21.5(1)(i), *Code of Iowa* to evaluate City Attorney candidate.

Moved by Betcher, seconded by Rollins, to go into Closed Session at 4:32 p.m.
Roll Call Vote: 6-0. Motion declared carried unanimously.

Council Member Gartin exited the meeting at 5:12 p.m.

The City Council reconvened in Regular Session at 5:21 p.m.

ADJOURNMENT: Moved by Beatty-Hansen, seconded by Betcher, to adjourn the meeting at 5:24 p.m.
Vote on Motion: 5-0. Motion declared carried unanimously.

_____ _____

Renee Hall, City Clerk John Haila, Mayor

Item No. 4

MEMO

To: Mayor and City Council

From: Taylor Swanson, Deputy City Clerk

Date: November 24, 2026

Subject: Ownership Update for Class C Retail Alcohol License - Cinemark Movies 12, 1317 Buckeye Avenue

Please see the attached documentation for a motion approving Ownership Update for Class C Retail Alcohol License - Cinemark Movies 12, 1317 Buckeye Avenue.

ATTACHMENT(S):
Ownership Amendment - Cinemark Movies 12.pdf

City of Ames
Local Authority Review
Ownership Amendment

Business Information

Legal Business Name: CINEMARK USA, INC.

Old Ownership Information

- CAVALIER, MICHAEL (owner)
- ZORADI, MARK (owner)
- GAMBLE, SEAN (owner)
- HOLDINGS, INC., CINEMARK (company)

New Ownership Information

- CAVALIER, MICHAEL (owner)
- THOMAS, MELISSA (owner)
- GAMBLE, SEAN (owner)
- HOLDINGS, INC., CINEMARK (company)

Impacted Licenses

- LC0044421, Class C Retail Alcohol License, Cinemark Movies 12, 1317 Buckeye Avenue

Criminal History

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

Item No. 5

MEMO

To: Mayor and City Council

From: Taylor Swanson, Deputy City Clerk

Date: November 24, 2026

Subject: New 5-Day (December 7-December 11, 2026) Class C Retail Alcohol License - Schonert's Patisserie LLC, 429 Alumni Lane

Please see the attached documentation for a motion approving new 5-Day (December 7-December 11, 2026) Class C Retail Alcohol License - Schonert's Patisserie LLC, 429 Alumni Lane.

ATTACHMENT(S):
Schonert's 5 Day App - 12.7.26-12.11.26.pdf

Class "C" Retail Alcohol License (LC) Application

Business Information

Name of Legal Entity: SCHONERTS PATISSERIE LLC

FEIN: XX-XXX4328

Business Type: Limited Liability Company

This business is registered with the Secretary of State. Business Number of Secretary of State: 688691

Premises Information

Premises DBA: ALUMNI CENTER

Premises Address: 429 ALUMNI LN AMES IA 50011-1403

Premises Type: Special Event

Number of Floors: 1

Control of Premises: Other Other control description: Control of Property Agreement

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: 07-Dec-2026

Length of License Requested: 5 days

Endorsements

Local Authority: City of Ames

Dramshop Company: ILLINOIS CASUALTY CO

Ownership Information

Type	Name	Percentage
Individual	SCHONERT, ADAM	50.00
Individual	SCHONERT, SOPHIA	50.00

Privileges Information

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: ADAM SCHONERT

Phone Number: (515) 520-8054

Email Address: adam@schonertscc.com

Address: 2801 GRAND AVE STE 1290 AMES IA 50010-4675

Attestation Information

Attestation Name: ADAM SCHONERT

Attestation Date: 18-Nov-2026

Item No. 6

MEMO

To: Mayor John Haila and Ames City Council Members

From: Major Jason Tuttle, Ames Police Department

Date: November 24, 2026

Subject: Alcohol License Renewals

The following licenses are eligible for renewal:

a. Ames History Museum, 416 Douglas Avenue, Special Class C Retail Alcohol License, Pending Dramshop Review
b. Aunt Maude's, 543-547 Main Street, Class C Retail Alcohol License with Catering Privilege and Outdoor Service
c. Casey's #4314, 1118 South Duff Avenue, Class E Retail Alcohol License
d. Casey's #4315, 3218 Orion Drive, Class E Retail Alcohol License
e. The Café, 2616 Northridge Parkway, Class C Retail Alcohol License with Catering Privilege and Outdoor Service
f. Thumbs Bar, 2816 West Street, Class C Retail Alcohol License with Catering Privilege and Outdoor Service, Pending Dramshop Review
g. Time Out, 120 Kellogg Avenue, Class C Retail Alcohol License with Outdoor Service

A review of police records for the past 12 months found no liquor law violations for Ames History Museum, Aunt Maude's, Casey's #4314, Casey's #4315, The Café, Thumbs Bar, or Time Out. **Therefore, the Police Department recommends license renewal for these businesses.**

MEMO

To: City Council

From: Pa Goldbeck, Assistant City Manager

Date: November 24, 2026

Subject: Appointing an Interim City Attorney

The former City Attorney retired at the beginning of September 2026. Prior to his last day, the Council appointed an interim City Attorney for September - November 2026 since this Council-appointed position had not yet been filled. While staff has continued recruitment efforts, additional time is necessary to fill this role. As such, extending the interim City Attorney appointment is necessary.

If Council approves, it would be appropriate to establish a resolution continuing the appointment of the interim City Attorney while the search for a full-time City Attorney continues.

The recommendation for appointing an Interim City Attorney is as follows:

Duration: Tuesday, December 1, 2026 – Wednesday, December 16, 2026
Interim City Attorney Appointment: Vikki Feilmeyer, Assistant City Attorney
Compensation: An additional $1,800 will be added to the regular pay in the first pay period of December.

Duration: Thursday, December 17, 2026 - Sunday, January 3, 2026
Interim City Attorney Appointment: Jane Chang, Assistant City Attorney
Compensation: An additional $1,800 will be added to the regular pay in the second pay period of December.

ITEM #:	**8**
DATE:	**11-24-26**
DEPT:	**FIN**

COUNCIL ACTION FORM

SUBJECT: **FY 2025/26 ANNUAL STREET FINANCIAL REPORT**

BACKGROUND:

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

The attached report to be submitted is for the fiscal year ended June 30, 2026.

ALTERNATIVES:

1. Approve the 2026 Street Financial Report for submittal to the IDOT.

2. Do not approve the 2026 Street Financial Report.

CITY MANAGER'S RECOMMENDED ACTION:

In order for the City of Ames to continue to receive Road Use Tax funds, it is necessary to submit an annual Street Financial Report to the IDOT. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby approving the 2026 Street Financial Report for submittal to the IDOT.

ATTACHMENT(S):
Ames 2026 SFR

Bureau of Local Systems
Ames, IA 50010

City Street Finance Report

Fiscal Year 2026
Ames
11/18/2026 12:01:41 PM

Expenses

	General Fund Streets (001)	Road Use (110)	Other Special Revenues	Debt Service (200)	Capitial Projects (300)	Utilities (600 & U0)	Grand Total
Street Lights	$918,769						$918,769
Engineering		$604,328			$1,179,693	$463,058	$2,247,079
Street Maintenance Expense	$11,587	$6,252,682				$255,575	$6,519,844
Other Professional Services		$628,760			$238,894		$867,654
Bridges & Culverts					$498,738		$498,738
Storm Drainage						$2,841,375	$2,841,375
Street - New Roadway					$2,245,911		$2,245,911
Street - Capacity Improvement		$219,701	$44,189		$5,570,008		$5,833,898
Principal Payment				$7,478,249			$7,478,249
Interest Payment				$2,041,952			$2,041,952
Parking						$643,842	$643,842
Traffic Control/Safety	$232,752	$751,888	$63,090		$1,144,933		$2,192,663
Snow Removal		$1,163,535					$1,163,535
Snow Removal Salaries		$459,163					$459,163
Snow Removal Benefits		$221,126					$221,126
Total	$1,163,108	$10,301,183	$107,279	$9,520,201	$10,878,177	$4,203,850	$36,173,798

City Street Finance Report

Revenue

	General Fund Streets (001)	Road Use (110)	Other Special Revenues	Debt Service (200)	Capitial Projects (300)	Utilities (600 & U0)	Grand Total
Levied on Property	$852,956		$0	$9,520,201			$10,373,157
Other Taxes (Hotel, LOST)			$107,279				$107,279
Interest					$34,806		$34,806
Rents & Leases		$12,552					$12,552
Federal Grants	$200,237				$4,653,654		$4,853,891
State Revenues - Road Use Taxes		$9,355,974					$9,355,974
Other State Grants - IDOT	$77,461				$108,270		$185,731
Local Contributions		$50,623					$50,623
Charges/fees	$32,454					$4,203,850	$4,236,304
Assessments					$191,151		$191,151
Proceeds from Debt					$12,963,357		$12,963,357
Total	$1,163,108	$9,419,149	$107,279	$9,520,201	$17,951,238	$4,203,850	$42,364,825

City Street Finance Report

Bonds/Loans

Bond/Loan Description	Principal Balance As of 7/1	Total Principal Paid	Total Interest Paid	Principal Roads	Interest Roads	Principal Balance As of 6/30
2024A GO Bond	$1,570,000	$110,000	$78,500	$31,266	$22,313	$1,460,000
2014 go bond	$497,633	$497,633	$12,441	$497,633	$12,441	$0
2023D GO Bond	$10,215,000	$815,000	$510,750	$718,905	$450,529	$9,400,000
2022A GO Bond	$9,620,000	$875,000	$468,100	$729,933	$390,493	$8,745,000
2019A GO BOND	$5,720,000	$945,000	$169,600	$789,642	$141,718	$4,775,000
2018 GO BOND	$3,560,000	$660,000	$120,000	$660,000	$120,000	$2,900,000
2021A GO Bond	$12,105,000	$1,385,000	$413,288	$835,176	$249,219	$10,720,000
2020A GO Bond	$5,935,000	$775,000	$214,850	$675,261	$187,200	$5,160,000
2017 GO BOND	$1,683,405	$407,325	$39,062	$407,325	$39,062	$1,276,080
2015 go bond	$1,323,527	$652,405	$39,706	$652,405	$39,706	$671,122
2016 GO BOND	$1,173,518	$380,086	$31,191	$380,086	$31,191	$793,432
2025A GO Bond	$12,530,000	$1,165,000	$379,027	$1,100,617	$358,080	$11,365,000
Total	$65,933,083	$8,667,449	$2,476,515	$7,478,249	$2,041,952	$57,265,634

Equipment

Description	Model Year	Usage Type	Cost	Purchased Status
Ford F150 Pickup Truck	2017	Purchased	$34,919	No Change
Ford F150 Pickup	2017	Purchased	$33,157	No Change
Stanley Breaker MBX15	2016	Purchased	$12,575	No Change
Huskqvarna Concrete Saw FS5000D	2016	Purchased	$22,595	No Change
KM International Hot Box Trailer, KM8000	2020	Purchased	$31,748	No Change
Bobcat M7017, Pavement Milling Machine, Hydraulic	2020	Purchased	$16,180	No Change
Caterpillar 430F2 Tractor Loader Backhoe	2017	Purchased	$124,151	No Change
Ford F150 Crew Cab 4x4 Pickup	2017	Purchased	$33,898	No Change
International HV05	2021	Purchased	$187,807	No Change
International 7300, Dump Truck	2017	Purchased	$157,807	No Change
Ford F550 Truck	2015	Purchased	$125,948	No Change
Kubota L4760 HSTC	2014	Purchased	$41,120	No Change
RAM 5500 Dump Truck	2016	Purchased	$68,862	No Change
Ring-O-Matic 550-VACEX, Vacuum, Hydro, Trailer Mounted	2012	Purchased	$54,618	No Change
Chevrolet Silverado 3500 Truck w/ Flatbed DRW	2019	Purchased	$50,443	No Change
Ford F150 Pickup Truck	2018	Purchased	$30,004	No Change
Ford F150 Crew Cab 4x4 Pickup	2018	Purchased	$30,572	No Change
Cimline Mastic Hot Tar Patch Machine	2019	Purchased	$77,050	No Change
Case 590SN Tractor Loader Backhoe	2019	Purchased	$120,518	No Change
Chevrolet Silverado 1500 Crew Cab 4x4	2020	Purchased	$31,022	No Change
Isuzu NPR-HD truck w- EZ-Liner Roadway Line painter	2019	Purchased	$153,949	No Change

City Street Finance Report

Description	Model Year	Usage Type	Cost	Purchased Status
Chicago Pneumatic 185CU Compressor	2019	Purchased	$20,616	No Change
Ford F150, Pickup	2010	Purchased	$24,237	No Change
Ford F550 Aerial Truck	2012	Purchased	$102,488	No Change
Ford Expedition EL, Utility Vehicle	2012	Purchased	$47,801	No Change
Bobcat M7017, Pavement Milling Machine, Hydraulic	2020	Purchased	$16,180	No Change
Dodge Ram Pickup 2500 2WD	2018	Purchased	$28,115	No Change
Rammer 999E Concrete Breaker	2023	Purchased	$13,925	No Change
Bobcat E50 Miniexcavator	2017	Purchased	$68,334	No Change
Ford F350 Pickup Truck	2010	Purchased	$45,507	No Change
International HV05	2021	Purchased	$187,807	No Change
Ford F350 Pickup	2019	Purchased	$34,720	No Change
Ford F150 Pickup Truck	2022	Purchased	$37,130	No Change
John Deere 624 Wheel Loader	2010	Purchased	$130,462	No Change
Peterbilt 220, Schwartz Street Sweeper	2020	Purchased	$281,473	No Change
Dodge RAM 5500 Truck	2022	Purchased	$68,253	No Change
Caterpillar 430	2023	Purchased	$155,000	No Change
Caterpillar 430	2023	Purchased	$155,000	No Change
Ford F150 Crew Cab 4x4 Pickup	2023	Purchased	$48,056	No Change
Caterpillar 430	2023	Purchased	$155,000	No Change
International HV05	2021	Purchased	$187,807	No Change
International HV05	2021	Purchased	$187,807	No Change
International 7500 SFA 6X4	2018	Purchased	$206,083	No Change
Zetor, Proxima 120 Tractor	2015	Purchased	$63,359	No Change

Description	Model Year	Usage Type	Cost	Purchased Status
RAM 4500 Dump Truck	2018	Purchased	$58,750	No Change
Caterpillar CB22, Asphalt Roller	2013	Purchased	$34,048	No Change
International 7300, Dump Truck	2014	Purchased	$133,249	No Change
International 7300, Dump Truck	2017	Purchased	$157,839	No Change
Ford F250, Pickup	2017	Purchased	$28,954	No Change
International HV05	2021	Purchased	$203,000	No Change
International HV05	2021	Purchased	$187,807	No Change
Bobcat Wheel Saw W-18	2020	Purchased	$14,996	No Change
Bobcat S-770, Skid Steer	2020	Purchased	$50,304	No Change
International 7500 SFA 6X4	2018	Purchased	$206,307	No Change
International HV05	2021	Purchased	$187,807	No Change
RAM 5500 Dump Truck	2018	Purchased	$54,328	No Change
Case DV23 Asphalt Roller	2018	Purchased	$35,285	No Change
Ford F150 Crew cab 4x4 Pickup EV	2024	Purchased	$45,088	No Change
Bobcat S770 Skid Steer	2025	Purchased	$72,193	No Change
Ford F150 Crew Cab 4x4 Pickup	2018	Purchased	$36,026	No Change
RAM 4500 Dump Truck	2018	Purchased	$63,248	No Change
Deere 544L, Wheel Loader	2019	Purchased	$159,277	No Change
Bobcat Track Steer T76	2021	Purchased	$60,434	No Change
RAM 4500 Dump Truck	2018	Purchased	$42,018	No Change
Trailer	2017	Purchased	$17,498	No Change
Bobcat Track Steer T594	2017	Purchased	$51,668	No Change
Ford F350 Pickup	2019	Purchased	$34,721	No Change

Description	Model Year	Usage Type	Cost	Purchased Status
Bobcat S76	2025	Purchased	$68,757	New
Ford F150 Lightning	2025	Purchased	$54,129	New
Crafco SS125D	2025	Purchased	$56,854	New

Street Projects

Project Description	Contract Price	Final Price	Contractor Name
20/21 Arterial Street Pavement Improvements - E. 13th St (Duff Ave to Meadowlane Ave)	$29,342,929	$29,287,501	Con-Struct, Inc
23/24 Asphalt Street Pavement Improvements (E. 7th St, N. Riverside Dr)	$706,554	$788,083	Con-Struct, Inc
23/24 Concrete Pavement Improvements (Prarie View)	$1,015,443	$1,191,940	Con-Struct, Inc
24/25 Accessibility Enhancement Program	$88,250	$91,702	TK Concrete, Inc.
24/25 Multi-Modal Roadway Improvements (6th St, North of City Hall)	$125,152	$128,930	MidState Solution, LLC
22/23 Concrete Pavement Improvements (Brookridge Ave, Ridgewood Ave, Lee St, 9th St, Park Way, Alley)	$4,203,261	$3,941,151	Shekar Engineering, P.L.C.
24/25 Traffic Signal Program (S. 16th & University)	$142,043	$142,043	Van Maanen Electric, Inc.
24/25 Collector Street & Water System Improvements (Oakland St - Oliver Ave to Hawthorne Ave)	$650,347	$662,643	Manatt's
23/24 Campustown Public Improvements (Welch Ave & Chamberlain Place)	$1,696,747	$1,553,172	Con-Struct, Inc
23/24/25 Pavement Restoration Slurry Seal Program	$417,921	$398,327	Fort Dodge Asphalt Company
23/24 Collector Street Pavement Improvements (6th Street)	$1,003,926	$1,044,610	Con-Struct, Inc

City Street Finance Report

Project Description	Contract Price	Final Price	Contractor Name
25/26 Alley Pavement Improvements (Alley S. of Lincoln Way between S. Kellogg Ave & S. Sherman Ave)	$116,833	$112,579	Brother's Concrete

City Street Finance Report

Summary

	General Fund Streets (001)	Road Use (110)	Other Special Revenues	Debt Service (200)	Capitial Projects (300)	Utilities (600 & U0)	Grand Total
Begining Balance	$0	$10,123,731	$0	$0	$21,096,259	$0	$31,219,990
SubTotal Expenses (-)	$1,163,108	$10,301,183	$107,279	$9,520,201	$10,878,177	$4,203,850	$36,173,798
Subtotal Revenues (+)	$1,163,108	$9,419,149	$107,279	$9,520,201	$17,951,238	$4,203,850	$42,364,825
Ending Balance	$0	$9,241,697	$0	$0	$28,169,320	$0	$37,411,017

Resolution Number:

Execution Date: Tuesday, November 24, 2026

Signature: Brandon Sommers

ITEM #:	**9**
DATE:	**11-24-26**
DEPT:	**PW**

COUNCIL ACTION FORM

SUBJECT: 2025/26 STORMWATER EROSION CONTROL PROGRAM (WORRELL CREEK)

BACKGROUND:

The Stormwater Erosion Control Program is an annual program for the stabilization of areas that have become eroded in streams, channels, swales, gullies, or drainage ways that are part of the City's stormwater system. **This project involves the realignment and stabilization of Worrell Creek along Mortensen Parkway and west of University Boulevard to protect sanitary sewer infrastructure that runs along the stream corridor. Work will take place on City property at Carroll Marty Disc Golf Course Park and on ISU property.**

Plans and specifications for this project were completed by Bolton & Menk. Construction is anticipated to be completed in one stage over a single year. The impacts to the parks property were coordinated with staff from the Parks and Recreation Department. Access to the Disc Golf Course will be maintained throughout the duration of construction with interruptions to a few holes on the course. Fencing is included to keep children and other park users out of the construction areas. Construction access to the project will be from designated areas on Mortensen Road and University Boulevard. The Disc Golf Course will be returned to existing conditions upon completion of the project.

City staff also coordinated with Iowa State University (ISU) staff to ensure its concerns and needs were incorporated into the project design where it occurs on ISU property. No nearby privately owned properties will be impacted by the construction activity.

A summary of revenues and projected expenses is shown below:

Description	**Revenue**	**Expenses**
2025/26 Stormwater Erosion Control Program (Stormwater Utility Funds)	$850,000	
Construction (Estimate)		$731,963
Engineering/Administration (Overall Program)		118,037
TOTAL	$850,000	$850,000

ALTERNATIVES:

1. Approve plans and specifications for the 2025/26 Stormwater Erosion Control Program (Worrell Creek) project, setting January 6, 2027, as the bid due date and January 12, 2027, as the date of Public Hearing.

2. Do not approve this project.

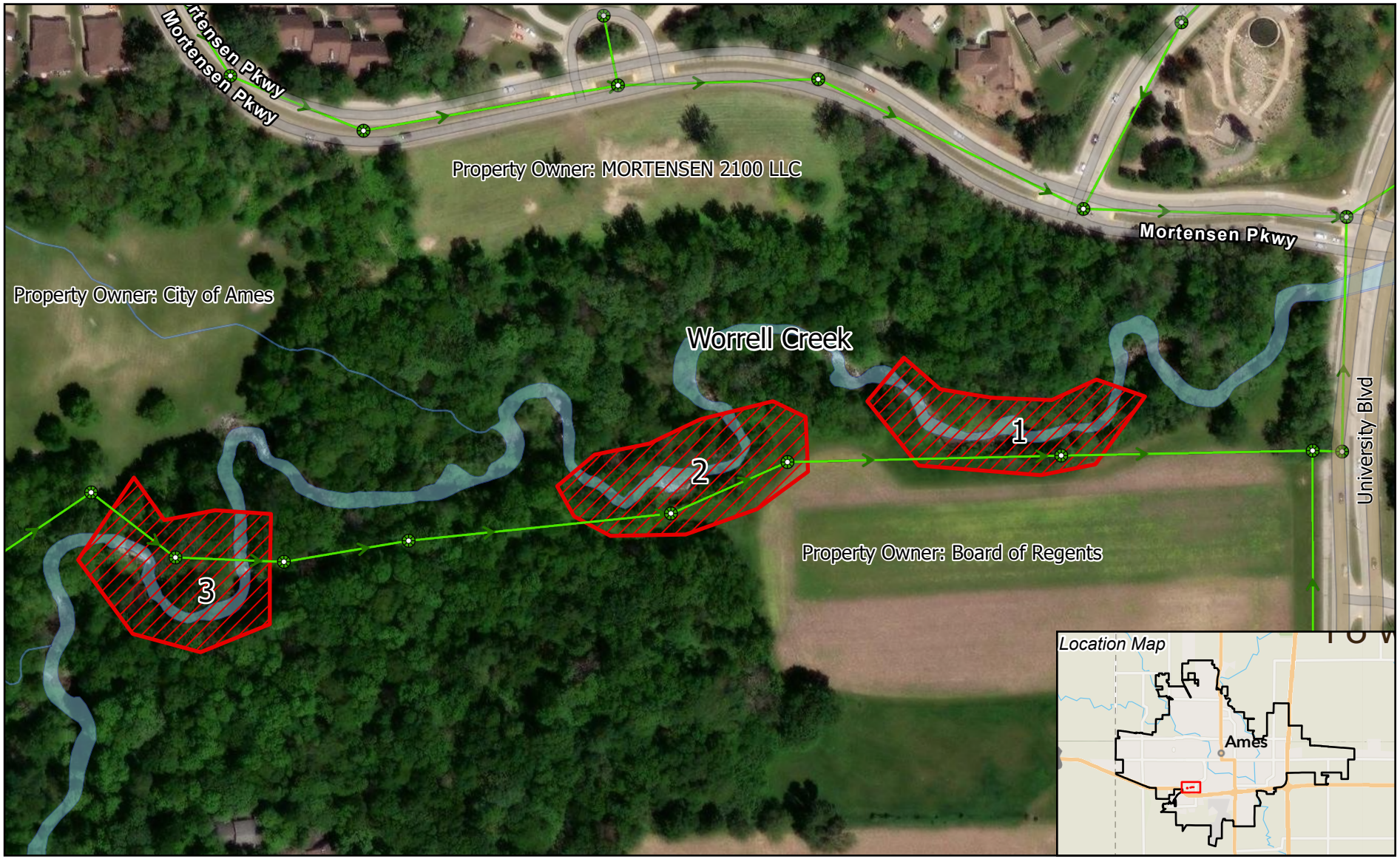
CITY MANAGER'S RECOMMENDED ACTION:

Approval of the plans and specifications will continue to keep this project on the January 6, 2026, letting schedule. This project will prevent further erosion from occurring within the stream and prevent future damage to the sanitary sewer. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1 as described above.

ATTACHMENT(S):
2025-26 Stormwater Erosion Control Mortensen-University Location Map.pdf
Signed Plans and Specifications_2025-26 STORMWATER EROSION CONTROL PROGRAM (WORRELL CREEK).pdf

2025/26 Stormwater Erosion Control Program

Worrell Creek at University Blvd Stream Stabilization



Legend

- City - Sanitary Main
- Project Locations

0 200 Feet

N

CITY OF AMES

CONSTRUCTION PLANS FOR

2025/26 STORMWATER EROSION CONTROL PROGRAM (WORRELL CREEK)

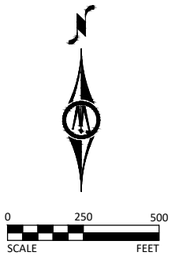
OCTOBER 2026



MAP OF THE
CITY OF AMES
STORY COUNTY, IA



STORY COUNTY, IA



SHEET NUMBER	SHEET TITLE
A.01 - A.03	TITLE SHEET, LEGEND, OVERALL SITE PLAN
B.01 - B.02	TYPICAL SECTIONS & DETAILS
C.01 - C.06	QUANTITIES, ESTIMATE REFERENCE INFORMATION, AND GENERAL NOTES
D.01 - D.03	GRADING PLAN & PROFILE
EC.01 - EC.03	EROSION CONTROL & SURFACE RESTORATION
F.01	CONSTRUCTION ENTRANCE PLAN & PROFILE
G.01	SURVEY CONTROL POINTS & BENCHMARKS
J.01	STAGING & TRAFFIC CONTROL
J.02 - J.03	STAGING & EARTHWORK PHASING PLAN
L.01	SEEDING & VEGETATION PLAN
R.01 - R.02	EXISTING CONDITIONS & REMOVALS
W1.01 - W1.05	CROSS SECTIONS - SEGMENT 1
W2.01 - W2.05	CROSS SECTIONS - SEGMENT 2
W3.01 - W3.03	CROSS SECTIONS - SEGMENT 3
THIS PLAN SET CONTAINS 38 SHEETS.	

CITY OF AMES FLOODPLAIN DEVELOPMENT PERMIT: FLOOD-002750

USACE PERMIT: CEMVR-RD-2026-0375

GOVERNING SPECIFICATIONS

THE 2026 EDITION OF THE "IOWA STATEWIDE URBAN SPECIFICATIONS FOR PUBLIC IMPROVEMENTS".

CITY OF AMES 2025 SUPPLEMENTAL SPECIFICATIONS

MUTCD 2009 AS ADOPTED BY IOWA DEPARTMENT OF TRANSPORTATION.

ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS AND ORDINANCES WILL BE COMPLIED WITHIN THE CONSTRUCTION OF THIS PROJECT.

IOWA ONE CALL
1-800-292-8989 | 811
www.iowaonecall.com

NOTE: EXISTING UTILITY INFORMATION SHOWN ON THIS PLAN HAS BEEN PROVIDED BY THE UTILITY OWNER. THE CONTRACTOR SHALL FIELD VERIFY EXACT LOCATIONS PRIOR TO COMMENCING CONSTRUCTION AS REQUIRED BY STATE LAW. NOTIFY IOWA ONE CALL 1-800-292-8989 OR 811

THE SUBSURFACE UTILITY INFORMATION IN THIS PLAN IS UTILITY QUALITY LEVEL D UNLESS OTHERWISE NOTED. THIS UTILITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF CI/ASCE 38-22, ENTITLED "STANDARD GUIDELINE FOR INVESTIGATING AND DOCUMENTING EXISTING UTILITIES".

RESOURCE LIST

CITY OF AMES
Noel Steckelberg, P.E., C.F.M.
Public Works
City Hall
515 Clark Ave.
Ames, IA 50010

PROJECT ENGINEER
Ryan Benjegerdes, P.E.
Bolton & Menk, Inc.
1519 Baltimore Drive
Ames, IA 50010

AMES TRAFFIC
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Email: bradbecker@cityofames.org

AMES ELECTRIC SERVICES
Design contact: Mark Imhoff
Phone: 5152395175
Email: mark.imhoff@cityofames.org

CITY OF AMES UTILITY MAINTENANCE
Design contact: Lisa Mondt
Phone: 5152395162
Email: amesgis@cityofames.org

ALLIANT ENERGY
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Email: curtbolton@alliantenergy.com

CAMPUS COMMUNICATIONS GROUP
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Email: dheavner@ccgfiber.com

CENTURYLINK/LUMEN
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Email: sean.hostetter@lumen.com

METRONET/T-FIBER
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Email: jared.sharp@metronet.com

MEDIACOM
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Email: dzimmer@mediacomcc.com

PRIVATE NETWORKS, LLC
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fibermanagement@segrafiber.com

IOWA STATE UNIVERSITY
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ISU RESEARCH FARMS
Tim Goode
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Email: trgoode@iastate.edu

Kent Berns
Phone: 5152901498
Email: krberns@iastate.edu

REVIEWED & APPROVED _____ DATE: 11/17/2026
NOEL STECKELBERG, P.E., C.F.M.
CIVIL ENGINEER II
CITY OF AMES

LICENSED PROFESSIONAL ENGINEER
RYAN M. BENJEGERDES
23767
IOWA

I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

RYAN M. BENJEGERDES, P.E.

LICENSE NUMBER: 23767 DATE: 11/16/2026

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2027

PAGES OR SHEETS COVERED BY THIS SEAL:

ALL SHEETS

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CITY OF ames

BOLTON & MENK

1519 BALTIMORE DRIVE
AMES, IA 50010
Phone: (515) 233-6100
Email: Ames@bolton-menk.com
www.bolton-menk.com

DESIGNED	REV	DESCRIPTION	DATE
KRF		BID PLANS	10/26/2026
DRAWN KRF			
CHECKED RMB			
CLIENT PROJ. NO. 25X.139176.000			

CITY OF AMES, IOWA
2025/26 STORMWATER EROSION CONTROL PROGRAM (WORRELL CREEK)
TITLE SHEET

SHEET A.01

EXISTING TOPOGRAPHIC SYMBOLS

- ACCESS GRATE
- AIR CONDITION UNIT
- ANTENNA
- AUTO SPRINKLER CONNECTION
- BARRICADE PERMANENT
- BASKETBALL POST
- BENCH
- BIRD FEEDER
- BOLLARD
- BUSH
- CATCH BASIN RECTANGULAR CASTING
- CATCH BASIN CIRCULAR CASTING
- CURB STOP
- CLEAN OUT
- CULVERT END
- DRINKING FOUNTAIN
- DOWN SPOUT
- ELECTRIC CAR CHARGE STATION
- FILL PIPE
- FIRE HYDRANT
- FLAG POLE
- FLARED END / APRON
- FUEL PUMP
- GRILL
- GUY WIRE ANCHOR
- HANDHOLE
- HANDICAP SPACE
- IRRIGATION SPRINKLER HEAD
- IRRIGATION VALVE BOX
- LIFT STATION CONTROL PANEL
- LIFT STATION
- LIGHT POLE
- MAILBOX
- MANHOLE-COMMUNICATION
- MANHOLE-ELECTRIC
- MANHOLE-GAS
- MANHOLE-HEAT
- MANHOLE-RECLAIMED WATER
- MANHOLE-SANITARY SEWER
- MANHOLE-STORM SEWER
- MANHOLE-UTILITY
- MANHOLE-WATER
- METER
- DRIVE-THRU MICROPHONE
- PARKING METER
- PAVEMENT MARKING
- PEDESTAL-COMMUNICATION
- PEDESTAL-ELECTRIC
- PEDESTRIAN PUSH BUTTON
- PICNIC TABLE
- POLE-UTILITY
- POST
- RAILROAD SIGNAL POLE
- REGULATION STATION GAS
- SATELLITE DISH
- SIGN TRAFFIC
- SIGNAL CONTROL CABINET
- SOIL BORING
- SIREN
- TELEPHONE BOOTH
- TILE INLET
- TILE OUTLET
- TILE RISER
- TRANSFORMER-ELECTRIC
- TREE-CONIFEROUS
- TREE-DEAD
- TREE-DECIDUOUS
- TREE STUMP
- TRAFFIC ARM BARRIER
- TRAFFIC SIGNAL
- TRASH CAN
- UTILITY MARKER
- VALVE
- VALVE POST INDICATOR
- VALVE VAULT
- VAULT
- VENT PIPE
- WATER SPIGOT
- WELL
- WETLAND DELINEATED MARKER
- WETLAND
- WET WELL
- YARD HYDRANT

PROPOSED TOPOGRAPHIC SYMBOLS

- CLEANOUT
- MANHOLE
- LIFT STATION
- STORM SEWER CIRCULAR CASTING
- STORM SEWER RECTANGULAR CASTING
- STORM SEWER FLARED END / APRON
- STORM SEWER OUTLET STRUCTURE
- STORM SEWER OVERFLOW STRUCTURE
- CURB BOX
- FIRE HYDRANT
- WATER VALVE
- WATER REDUCER
- WATER BEND
- WATER TEE
- WATER CROSS
- WATER SLEEVE
- WATER CAP / PLUG
- RIP RAP
- DRAINAGE FLOW
- TRAFFIC SIGNS
- LIGHT POLE

SURVEY SYMBOLS

- BENCHMARK LOCATION
- CONTROL POINT
- MONUMENT FOUND
- CAST IRON MONUMENT
- STONE MONUMENT

EXISTING TOPOGRAPHIC LINES

- RETAINING WALL
- FENCE
- FENCE-DECORATIVE
- GUARD RAIL
- TREE LINE
- BUSH LINE

SURVEY LINES

- CONTROLLED ACCESS
- BOUNDARY
- CENTERLINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- EXISTING LOT LINE
- PROPOSED LOT LINE
- EXISTING RIGHT-OF-WAY
- PROPOSED RIGHT-OF-WAY
- SETBACK LINE
- SECTION LINE
- QUARTER LINE
- SIXTEENTH LINE
- TEMPORARY EASEMENT

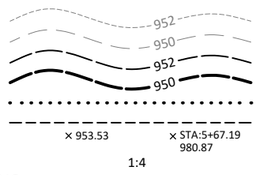
EXISTING UTILITY LINES

- FORCEMAIN
- SANITARY SEWER
- SANITARY SERVICE
- STORM SEWER
- STORM SEWER DRAIN TILE
- WATERMAIN
- WATER SERVICE
- RECLAIMED WATER

PROPOSED UTILITY LINES

- FORCEMAIN
- SANITARY SEWER
- SANITARY SERVICE
- STORM SEWER
- STORM SEWER DRAIN TILE
- WATERMAIN
- WATER SERVICE
- PIPE CASING
- TRENCHLESS PIPE (PLAN VIEW)
- TRENCHLESS PIPE (PROFILE VIEW)

GRADING INFORMATION



- EXISTING CONTOUR MINOR
- EXISTING CONTOUR MAJOR
- PROPOSED CONTOUR MINOR
- PROPOSED CONTOUR MAJOR
- PROPOSED GRADING LIMITS / SLOPE LIMITS
- PROJECT LIMITS
- PROPOSED SPOT ELEVATION
- RISE:RUN (SLOPE)

HATCH PATTERNS

- HMA PAVEMENT
- SIDEWALK
- PCC PAVEMENT
- DRIVEWAY
- GRAVEL

EXISTING PRIVATE UTILITY LINES

NOTE:
EXISTING UTILITY INFORMATION SHOWN ON THIS PLAN HAS BEEN PROVIDED BY THE UTILITY OWNER. THE CONTRACTOR SHALL FIELD VERIFY EXACT LOCATIONS PRIOR TO COMMENCING CONSTRUCTION AS REQUIRED BY STATE LAW. NOTIFY IOWA ONE CALL - 1-800-292-8989

THE SUBSURFACE UTILITY INFORMATION IN THIS PLAN IS UTILITY QUALITY LEVEL D UNLESS OTHERWISE NOTED. THIS UTILITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF CI/ASCE 38-02, ENTITLED "STANDARD GUIDELINE FOR INVESTIGATING AND DOCUMENTING EXISTING UTILITIES".

- UNDERGROUND FIBER OPTIC
- UNDERGROUND ELECTRIC
- UNDERGROUND GAS
- UNDERGROUND COMMUNICATION
- OVERHEAD ELECTRIC
- OVERHEAD COMMUNICATION
- OVERHEAD UTILITY

UTILITIES IDENTIFIED WITH A QUALITY LEVEL OTHER THAN D:

LINE TYPES FOLLOW THE FORMAT: UTILITY TYPE - QUALITY LEVEL
EXAMPLE: G-A G-A UNDERGROUND GAS, QUALITY LEVEL A
UTILITY QUALITY LEVEL (A,B,C,D) DEFINITIONS CAN BE FOUND IN CI/ASCE 38-22.

UTILITY QUALITY LEVELS:

LEVEL D - INFORMATION COMES SOLELY FROM EXISTING UTILITY RECORDS.

LEVEL C - SURVEYING ABOVE GROUND UTILITY FACILITIES, SUCH AS MANHOLES, VALVE BOXES, ETC; AND CORRELATING THIS INFORMATION WITH EXISTING UTILITY RECORDS.

LEVEL B - THE USE OF SURFACE GEOPHYSICAL TECHNIQUES TO DETERMINE THE EXISTENCE AND HORIZONTAL POSITION OF UNDERGROUND UTILITIES.

LEVEL A - THE USE OF NONDESTRUCTIVE DIGGING EQUIPMENT AT HORIZONTAL AND VERTICAL POSITION OF UNDERGROUND UTILITIES, AS WELL AS THE TYPE, SIZE, CONDITION, MATERIAL, AND OTHER CHARACTERISTICS.

ABBREVIATIONS

A	ALGEBRAIC DIFFERENCE	GV	GATE VALVE	SAN	SANITARY SEWER
ADJ	ADJUST	HDPE	HIGH DENSITY POLYETHYLENE	SCH	SCHEDULE
ALT	ALTERNATE	HH	HANDHOLE	SERV	SERVICE
B-B	BACK TO BACK	HMA	HOT MIX ASPHALT	SHLD	SHOULDER
BLDG	BUILDING	HP	HIGH POINT	STA	STATION
BMP	BEST MANAGEMENT PRACTICE	HWL	HIGH WATER LEVEL	STD	STANDARD
BR	BEGIN RADIUS	HYD	HYDRANT	STM	STORM SEWER
BV	BUTTERFLY VALVE	I	INVERT	TC	TOP OF CURB
CB	CATCH BASIN	K	CURVE COEFFICIENT	TE	TEMPORARY EASEMENT
C&G	CURB AND GUTTER	L	LENGTH	TEMP	TEMPORARY
CIP	CAST IRON PIPE	LO	LOWEST OPENING	TNH	TOP NUT HYDRANT
CIPP	CURED-IN-PLACE PIPE	LP	LOW POINT	TP	TOP OF PIPE
CL	CENTER LINE	LT	LEFT	TYP	TYPICAL
CL.	CLASS	MH	MANHOLE	VCP	VITRIFIED CLAY PIPE
CMP	CORRUGATED METAL PIPE	MIN	MINIMUM	VERT	VERTICAL
C.O.	CHANGE ORDER	MR	MID RADIUS	VPC	VERTICAL POINT OF CURVE
COMM	COMMUNICATION	NIC	NOT IN CONTRACT	VPI	VERTICAL POINT OF INTERSECTION
CSP	CORRUGATED STEEL PIPE	NMC	NON-METALLIC CONDUIT	VPT	VERTICAL POINT OF TANGENT
CLVT	CULVERT	NTS	NOT TO SCALE	WM	WATERMAIN
DIA	DIAMETER	NWL	NORMAL WATER LEVEL	WS	WATER SERVICE
DIP	DUCTILE IRON PIPE	OHW	ORDINARY HIGH WATER LEVEL		
DWY	DRIVEWAY	PC	POINT OF CURVE		
E	EXTERNAL CURVE DISTANCE	PCC	PORTLAND CEMENT CONCRETE	AC	ACRES
ESMT	EASEMENT	PE	PERMANENT EASEMENT	CF	CUBIC FEET
ELEC	ELECTRIC	PED	PEDESTRIAN, PEDESTAL	CV	COMPACTED VOLUME
ELEV/EL	ELEVATION	PERF	PERFORATED PIPE	CY	CUBIC YARD
EOF	EMERGENCY OVERFLOW	PERM	PERMANENT	EA	EACH
ER	END RADIUS	PI	POINT OF INTERSECTION	EV	EXCAVATED VOLUME
EX	EXISTING	PL	PROPERTY LINE	LB	POUND
FES	FLARED END SECTION	PRC	POINT OF REVERSE CURVE	LF	LINEAR FEET
F-F	FACE TO FACE	PT	POINT OF TANGENT	LS	LUMP SUM
FF	FINISHED FLOOR	PVC	POLYVINYL CHLORIDE PIPE	LV	LOOSE VOLUME
F&I	FURNISH AND INSTALL	PVMT	PAVEMENT	SF	SQUARE FEET
FM	FORCEMAIN	R	RADIUS	SV	STOCKPILE VOLUME
FO	FIBER OPTIC	RCP	REINFORCED CONCRETE PIPE	SY	SQUARE YARD
F.O.	FIELD ORDER	RET	RETAINING		
GRAN	GRANULAR	R/W	RIGHT-OF-WAY		
GRAV	GRAVEL	RSC	RIGID STEEL CONDUIT		
GU	GUTTER	RT	RIGHT		

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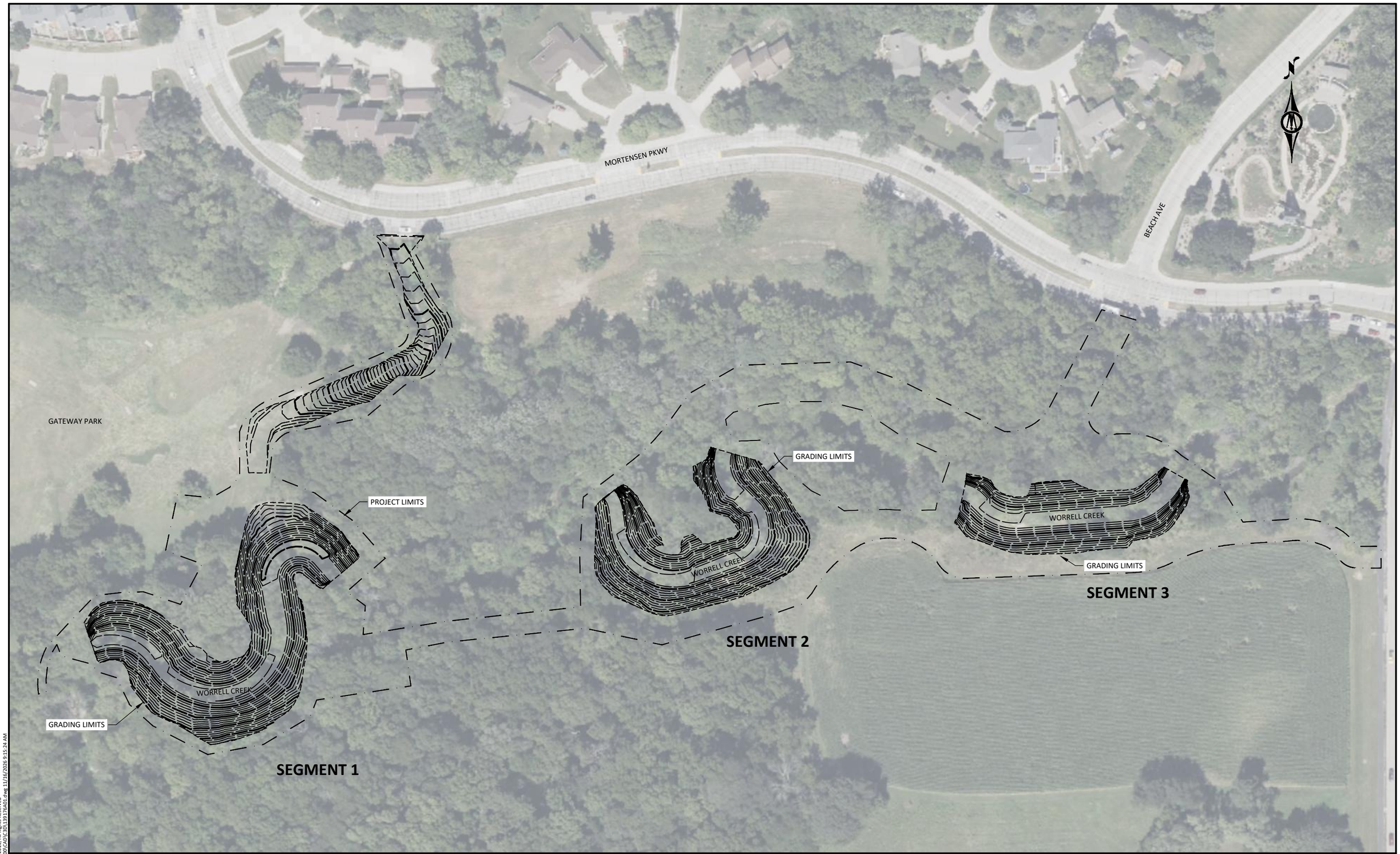
CITY OF ames
BOLTON & MENK
1519 BALTIMORE DRIVE
AMES, IA 50010
Phone: (515) 233-6100
Email: Ames@bolton-menk.com
www.bolton-menk.com

DESIGNED	REV	DESCRIPTION	DATE
KRF		BID PLANS	10/26/2026
DRAWN KRF			
CHECKED RMB			
CLIENT PROJ. NO. 25X.139176.000			

CITY OF AMES, IOWA
2025/26 STORMWATER EROSION CONTROL PROGRAM (WORRELL CREEK)
LEGEND SHEET

SHEET A.02



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HORZ. SCALE 0 100 200 FEET

CITY OF ames

BOLTON & MENK

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AMES, IA 50010
Phone: (515) 233-6100
Email: Ames@bolton-menk.com
www.bolton-menk.com

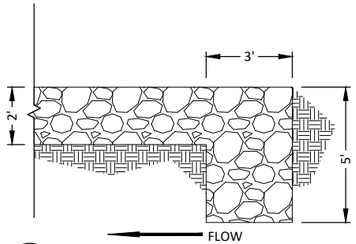
DESIGNED	REV	DESCRIPTION	DATE
KRF		BID PLANS	10/26/2026
DRAWN KRF			
CHECKED RMB			
CLIENT PROJ. NO. 25X.139176.000			

CITY OF AMES, IOWA

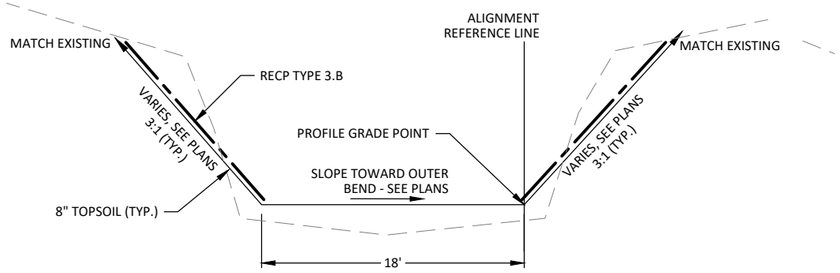
2025/26 STORMWATER EROSION CONTROL PROGRAM (WORRELL CREEK)

OVERALL SITE PLAN

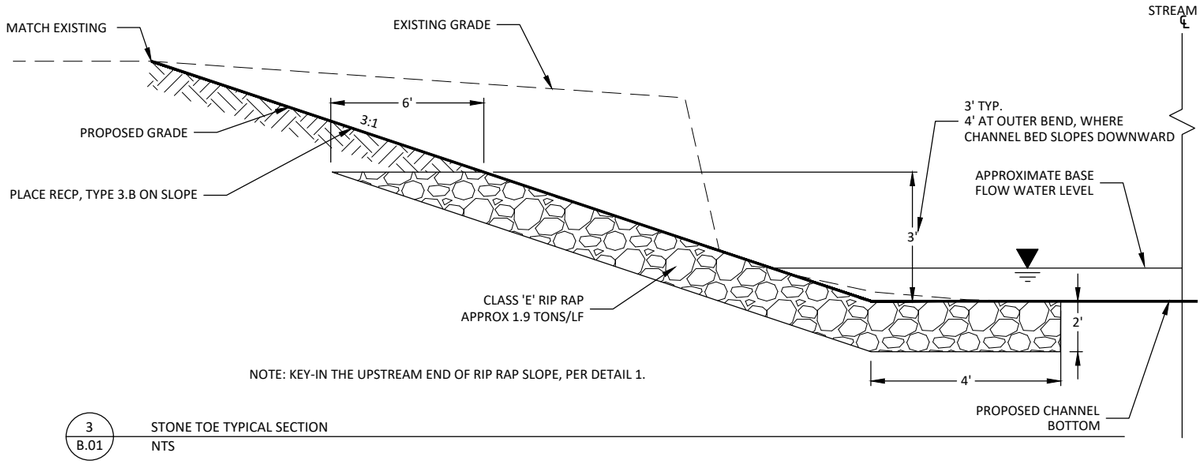
SHEET A.03



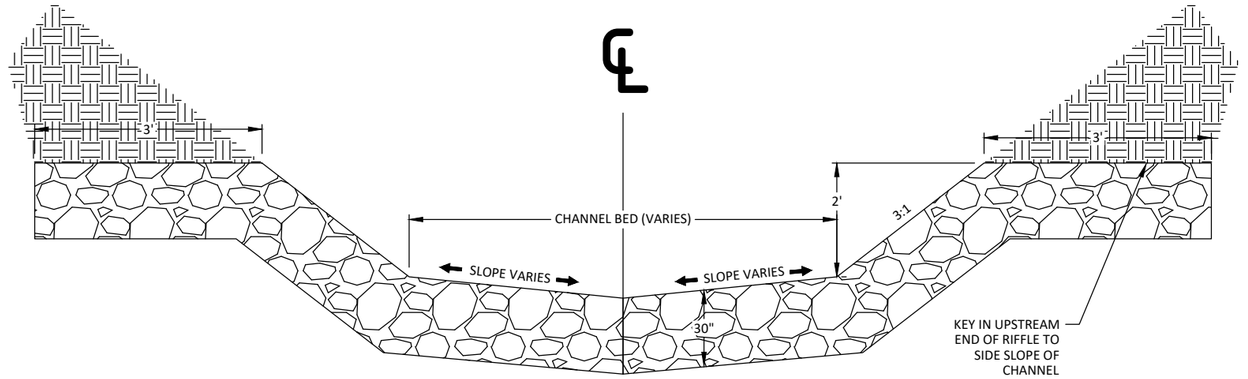
1 / B.01 RIP RAP SLOPE KEY-IN TYPICAL (PROFILE)
NTS



2 / B.01 CHANNEL TYPICAL SECTION
NTS, SEE W-SHEETS FOR DETAILED CROSS SECTIONS



3 / B.01 STONE TOE TYPICAL SECTION
NTS



4 / B.01 RIFFLE TYPICAL SECTION
NTS

Plantra
Plant Like You Mean It

INSTALLATION INSTRUCTIONS:

SunFlex™ Greenhouse Grow Tube System for Trees

STEP 1 Plant seedling

STEP 2 Prepare the seedling for "tubing"

If your seedlings have side (lateral) branches please remove them carefully using sharp pruning shears before installing the grow tube ***(see figure 1).***

NOTE: Do NOT bend side branches to squeeze or otherwise force them into the grow tube. Doing so will encourage weak branching and other problems as the tree matures.

FIGURE 1



STEP 3 Install SunFlex™ Grow Tube & Trunk Builder Stake

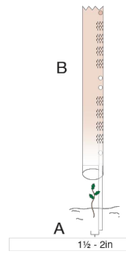
(Stake Entirely Inside Grow Tube) ***(see figure 2)***

A. Position stake 1.5 – 2 inches from the seedling with ground-line marker towards the ground. Use Plantra Stake Driver **(do not use a hammer or mallet)** and drive stake until ground-line marker reaches the the soil surface.

B. Pop grow tube open by flattening tube its entire length in opposite direction as packed. Next, slide the grow tube over the top of the stake and down to the ground while carefully guiding both the seedling and the stake entirely inside the grow tube.

NOTE: This method of installing support stake inside the grow tube is recommended for Trunk-Builder stakes only. The Trunk-Builder Stake has a rounded top to avoid stem abrasion and a small diameter to avoid crowding the seedling inside the grow tube. Other stake materials should never be installed inside grow tubes as their sharp edges could damage stems that come in contact with the stake top and have large diameters which will occupy important growing volume inside the tube the tree should have.

FIGURE 2



For more product information including specifications, images & user tips please visit: PLANTRA.COM
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V.WISLR181128A

STEP 3 Continued...
(see figure 3)

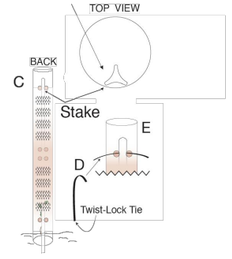
C. Position the grow tube so a flat side of the stake is snug against the side of the tube and in-line between the paired tie-holes.

D. Firmly tap the top of the tube to seat the tube base into the soil. Mound additional soil around tube base as needed to reduce entry by rodents. When completed, the tip of the Trunk-Builder stake should be at least 1-2 inches above the top tie hole and below the top of the grow tube.

E. Attach the grow tube to the stake with 3 Twist-Lock™ Soft Wire Ties (only 2 ties for 35-in and 24-in tube heights). Begin by inserting the first tie through the top tie hole, guiding it around the stake and back out the paired tie hole. Twist the ends firmly so that the tube and stake are tight together to prevent the grow tube from sliding up from contact by animals. Repeat steps for one set of middle tie holes and for the bottom set of tie holes.

TIP: Bend the Twist-Lock tie about 2 inches from one end to make a "curl." Use this end to thread the tie into one tie hole, around the stake and out the other tie hole.

FIGURE 3
Stake Completely Inside Tube With Flat Side Of Stake Snug Against Tube



STEP 4 Install bird exclusion mesh top
(see figure 4)

Simply stretch the netting over the tube top like pulling on a sock. Pull the netting down to the top tie and gently insert one or both ends of the tie through the mesh to keep it from blowing off in the wind.

When installed, approximately 1 inch of mesh cap should remain closed at the top as shown in Figure 4A and 4B. For 47-in and 58-in grow tube heights the mesh tops should be pulled down to height of tie holes. For 71-in SunFlex Grow Tube installation the mesh cap will only extend about half-way down between the top of the tube the tie holes. In this instance the tie ends will need to reach up to hook the netting in place to allow enough netting above tube top to remain closed.

FIGURE 4A
47-in & 58-in Grow Tube Heights

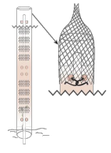
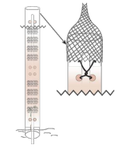


FIGURE 4B
71-in Grow Tube Heights



For more product information including specifications, images & user tips please visit: PLANTRA.COM
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5 / B.01 TREE GROW TUBE
NTS

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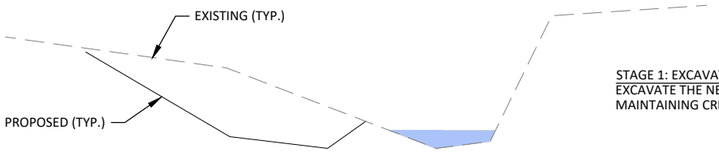
CLIENT PROJ. NO.	25X.139176.000

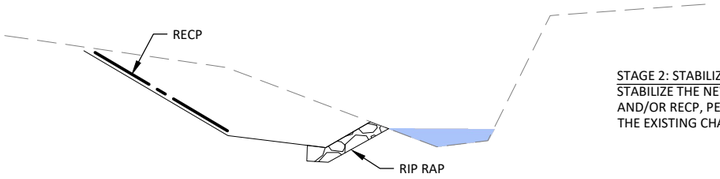
REV	DESCRIPTION	DATE
	BID PLANS	10/26/2026

CITY OF AMES, IOWA
2025/26 STORMWATER EROSION CONTROL PROGRAM (WORRELL CREEK)
TYPICAL SECTIONS

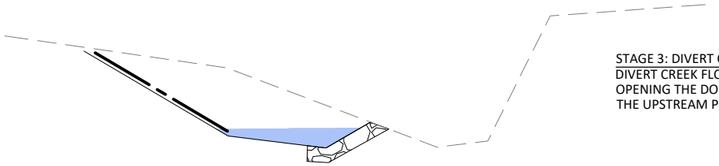
SHEET B.01



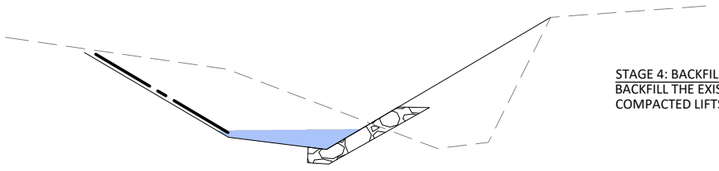
STAGE 1: EXCAVATE NEW CHANNEL
EXCAVATE THE NEW CHANNEL SECTION WHILE MAINTAINING CREEK FLOW IN THE EXISTING CHANNEL.



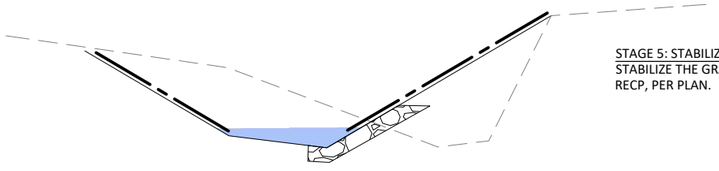
STAGE 2: STABILIZE NEW CHANNEL
STABILIZE THE NEW CHANNEL SECTION WITH RIP RAP AND/OR RECP, PER PLAN. MAINTAIN CREEK FLOW IN THE EXISTING CHANNEL.



STAGE 3: DIVERT CREEK FLOW TO NEW CHANNEL
DIVERT CREEK FLOW TO NEW CHANNEL BY FIRST OPENING THE DOWNSTREAM PLUG AND THEN OPENING THE UPSTREAM PLUG.

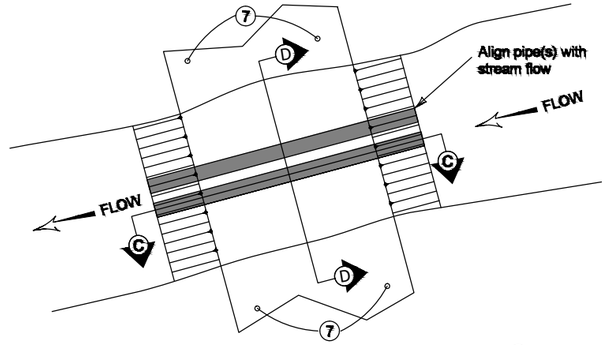


STAGE 4: BACKFILL EXISTING CHANNEL
BACKFILL THE EXISTING CHANNEL IN 12-INCH COMPACTED LIFTS.

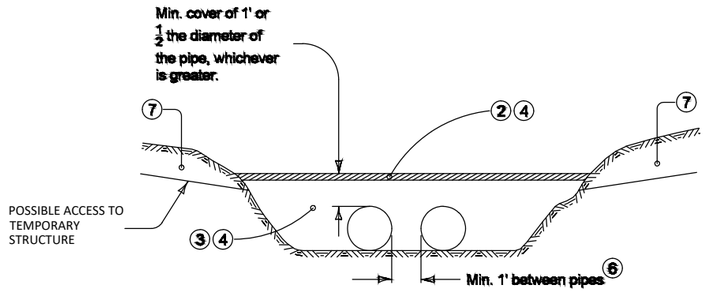


STAGE 5: STABILIZE SLOPE
STABILIZE THE GRADED SLOPE WITH RIP RAP AND/OR RECP, PER PLAN.

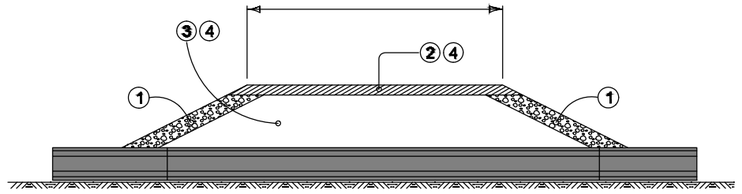
6 / B.02 CHANNEL GRADING PHASING TYPICAL SECTIONS
NTS



TYPICAL PLAN (STREAM CROSSING) (6)



SECTION D-D (STREAM CROSSING) (6)



SECTION C-C (6)

7 / B.02 TEMPORARY STREAM CROSSING
NTS

1. Minimum 1 foot Class D revetment, Class E revetment or broken concrete meeting the requirements of Section 4130 of the Iowa DOT Standard Specifications.
2. Possible choke layer of construction traffic. Use any combination of erosion stone, granular backfill, special backfill (except with reclaimed HMA), granular surfacing material, or granular soils of AASHTO classification A-1 or A-2 with less than 5% files passing the #200 sieve.
3. Use clean material with less than 5% files passing the #200 sieve. Acceptable materials include revetment and granular materials.
4. When dredging is allowed by a permit, use dredged material containing 10% or less passing the #200 sieve. Prior to beginning construction according according to EW-401, install erosion control measures according to EC-202. Leave these measure in place and maintain until temporary EW-401 materials have been completely removed. Installation, maintenance, and removal of these erosion control measures is incidental and will not be paid for separately.
5. Pipe required if structure spans more than half the distance between banks. contractor determines size and number of pipe(s) unless specifies otherwise in the contract documents.
6. Pipe required. Contractor determines size and number of pipe(s) unless specifies otherwise in the contract documents.
7. When material need to be cut from the bank to provide for access to construct and use temporary stream structure, move this material to an upland location.

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CITY OF AMES, IOWA
2025/26 STORMWATER EROSION CONTROL PROGRAM (WORRELL CREEK)
TYPICAL SECTIONS

SHEET B.02

ESTIMATED PROJECT QUANTITIES - BASE BID

ITEM NO.	ITEM CODE	ITEM	UNIT	QUANTITY
1	2010-B	CLEARING AND GRUBBING	AC	8.02
2	2010-D-2	TOPSOIL, COMPOST AMENDED	CY	858
3	2010-D-3	TOPSOIL, OFF-SITE	CY	1755
4	2010-E	EXCAVATION, CLASS 10	CY	8203
5	7010-E	CURB AND GUTTER, DROP CURB	LF	120
6	7030-A-2	REMOVAL OF SHARED USE PATH	SY	45
7	7030-B	REMOVAL OF CURB	LF	120
8	7030-C	SHARED USE PATH, HMA	SY	45
9	8030-A	TEMPORARY TRAFFIC CONTROL	LS	1
10	9010-A	CONVENTIONAL SEEDING, SEEDING, FERTILIZING, AND MULCHING, TYPE 2 - COOL SEASON DITCHES	AC	2.58
11	9010-A	CONVENTIONAL SEEDING, SEEDING, FERTILIZING, AND MULCHING, TYPE 5 - RURAL TEMORARY EROSION CONTROL	AC	8.09
12	9010-B	HYDRAULIC SEEDING, SEEDING AND MULCHING, LOWER STREAMBANK SEEDING	AC	2.64
13	9010-B	HYDRAULIC SEEDING, SEEDING, FERTILIZING, AND MULCHING, UPPER STREAMBANK AND FLOODPLAIN SEEDING	AC	2.86
14	9030-A	PLANTS, AMERICAN SYCAMORE, 1/2" CALIPER BARE ROOT	EA	61
15	9030-A	PLANTS, SHAGBARK HICKORY, 1/2" CALIPER BARE ROOT	EA	50
16	9030-A	PLANTS, RED OAK, 1/2" CALIPER BARE ROOT	EA	50
17	9030-A	PLANTS, WHITE OAK, 1/2" CALIPER BARE ROOT	EA	50
18	9030-999-G	TREE GROW TUBE	UNIT	211
19	9040-A-1	SWPPP PREPARATION	LS	1
20	9040-A-2	SWPPP MANAGEMENT	LS	1
21	9040-E	TEMPORARY RECP, 3.B	SY	9465
22	9040-F-1	WATTLE, STRAW WITH BIODEGRADABLE NETTING, 12 INCH	LF	4391
23	9040-J	RIP RAP, CLASS E	TON	3496
24	9040-O-1	STABILIZED CONSTRUCTION EXIT (TRACK-OUT CONTROL)	SY	485
25	9040-999-A	TEMPORARY STREAM CROSSING	EA	1
26	9040-999-B	FLOATING SILT CURTAIN (TURBIDITY BARRIER)	LF	90
27	9040-999-C	WATER CONTROL & BYPASS PUMPING	LS	1
28	9060-F	TEMPORARY FENCE, ORANGE PLASTIC, 48 INCH	LF	802
29	11010-A	CONSTRUCTION SURVEY	LS	1
30	11020-A	MOBILIZATION	LS	1

ESTIMATE REFERENCE INFORMATION

ITEM NO.	ITEM CODE	DESCRIPTION
1	2010-B	CLEARING AND GRUBBING REFER TO R.02 FOR TREE CLEARING NOTES. CLEARING AND GRUBBING SHALL OCCUR WITHIN GRADING LIMITS. CLEARING AND GRUBBING MAY OCCUR WITHIN PROJECT LIMITS AS NECESSARY FOR CONSTRUCTION ACCESS AND STAGING. BID QUANTITY INCLUDES ALL ACRES WITHIN PROJECT LIMITS. ITEM INCLUDES STUMP GRINDING AND/OR REMOVAL OF STUMP. ITEM INCLUDES REMOVAL OF VEGETATED DEBRIS WITHIN CHANNEL, WITHIN THE PROJECT LIMITS. WASTE MATERIAL SHALL BE REMOVED FROM THE SITE FOR DISPOSAL, HOWEVER, CONTRACTOR MAY CHOOSE TO MULCH MATERIAL ON-SITE AND USE FOR HAUL ROAD SURFACING AT NO ADDITIONAL COST TO OWNER.
2	2010-D-2	TOPSOIL, COMPOST AMENDED AFTER CONSTRUCTION, ON ALL CONTRUCTION ROUTES WHERE WOODCHIPS HAVE BEEN SPREAD, TILL WOODCHIPS TO INCORPORATE INTO THE SOIL. ONCE TILLED, PLACE 2" OF COMPOST, THEN SEED, AND COVER AS SPECIFIED IN THE EC-SHEETS AND L-SHEETS. TILLING OF WOODCHIPS AND SPREADING OF COMPOST ARE CONSIDERRED INCIDENTAL. THE PLACEMENT OF EXCESS MATERIAL WILL NOT BE COMPENSATED WITHOUT PRIOR APPROVAL OF THE ENGINEER.
3	2010-D-3	TOPSOIL, OFF-SITE CONTRACTOR SHALL BE RESPONSIBLE FOR STRIPPING, SALVAGING, STOCKPILING AND RESPREADING EXISTING TOPSOIL. RESPREAD TOPSOIL TO A MINIMUM DEPTH OF 8 INCHES OVER ALL DISTURBED AREAS.
4	2010-E	EXCAVATION, CLASS 10 THIS ITEM SHALL INCLUDE THE REMOVAL OF EXISTING SOIL, HAULING, DISPOSAL/EXPORT AND RE-GRADING AS PER PLAN TO FACILITATE ALL PROPOSED SECTIONS. ALL BORROW SHALL BE PROVIDED BY THE CONTRACTOR. EXCESS OR UNSUITABLE EXCAVATED MATERIAL WILL BECOME PROPERTY OF THE CONTRACTOR AND WILL BE HAULED OFF-SITE INCIDENTAL TO THE ITEM. NO ADDITIONAL PAYMENT WILL BE ALLOWED FOR OVERHAUL OF WASTE. A DIGITAL TERRAIN MODEL CAN BE PROVIDED TO CONTRACTOR WITHIN 5 WORKING DAYS' NOTICE TO AID IN MACHINE CONTROL GRADING, HOWEVER THE PLAN DOCUMENTS SHALL CONTROL. PLAN QUANTITY ENCOMPASSES ALL FINISHED SURFACES INDICATED WITHIN THE PLANS. HOWEVER, ADDITIONAL TEMPORARY GRADING MAY BE NECESSARY FOR STAGING AREAS, EQUIPMENT ACCESSES, AND HAUL ROUTES; TEMPORARY GRADING OF THIS NATURE IS INCIDENTAL TO MOBILIZATION. PLAN QUANTITY INCLUDES A 1.30 FILL FACTOR AND THE FOLLOWING COMBINATION OF CUT VERSUS FILL: CUT = 8,157 CY FILL = 8,203 CY RAW EARTHWORK QUANTITIES ARE FOR INFORMATIONAL PURPOSES ONLY AND ARE A COMPARISON OF EXISTING CONDITIONS AND PROPOSED CONDITIONS AND MAY INCLUDE MATERIALS AND OPERATIONS PAID FOR UNDER OTHER BID ITEMS SUCH AS PAVEMENT REMOVAL, STORM SEWER TRENCHED, PCC PAVEMENT, SUBBASE, TOPSOIL, ETC. MEASUREMENT WILL NOT BE MADE AND QUANTITY PAID WILL BE ON A PERCENT OF ITEM COMPLETE.
5	7010-E	CURB AND GUTTER, DROP CURB REFER TO R-SHEETS FOR LOCATIONS. RECONSTRUCT CURB THAT WAS REMOVED FOR SITE ENTRANCE. NEW CURB AND GUTTER SECTION SHALL MATCH EXISTING PAVEMENT THICKNESS, WIDTH, GRADE, AND CROSS SLOPE. DO NOT PERFORM WORK UNTIL SITE ACCES IS COMPLETED.
6	7030-A-2	REMOVAL OF SHARED USE PATH REFER TO R-SHEETS FOR LOCATIONS. LIMITS OF REMOVALS TO BE MARKED AND MEASURED BY THE ENGINEER. FULL DEPTH SAW CUTS ALONG THE REMOVAL LIMITS ARE INCIDENTAL TO THIS ITEM. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADDITIONAL REMOVAL, EARTHWORK, SUBGRADE PREPARATION, MODIFIED SUBBASE AND PAVING EXPENSES DUE TO DAMAGED EDGES. ADDITIONAL REMOVAL TO BE DETERMINED BY ENGINEER. PAYMENT SHALL BE MADE FOR THE AREA OF PAVEMENT REMOVED REGARDLESS OF THICKNESS.
7	7030-B	REMOVAL OF CURB REFER TO R-SHEETS FOR LOCATIONS. LIMITS OF REMOVALS TO BE MARKED AND MEASURED BY THE ENGINEER. FULL DEPTH SAW CUTS ALONG THE REMOVAL LIMITS ARE INCIDENTAL TO THIS ITEM. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADDITIONAL REMOVAL, EARTHWORK, SUBGRADE PREPARATION, MODIFIED SUBBASE AND PAVING EXPENSES DUE TO DAMAGED EDGES. ADDITIONAL REMOVAL TO BE DETERMINED BY ENGINEER. PAYMENT SHALL BE MADE FOR THE LENGTH OF PAVEMENT REMOVED REGARDLESS OF THICKNESS.
8	7030-C	SHARED USE PATH, HMA ITEM IS INCLUDED FOR THE REPLACEMENT OF THE PREVIOUSLY REMOVED SHARED USE PATH. REFER TO R-SHEETS FOR LOCATIONS. NEW PAVEMENT SECTION SHALL MATCH EXISTING THICKNESS, WIDTH, GRADE, AND CROSS SLOPE. PLACE 4 INCHES OF MODIFIED SUBBASE BELOW PAVEMENT SECTION. PLACEMENT OF MODIFIED SUBBASE AND SUBGRADE PREPARATION ARE INCIDENTAL. DO NOT PERFORM WORK UNTIL SITE ACCESS IS COMPLETED.
9	8030-A	TEMPORARY TRAFFIC CONTROL REFER TO THE J-SHEETS AND C-SHEET NOTES. 1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING AND MAINTAINGING TRAFFIC CONTROL FOR THE DURATION OF THE PROJECT. IF TRAFFIC CONTROL DEVICES FAIL THEY MUST BE IMMEDIATELY REPAIRED OR REPLACED BEFORE CONTINUING WORK. 2. THE CONTRACTOR'S TRAFFIC CONTROL PLAN SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO BEGINNING CONSTRUCTION. REFER TO AND INCORPORATE THE TRAFFIC CONTROL AND STAGING NOTES PROVIDED IN THE PLANS. 3. TEMPORARY TRAFFIC CONTROL DEVICES MUST BE INSTALLED PRIOR TO BEGINNING WORK. TEMPORARY TRAFFIC CONTROL DEVICES SHALL BE REMOVED UPON COMPLETION OF THE PROJECT. 4. ARROW BOARDS, TEMPORARY SIGNAGE, AND CHANNELIZING DEVICES ARE INCIDENTAL TO THE TRAFFIC CONTROL BID ITEM. 5. PAYMENT FOR THIS ITEM SHALL BE MADE AT THE CONTRACT UNIT PRICE PER LUMP SUM. PAYMENT WILL BE GRANTED AFTER THE COMPLETION OF THE PROJECT.
10	9010-A	CONVENTIONAL SEEDING, SEEDING, FERTILIZING, AND MULCHING, TYPE 2 - COOL SEASON DITCHES PLACE TYPE 2 SEEDING WHERE SHOWN ON THE L-SHEETS. PAYMENT WILL BE BASED ON PLAN QUANTITY. DECOMPACTION OF CONSTRUCTION ACCESS DRIVES AND STAGING AREAS ARE INCIDENTAL. COMPENSATION WILL NOT BE MADE FOR PLACEMENT OF ADDITIONAL SEED WITHOUT PRIOR APPROVAL OF ENGINEER. SEEDING OF AREAS DISTURBED OUTSIDE OF THE PROJECT LIMITS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AT NO ADDITIONAL COST TO OWNER. HYDRAULIC SEEDING PER 9010-B MAY BE SUBSTITUTED FOR CONVENTIONAL SEEDING AT NO ADDITIONAL COST.
11	9010-A	CONVENTIONAL SEEDING, SEEDING, FERTILIZING, AND MULCHING, TYPE 5 - RURAL TEMORARY EROSION CONTROL PLACE SEEDING ON ALL DISTURBED AREAS IMMEDIATELY AFTER COMPLETION OF GRADING. THIS ITEM IS INCLUDED FOR TEMPORARY EROSION CONTROL SEEDING TO MEET SWPPP REQUIREMENTS, AND IF CONSTRUCTION SCHEDULE DOES NOT ALLOW PLACEMENT OF PERMANENT SEEDING WITHIN THE ALLOWABLE SEEDING WINDOW. PAYMENT WILL BE BASED ON MEASURED QUANTITY. BID QUANTITY INCLUDES ALL AREA WITHIN THE PROJECT LIMITS, EXCLUDING THE CREEK'S WATER SURFACE. SEEDING OF AREAS DISTURBED OUTSIDE OF THE PROJECT LIMITS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AT NO ADDITIONAL COST TO OWNER. HYDRAULIC SEEDING PER 9010-B MAY BE SUBSTITUTED FOR CONVENTIONAL SEEDING AT NO ADDITIONAL COST.
12	9010-B	HYDRAULIC SEEDING, SEEDING AND MULCHING, LOWER STREAMBANK SEEDING REFER TO C.04 FOR SEED MIX AND L.01 FOR PLACEMENT LOCATIONS. PAYMENT WILL BE BASED ON PLAN QUANTITY. COMPENSATION WILL NOT BE MADE FOR PLACEMENT OF ADDITIONAL SEED WITHOUT PRIOR APPROVAL OF ENGINEER. THE COST FOR WATERING UNTIL SEED ESTABLISHMENT IS ACCEPTED SHALL BE CONSIDERED INCIDENTAL TO THIS ITEM. ROCK PICKING, FINISH GRADING, SEED BED PREP AND RESEEDING ARE CONSIDERED INCIDENTAL TO THIS ITEM. THE CONTRACTOR IS RESPONSIBLE FOR MOWING AND MAINTAINING SEEDED AREAS UNTIL THE PROJECT IS ACCEPTED BY THE OWNER.
13	9010-B	HYDRAULIC SEEDING, SEEDING, FERTILIZING, AND MULCHING, UPPER STREAMBANK AND FLOODPLAIN SEEDING REFER TO C.04 FOR SEED MIX AND L.01 FOR PLACEMENT LOCATIONS. PAYMENT WILL BE BASED ON PLAN QUANTITY. COMPENSATION WILL NOT BE MADE FOR PLACEMENT OF ADDITIONAL SEED WITHOUT PRIOR APPROVAL OF ENGINEER. THE COST FOR WATERING UNTIL SEED ESTABLISHMENT IS ACCEPTED SHALL BE CONSIDERED INCIDENTAL TO THIS ITEM. ROCK PICKING, FINISH GRADING, SEED BED PREP AND RESEEDING ARE CONSIDERED INCIDENTAL TO THIS ITEM. THE CONTRACTOR IS RESPONSIBLE FOR MOWING AND MAINTAINING SEEDED AREAS UNTIL THE PROJECT IS ACCEPTED BY THE OWNER.
14	9030-A	PLANTS, AMERICAN SYCAMORE, 1/2" CALIPER BARE ROOT A. CONTRACTOR TO FURNISH AND INSTALL TREES WHERE INDICATED ON L-SHEETS. TREES SHALL BE A MINIMUM 1/2" CALIPER. REFER TO DETAILS ON B-SHEETS AND C-SHEET NOTES FOR INSTALLATION DETAILS AND NOTES. B. REFER TO C-SHEETS FOR SPECIES TABULATION, SPACING, NOTES AND DETAILS. ITEM WILL BE A MEASURED QUANTITY AND PAYMENT WILL BE MADE FOR EACH AMERICAN SYCAMORE TREE PLANTED. INSTALL A TREE GROW TUBE WITH EACH TREE (PAID SEPARATELY). C. PLANTING BACKFILL SHALL BE PER TOPSOIL BID ITEM, MULCHING SHALL BE CONSIDERED INCIDENTAL. D. THIS ITEM TO BE PAID PER EACH AMERICAN SYCAMORE TREE FURNISHED AND INSTALLED. PAYMENT SHALL BE CONSIDERED FULL COMPENSATION FOR ALL LABOR, EQUIPMENT, AND MATERIALS REQUIRED FOR INSTALLATION OF TREES. EXCAVATION, PREPARATION, FURNISHING, PLACEMENT, FURNISHING WATER AND OTHER CARE, NECESSARY UNTIL FINAL ACCEPTANCE SHALL BE CONSIDERED INCIDENTAL.
15	9030-A	PLANTS, SHAGBARK HICKORY, 1/2" CALIPER BARE ROOT A. CONTRACTOR TO FURNISH AND INSTALL TREES WHERE INDICATED ON L-SHEETS. TREES SHALL BE A MINIMUM 1/2" CALIPER. REFER TO DETAILS ON B-SHEETS AND C-SHEET NOTES FOR INSTALLATION DETAILS AND NOTES. B. REFER TO C-SHEETS FOR SPECIES TABULATION, SPACING, NOTES AND DETAILS. ITEM WILL BE A MEASURED QUANTITY AND PAYMENT WILL BE MADE FOR EACH SHAGBARK HICKORY TREE PLANTED. INSTALL A TREE GROW TUBE WITH EACH TREE (PAID SEPARATELY). C. PLANTING BACKFILL SHALL BE PER TOPSOIL BID ITEM, MULCHING SHALL BE CONSIDERED INCIDENTAL. D. THIS ITEM TO BE PAID PER EACH SHAGBARK HICKORY TREE FURNISHED AND INSTALLED. PAYMENT SHALL BE CONSIDERED FULL COMPENSATION FOR ALL LABOR, EQUIPMENT, AND MATERIALS REQUIRED FOR INSTALLATION OF TREES. EXCAVATION, PREPARATION, FURNISHING, PLACEMENT, FURNISHING WATER AND OTHER CARE, NECESSARY UNTIL FINAL ACCEPTANCE SHALL BE CONSIDERED INCIDENTAL.
16	9030-A	PLANTS, RED OAK, 1/2" CALIPER BARE ROOT A. CONTRACTOR TO FURNISH AND INSTALL TREES WHERE INDICATED ON L-SHEETS. TREES SHALL BE A MINIMUM 1/2" CALIPER. REFER TO DETAILS ON B-SHEETS AND C-SHEET NOTES FOR INSTALLATION DETAILS AND NOTES. B. REFER TO C-SHEETS FOR SPECIES TABULATION, SPACING, NOTES AND DETAILS. ITEM WILL BE A MEASURED QUANTITY AND PAYMENT WILL BE MADE FOR EACH RED OAK TREE PLANTED. INSTALL A TREE GROW TUBE WITH EACH TREE (PAID SEPARATELY). C. PLANTING BACKFILL SHALL BE PER TOPSOIL BID ITEM, MULCHING SHALL BE CONSIDERED INCIDENTAL. D. THIS ITEM TO BE PAID PER EACH RED OAK TREE FURNISHED AND INSTALLED. PAYMENT SHALL BE CONSIDERED FULL COMPENSATION FOR ALL LABOR, EQUIPMENT, AND MATERIALS REQUIRED FOR INSTALLATION OF TREES. EXCAVATION, PREPARATION, FURNISHING, PLACEMENT, FURNISHING WATER AND OTHER CARE, NECESSARY UNTIL FINAL ACCEPTANCE SHALL BE CONSIDERED INCIDENTAL.

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CITY OF AMES, IOWA
2025/26 STORMWATER EROSION CONTROL PROGRAM (WORRELL CREEK)
QUANTITIES AND ESTIMATE REFERENCE NOTES

SHEET C.01

17	9030-A	PLANTS, WHITE OAK, 1/2" CALIPER BARE ROOT A. CONTRACTOR TO FURNISH AND INSTALL TREES WHERE INDICATED ON L-SHEETS. TREES SHALL BE A MINIMUM 1/2" CALIPER. REFER TO DETAILS ON B-SHEETS AND C-SHEET NOTES FOR INSTALLATION DETAILS AND NOTES. B. REFER TO C-SHEETS FOR SPECIES TABULATION, SPACING, NOTES AND DETAILS. ITEM WILL BE A MEASURED QUANTITY AND PAYMENT WILL BE MADE FOR EACH WHITE OAK TREE PLANTED. INSTALL A TREE GROW TUBE WITH EACH TREE (PAID SEPARATELY). C. PLANTING BACKFILL SHALL BE PER TOPSOIL BID ITEM, MULCHING SHALL BE CONSIDERED INCIDENTAL. D. THIS ITEM TO BE PAID PER EACH WHITE OAK TREE FURNISHED AND INSTALLED. PAYMENT SHALL BE CONSIDERED FULL COMPENSATION FOR ALL LABOR, EQUIPMENT, AND MATERIALS REQUIRED FOR INSTALLATION OF TREES. EXCAVATION, PREPARATION, FURNISHING, PLACEMENT, FURNISHING WATER AND OTHER CARE, NECESSARY UNTIL FINAL ACCEPTANCE SHALL BE CONSIDERED INCIDENTAL.
18	9030-999-G	TREE GROW TUBE FURNISH AND INSTALL ONE GROW TUBE AROUND EACH PLANTED TREE. PRODUCT SHALL BE PLANTRA 58" SUNFLEX GROW TUBE WITH 74" TRUNK-BUILDER STAKES OR APPROVED EQUAL. REFER TO B-SHEETS FOR INSTALLATION INSTRUCTIONS AND C-SHEETS FOR NOTES. ITEM INCLUDES FURNISHING AND DELIVERING MATERIALS, LABOR, AND EQUIPMENT NECESSARY TO INSTALL GROW TUBE.
19	9040-A-1	SWPPP PREPARATION REFER TO EC-SHEETS FOR EROSION & SEDIMENT CONTROL PLAN AND C-SHEETS FOR NOTES.
20	9040-A-2	SWPPP MANAGEMENT REFER TO EC-SHEETS FOR EROSION & SEDIMENT CONTROL PLAN AND C-SHEETS FOR NOTES.
21	9040-E	TEMPORARY RECP, 3.B ITEM SHALL BE INSTALLED WHERE SHOWN ON TYPICAL SECTIONS AND IN EC-SHEETS. OVERLAP AT SEAMS IS INCIDENTAL. OVERLAPS SHOULD BE PLACED SUCH THAT THE UPSTREAM RECP LAYER OVERLAPS THE DOWNSTREAM LAYER. MATERIAL SHALL CONSIST OF NATURAL MATERIALS (NOT SYNTHETIC). ANCHOR RECP AS SHOWN ON SUDAS 9040.103 AND 9040.104. MAINTENANCE OF RECP IS INCIDENTAL.
22	9040-F-1	WATTLE, STRAW WITH BIODEGRADABLE NETTING, 12 INCH REFER TO EC-SHEETS FOR WATTLE LOCATIONS. ITEM INCLUDES INSTALLATION, MAINTENANCE, AND REMOVAL OF WATTLES.
23	9040-J	RIP RAP, CLASS E REFER TO B-SHEET DETAILS AND D-SHEETS FOR PLACEMENT LOCATIONS AND QUANTITIES. ITEM INCLUDES STONE TOE AND RIFFLES. DO NOT PLACE ENGINEERING FABRIC BELOW RIP RAP. ITEM WILL BE MEASURED AND PAID PER TON, NOT TO EXCEED 10% OF THE PLAN QUANTITY. THE PLACEMENT OF EXCESS MATERIAL WILL NOT BE COMPENSATED WITHOUT PRIOR APPROVAL OF THE ENGINEER.
24	9040-O-1	STABILIZED CONSTRUCTION EXIT (TRACK-OUT CONTROL) REFER TO EC-SHEETS FOR PLACEMENT LOCATION. ITEM INCLUDES PLACEMENT, MAINTENANCE, AND REMOVAL AT PROJECT COMPLETION.
25	9040-999-A	TEMPORARY STREAM CROSSING ITEM IS INCLUDED TO PROVIDE ACCESS ACCROSS A SMALL TRIBUTARY OF WORRELL CREEK - DO NOT CONSTRUCT STREAM CROSSINGS WITHIN WORRELL CREEK. REFER TO EC-SHEETS FOR PLACEMENT LOCATION AND B-SHEETS FOR DETAILS. ITEM INCLUDES ALL LABOR, MATERIAL, AND EQUIPMENT NECESSARY TO CONSTRUCT AND REMOVE TEMPORARY STREAM CROSSING INCLUDING CORRUGATED METAL CULVERT, REVETMENT, MACADAM STONE, AND FLOATING SILT CURTAIN. PERFORM ITEM AS DESCRIBED IN THE CONSTRUCTION NOTES FOR TEMPORARY STREAM CROSSING.
26	9040-999-B	FLOATING SILT CURTAIN (TURBIDITY BARRIER) REFER TO EC-SHEETS FOR FLOATING SILT CURTAIN LOCATIONS. REFER TO C-SHEET NOTES FOR ITEM REQUIREMENTS. ITEM INCLUDES INSTALLATION, MAINTENANCE, PERIODIC REMOVAL OF SEDIMENT, AND REMOVAL OF DEVICE FOLLOWING SITE STABILIZATION.
27	9040-999-C	WATER CONTROL & BYPASS PUMPING WATER CONTROL AND BYPASS PUMPING SHALL BE IMPLEMENTED ACCORDING TO THE NOTES SPECIFIED WITHIN THE C-SHEETS.
28	9060-F	TEMPORARY FENCE, ORANGE PLASTIC, 48 INCH REFER TO NOTES WITHIN C-SHEETS. PLACE WHERE SHOWN IN EC-SHEETS AND/OR J-SHEETS. 1. CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING AND MAINTAINING CONSTRUCTION SAFETY FENCE FOR THE DURATION OF THE PROJECT. IF FENCE FAILS, IT MUST BE IMMEDIATELY REPAIRED OR REPLACED BEFORE CONTINUING WORK. 2. PAYMENT FOR THIS ITEM SHALL BE MADE AT THE CONTRACT UNIT PRICE PER LINEAR FOOT PLACED. PARTIAL PAYMENT (75%) WILL BE MADE UPON PLACEMENT AND THE REMAINDER WILL BE PAID UPON REMOVAL. PAYMENT INCLUDES FURNISHING MATERIALS, INSTALLATION, AND REMOVAL.
29	11010-A	CONSTRUCTION SURVEY REFER TO G-SHEETS FOR SURVEY CONTROL. CAD LINEWORK AND SURFACE DATA CAN BE PROVIDED TO CONTRACTOR UPON WRITTEN REQUEST TO ENGINEER. ALLOW FIVE BUISNESS DAYS TO RECEIVE REQUESTED DATA. AVAILABLE SURFACE DATA INCLUDES EXISTING GROUND AND FINISHED GRADE SURFACE.
30	11020-A	MOBILIZATION TEMPORARY GRADING ASSOCIATED WITH SITE ACCESS, STAGING AREAS, EQUIPMENT ACCESS, AND HAUL ROUTES ARE INCIDENTAL TO MOBILIZATION.

GENERAL NOTES:

INSPECTION: THE CONTRACTOR SHALL CONTACT THE PRINCIPAL CONSTRUCTION INSPECTOR FOR THE CITY OF AMES ENGINEERING DEPARTMENT 48 HOURS BEFORE BEGINNING CONSTRUCTION.

PROJECT LIMITS: THE CONTRACTOR SHALL NOT DISTURB DESIRABLE GRASS AREAS AND DESIRABLE TREES OUTSIDE PROJECT LIMITS. THE CONTRACTOR SHALL NOT PARK, SERVICE VEHICLES AND EQUIPMENT, OR USE THESE AREAS FOR STORAGE OF MATERIALS. STORAGE, PARKING AND SERVICE AREA(S) WILL BE SUBJECT TO THE APPROVAL OF THE ENGINEER OR AS DESIGNATED IN THE PLANS. THE CONTRACTOR SHALL ACCESS THE SITE IN A MANNER THAT DOES NOT DAMAGE EXISTING PAVED SURFACES, SIDEWALKS, AND TRAILS THAT ARE NOT DESIGNATED TO BE REPLACED. ANY DAMAGE TO THESE SURFACES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE AS APPROVED BY THE ENGINEER.

ACCESS TO PROPERTIES: THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ACCESS TO INDIVIDUAL PROPERTIES DURING CONSTRUCTION. THE CONTRACTOR SHALL COORDINATE WITH AREA RESIDENTS/PROPERTY OWNERS PRIOR TO CHANGING ACCESS TO ADJACENT PROPERTIES.

WORK SEQUENCE: THE CONTRACTOR SHALL SCHEDULE THEIR WORK AND THE WORK OF THEIR SUBCONTRACTORS IN SUCH A MANNER THAT WILL ENSURE A MINIMAL AMOUNT OF INCONVENIENCE TO ABUTTING PROPERTY OWNERS. IF THE ENGINEER DETERMINES THE PROGRESS OF THE WORK IS UNSATISFACTORY, PARTIAL PAYMENTS WILL BE WITHHELD IN FULL OR PART UNTIL SATISFACTORY PROGRESS IS MADE.

CLEAN UP OF THE SITE IS REQUIRED WHEN WORK IS EITHER SUSPENDED OR COMPLETED. PRIOR TO STARTING WORK, THE CONTRACTOR SHALL SUBMIT A STAGING SCHEDULE FOR THE ENGINEER'S APPROVAL. THE STAGING SCHEDULE SHALL BE UPDATED PERIODICALLY TO REFLECT ANY CHANGES.

ABANDONED UTILITY LINES: ALL REMOVAL AND DISPOSAL OF ABANDONED UTILITY LINES INCLUDING GAS MAINS, WATER MAINS, TELEPHONE CONDUITS, SERVICE LINES, ETC., REQUIRED TO COMPLETE THE WORK SHALL BE INCIDENTAL TO THE CONTRACT.

BACKFILLING HOLES: ALL HOLES RESULTING FROM OPERATIONS OF THE CONTRACTOR, INCLUDING REMOVAL OF GUARDRAIL POSTS, FENCE POSTS, AND UTILITY POLES, SHALL BE FILLED AND CONSOLIDATED TO FINISHED GRADE, AS APPROVED BY THE ENGINEER, TO PREVENT FUTURE SETTLEMENT AND SHALL BE FILLED IMMEDIATELY. ANY PORTION OF THE RIGHT-OF-WAY OR PROJECT LIMITS DISTURBED BY ANY SUCH OPERATIONS SHALL BE RESTORED TO AN ACCEPTABLE CONDITION. THIS OPERATION SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT.

STORM/SANITARY SEWERS: THE CONTRACTOR SHALL MAINTAIN FLOW AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FLOW DIVERTING AND/OR BYPASS PUMPING REQUIRED TO FACILITATE CONSTRUCTION.

THE CONTRACTOR SHALL PROTECT ALL STORM SEWER INLETS AND CULVERTS FROM SILTATION AND DEBRIS DURING CONSTRUCTION.

FINAL INSPECTION: THE CONTRACTOR SHALL HAVE A REPRESENTATIVE AT THE FINAL INSPECTION AND WILL BE RESPONSIBLE TO OPEN ALL MANHOLES AND INTAKES FOR INSPECTION BY CITY PERSONNEL.
WORKING DAYS WILL BE SUSPENDED AFTER SUBSTANTIAL COMPLETION OF WORK. A PUNCH LIST WILL BE ASSEMBLED AND THE CONTRACTOR WILL BE GIVEN A SCHEDULE IN WHICH TO COMPLETE PUNCH LIST ITEMS. IF PUNCH LIST ITEMS ARE NOT COMPLETED WITHIN THE SPECIFIED TIME, WORKING DAYS WILL RESUME.

STREET/LANE CLOSURE: LANE CLOSURES ARE EXPECTED AS PART OF THE PROJECT. IF REQUESTED THE CONTRACTOR SHALL NOTIFY THE ENGINEER A MINIMUM OF THREE BUSINESS DAYS IN ADVANCE FOR LANE CLOSURE AND SHALL RECEIVE APPROVAL BEFORE CLOSING ANY LANE TO TRAFFIC.

NO NORTHBOUND STREET CLOSURES WILL BE ALLOWED ON UNIVERSITY AVENUE. ALL NORTHBOUND LANES MUST REMAIN OPEN THROUGHOUT THE CONSTRUCTION OF THE PROJECT.

ROW AND EASEMENT LIMITS: STORAGE, PARKING, AND SERVICE AREA(S) WILL BE SUBJECT TO THE APPROVAL OF THE ENGINEER/OWNER. THE CONTRACTOR SHALL RESTORE ALL AREAS DISTURBED BY CONSTRUCTION.

RESTORATION: THE CONTRACTOR SHALL CONFINE THEIR OPERATIONS WITHIN THE PROJECT LIMITS AS SHOWN ON THE PLANS UNLESS AUTHORIZED BY THE PROJECT ENGINEER TO DO OTHERWISE. ALL TREES, SHRUBS, GRASS OR TURF BEYOND THE PROJECT LIMITS THAT ARE DAMAGED DURING CONSTRUCTION SHALL BE REPLACED BY THE CONTRACTOR AT NO CHARGE TO THE CONTRACTING AUTHORITY, TO THE CONDITION THAT EXISTED PRIOR TO CONSTRUCTION.

ALL GRASS SURFACES DISTURBED BY CONSTRUCTION SHALL BE SEEDED OR SODDED AS DIRECTED BY THE PLANS. THIS INCLUDES TURF AREAS DAMAGED BY EITHER CONSTRUCTION ACCESS AND CONSTRUCTION ACTIVITIES. PAYMENT SHALL BE FOR THOSE DISTURBED AREAS WITHIN THE GRADING LIMITS.

WASTE SITES: IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE WASTE AREAS OR DISPOSAL SITES FOR EXCESS MATERIAL (EXCAVATED MATERIAL, BROKEN PAVEMENT, ETC.) WHICH IS NOT DESIRABLE TO BE INCORPORATED INTO THE WORK INVOLVED ON THIS PROJECT. NO PAYMENT FOR OVERHAUL WILL BE ALLOWED FOR MATERIAL HAULED TO THESE SITES. NO MATERIAL SHALL BE PLACED WITHIN THE CITY PROPERTY, UNLESS SPECIFICALLY STATED IN THE PLANS OR APPROVED BY THE ENGINEER.

SAW-CUT TREE ROOTS: ALL TREE ROOTS EXCEEDING 1-1/2" IN DIAMETER WHICH ARE MANGLED BY EQUIPMENT DURING GRADING OR EXCAVATION SHALL BE CUT CLEANLY WITH A SAW. NO ROOTS WHICH EXCEED THE SPECIFIED DIAMETER SHALL BE LEFT STRIPPED OR MANGLED PRIOR TO BACKFILLING. CUTTING OF ROOTS IS CONSIDERED INCIDENTAL TO EXCAVATION.

TREE CLEARING AND PROTECTION NOTES

1. CONTRACTOR IS RESPONSIBLE FOR AVOIDING DAMAGE TO TREES NOT MARKED FOR REMOVAL OR WHICH LIE OUTSIDE OF THE PROJECT LIMITS. INSTRUCT PERSONNEL AND TAKE CARE TO AVOID INADVERTENT CONTACT WITH TREES BY EQUIPMENT.
2. TREE REMOVALS SHALL ONLY OCCUR BETWEEN OCTOBER 1ST AND MARCH 31ST. COORDINATE REMOVALS WITH ENGINEER.
3. CONTRACTOR IS RESPONSIBLE FOR TREE HAULING AND DISPOSAL UNLESS APPROVED OTHERWISE BY THE ENGINEER.
4. REMAINING TREE STUMPS ON SITE SHOULD BE CUT FLUSH TO GRADE OR CUT BELOW GRADE.

EROSION & SEDIMENT CONTROL NOTES:

1. WHEN USING AN EXCAVATOR TO REMOVE MATERIAL ADJACENT TO THE CREEK, USE A THUMB ATTACHMENT TO HELP PREVENT LOOSE MATERIAL WITHIN THE BUCKET FROM FALLING INTO THE CREEK, OR OTHER APPROVED EQUAL EXCAVATION TECHNIQUE.
2. A LIDDED TRASH RECEPTACLE SHALL BE AVAILABLE AT EACH SITE TO DISPOSE OF WASTE MATERIALS, OR CONTRACTOR SHALL REMOVE WASTE MATERIAL FROM SITE AT THE END OF EACH WORKING DAY AND PROPERLY DISPOSE OF WASTE MATERIAL OFF SITE. CONTRACTOR SHALL KEEP SITE CLEAN AND FREE OF TRASH AND DEBRIS.
3. ALL IN-CHANNEL WORK SHOULD BE COMPLETED PROMPTLY AND DURING LOW STREAM FLOW. WORK SHALL BE POSTPONED IF RAIN IS ANTICIPATED.
4. NOTIFY ENGINEER AND OWNER'S REPRESENTATIVE IMMEDIATELY IF ANY FISH ARE OBSERVED TO BE INJURED OR KILLED DURING CONSTRUCTION.
5. TO REDUCE EROSION AND SEDIMENTATION, IMMEDIATELY STABILIZE DISTURBED AREAS IF NO ACTIVITY IS PLANNED FOR A PERIOD OF MORE THAN 14 DAYS, OR PER PLAN.
6. DISTURBED SOILS MUST BE SEEDED IMMEDIATELY FOLLOWING CONSTRUCTION ACTIVITIES. AFTER SEEDING, ALL DISTURBED SLOPES ALONG THE CREEK SHALL BE COVERED WITH TEMPORARY ROLLED EROSION CONTROL PRODUCT, PER PLAN.
7. THE CONTRACTOR SHALL INSPECT EACH CONSTRUCTION SITE A MINIMUM OF EVERY 7 CALENDAR DAYS AND WITHIN 24 HOURS AFTER A PRECIPITATION EVENT OR SNOW MELT THAT CAUSES SURFACE EROSION. BMPS THAT REQUIRE MAINTENANCE OR ADJUSTMENTS SHALL BE REPAIRED IMMEDIATELY AFTER OBSERVATION OF THE FAILING BMP.
8. THE CONTRACTOR IS RESPONSIBLE FOR THE MAINTENANCE OF THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) ACCORDING TO THE REQUIREMENTS OF THE GENERAL PERMIT NO. 2.
9. EROSION CONTROL MEASURES SHOWN IN PLANS MAY NEED TO BE MODIFIED TO ACCOMMODATE CONTRACTOR OPERATIONS AND PHASING. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE APPROPRIATE BMP'S ARE IN PLACE FOR COMPLIANCE WITH NPDES GENERAL PERMIT NO. 2
10. CONTRACTOR IS RESPONSIBLE FOR PHASING GRADING ACTIVITIES SUCH THAT DRAINAGE WITHIN THE CHANNEL IS PROVIDED AT ALL TIMES. INCIDENTAL TO EXCAVATION. REFER TO PHASING PLAN ON J-SHEETS.
11. IF STREAM IS FLOWING DURING CONSTRUCTION: CONTRACTOR MAY, UPON OWNER APPROVAL, BYPASS PUMP THE STREAM CHANNEL TO MAINTAIN DRY WORKING CONDITIONS AND TO ELIMINATE POTENTIAL IN-STREAM EROSION. PAID FOR AS PART OF THE ITEM 'BYPASS PUMPING'.

STANDARD CONSTRUCTION NOTES

1. ANY DEFECTIVE WORK CONDEMNED BY THE ENGINEER SHALL BE REMOVED AND REPLACED AT THE CONTRACTOR'S EXPENSE IN ACCORDANCE WITH THE SPECIFICATIONS. FAILURE TO REMOVE DEFECTIVE WORK MAY RESULT IN SUSPENSION OF OPERATIONS AND/OR WITHHOLDING OF PAYMENTS UNTIL DEFECTIVE WORK HAS BEEN REMOVED AND/OR REMEDIED.
2. THE CONTRACTOR SHALL PRESERVE OR REPLACE BY A REGISTERED LAND SURVEYOR, ALL PROPERTY MONUMENTS ON THE PROJECT SITE THAT ARE DISTURBED OR DESTROYED DURING CONSTRUCTION.
3. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING SITE CLEANLINESS. UPON REQUEST BY THE ENGINEER, THE CONTRACTOR SHALL, AT ITS EXPENSE, CLEAN UP AND REMOVE ALL REFUSE AND UNUSED MATERIALS OF ANY KIND RESULTING FROM THE WORK. UPON FAILURE TO DO SO WITHIN THREE WORKING DAYS AFTER SUCH REQUEST BY THE ENGINEER, THE WORK MAY BE DONE BY THE OWNER AND THE COST THEREOF CHARGED TO THE CONTRACTOR AND DEDUCTED FROM ITS FINAL PAYMENT IN ACCORDANCE WITH THE SPECIFICATIONS.
4. CONTRACTOR OPERATIONS CREATING OBJECTIONABLE LEVELS OF NOISE SHALL NOT BEGIN PRIOR TO 7:00 AM AND SHALL END PRIOR TO 7:00 PM, UNLESS OTHERWISE APPROVED BY ENGINEER.
5. DEWATERING (IF NECESSARY) IS CONTRACTOR'S RESPONSIBILITY AND SHALL BE CONSIDERED INCIDENTAL. BYPASS PUMPING OF THE CREEK IS NOT INCLUDED WITHIN THE DEWATERING.
6. PRIOR TO MOBILIZING OFF OF THE JOB SITE, THE CONTRACTOR SHALL NOTIFY THE ENGINEER TO REQUEST A FINAL INSPECTION IN ACCORDANCE WITH SECTION 1050, 1.14 'FINAL INSPECTION AND ACCEPTANCE' OF THE STANDARD SPECIFICATIONS.
7. THE CONTRACTOR IS RESPONSIBLE FOR SITE SAFETY AND COMPLYING WITH ALL CURRENT AND FUTURE FEDERAL AND STATE OSHA REQUIREMENTS IN ACCORDANCE WITH SECTION 1070, 2.02 'CONVENIENCE AND SAFETY' OF THE STANDARD SPECIFICATIONS.
8. IN ACCORDANCE WITH SECTION 1070, 2.08 'PROTECTION OF PROPERTY' OF THE STANDARD SPECIFICATIONS, THE CONTRACTOR SHALL CONTINUOUSLY MAINTAIN ADEQUATE PROTECTION OF ALL ITS WORK FROM DAMAGE AND SHALL PROTECT THE JURISDICTION'S PROPERTY AND ADJACENT PRIVATE PROPERTY FROM INJURY OR LOSS ARISING IN CONNECTION WITH THE WORK. THE CONTRACTOR SHALL REPAIR OR RESTORE ANY SUCH DAMAGE, INJURY, OR LOSS TO JURISDICTION PROPERTY OR ADJACENT PROPERTY. THE CONTRACTOR SHALL PROTECT TREES AND OTHER PROPERTY NOT MARKED FOR REMOVAL.
9. CONTRACTOR SHALL PROPERLY SECURE PROJECT SITE AT THE END OF EACH DAY.

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DESIGNED	REV	DESCRIPTION	DATE
KRF		BID PLANS	10/26/2026
DRAWN: KRF			
CHECKED: RMB			
CLIENT PROJ. NO.: 25X.139176.000			

CITY OF AMES, IOWA
2025/26 STORMWATER EROSION CONTROL PROGRAM (WORRELL CREEK)
ESTIMATE REFERENCE NOTES AND GENERAL NOTES

SHEET C.02

UTILITY COORDINATION NOTES

1. THE CONTRACTOR IS REQUIRED TO UTILIZE THE UTILITY ONE-CALL SERVICE AT (800) 292-8989 TO LOCATE EXISTING UNDERGROUND UTILITIES AT LEAST 48 HOURS PRIOR TO EXCAVATING ANYWHERE ON THE PROJECT.
2. ANTICIPATED UTILITY CONFLICTS HAVE BEEN IDENTIFIED AND EACH RESPECTIVE UTILITY OWNER HAS BEEN INFORMED OF THE POTENTIAL CONFLICTS. THE CONTRACTOR SHALL PROTECT ALL UTILITIES WITHIN THE PROJECT SITE.
3. THE LOCATION OF ALL AERIAL AND UNDERGROUND UTILITIES MAY NOT BE INDICATED ON THESE PLANS. THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS.
4. IF A CONFLICT IS DISCOVERED BY THE CONTRACTOR, NOTIFY THE ENGINEER IMMEDIATELY AND COORDINATE WITH OWNER OF UTILITY TO RESOLVE CONFLICT.

TEMPORARY CONSTRUCTION FENCE NOTES

1. TEMPORARY CONSTRUCTION FENCE SHALL BE INSTALLED WHERE SHOWN ON J-SHEETS PRIOR TO MOBILIZING EQUIPMENT OR STORING MATERIAL AT THE STAGING AREA.
2. TEMPORARY CONSTRUCTION FENCE SHALL BE MAINTAINED UNTIL COMPLETION OF WORK OR UPON OWNER APPROVAL.
3. REMOVE TEMPORARY CONSTRUCTION FENCE UPON COMPLETION OF WORK.
4. TEMPORARY CONSTRUCTION FENCE SHALL CONSIST OF STANDARD ORANGE 48-INCH HIGH SNOW FENCE ON STANDARD STEEL T-POST SET 8 FEET APART. LOCATION SHOWN IN PLANS IS APPROXIMATE. DO NOT TRIM OR REMOVE TREES, OR RELOCATE PRIVATE PROPERTY TO INSTALL FENCE, REROUTE FENCE AS NECESSARY TO AVOID OBSTACLES.
5. PURPOSE OF FENCE IS TO CLEARLY DELINEATE THE CONSTRUCTION ZONE FROM THE PUBLIC PROPERTY AND PAVED SIDEWALKS, PREVENT INADVERTENT PROPERTY DAMAGE, AND PROMOTE A SAFE ENVIRONMENT FOR ADJACENT PEDESTRIANS AND PASSERSBY.
6. METHOD OF MEASUREMENT FOR TEMPORARY CONSTRUCTION FENCE SHALL BE PER LINEAR FOOT INSTALLED. BID ITEM INCLUDES FURNISHING AND INSTALLATION OF POST, FURNISHING AND INSTALLATION OF SNOW FENCE AND (IF USED) FENCE POST CAPS, MAINTAINING AND REPAIRING FENCE THROUGHOUT THE DURATION OF THE CONSTRUCTION PHASE, AND REMOVAL OF FENCE UPON CONSTRUCTION PHASE COMPLETION. INCLUDES ALL MATERIALS, LABOR, AND EQUIPMENT.

SITE NOTES

1. THE CONTRACTOR SHALL CONFINE ALL WORK TO THE PROJECT LIMITS AND EASEMENT SHOWN ON THE PLANS. IF THE CONTRACTOR OBTAINS ADDITIONAL EASEMENTS FOR THE STORAGE OF EQUIPMENT AND MATERIALS, COPIES OF THE AGREEMENT WITH THE PROPERTY OWNERS SHALL BE PROVIDED TO THE OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO PRIVATE PROPERTY AT THE CONTRACTOR'S EXPENSE.
2. TOPOGRAPHIC SURVEY DATA USED FOR THE DESIGN OF THIS PROJECT WAS COLLECTED IN JANUARY OF 2026. EXISTING SITE CONDITIONS MAY DIFFER FROM THOSE PRESENTED IN PLANS. CONTRACTOR IS RESPONSIBLE FOR VISITING THE SITE PRIOR TO BIDDING AND UNDERSTANDING THE SITE CONDITIONS AT TIME OF BID.
3. AERIAL IMAGES SHOWN ON D-SHEETS ACQUIRED FEBRUARY 2026.

STREAM CROSSING NOTES

1. CONSTRUCT STREAM CROSSING AS INDICATED IN B-SHEETS.
2. FLOATING SILT CURTAIN SHALL BE INSTALLED DOWNSTREAM OF STREAM CROSSING AS SHOWN ON B-SHEETS.
3. CAREFULLY INSTALL AND REMOVE MATERIAL TO AVOID WASHING SEDIMENT DOWNSTREAM.
4. WHEN CROSSING IS NOT LONGER NEEDED TO PROVIDE ACCESS, IT SHALL BE REMOVED. FLOATING SILT CURTAIN SHALL NOT BE REMOVED UNTIL THE REMOVAL OF THE STREAM CROSSING IS COMPLETE . REMOVED TRAPPED SEDIMENT PRIOR TO REMOVING FLOATING SILT CURTAIN.

ROCK CONSTRUCTED RIFFLE NOTES

MATERIALS
RIFFLE MATERIAL SHALL BE CLASS 'D' RIPRAP.

EQUIPTMENT/TOOLS
- EXCAVATOR

CONSTRUCTION SEQUENCE
1. CONSTRUCT ROCK CONSTRUCTED RIFFLES IN A DOWNSTREAM SUCCESSION IMMEDIATELY FOLLOWING CHANNEL EXCAVATION
2. EXCAVATE TRENCH IN STREAMBED TO A DEPT EQUAL TO THE THICKNESSOF THE RIFFLE MATERIAL.
3. PLACE RIFFLE MATERIAL AT THE SLOPE AND THICKNESS SPECIFIED IN THE DESIGN.

WORKMANSHIP
THE FINISHED SURFACE OF THE ROCK CONSTRUCTED RIFFLES SHOUD BE NATURALISTIC AND IN ACCORDANCE WITH THE LINES, GRADES, CROSS SECTIONS AND ELEVATIONS OF THE DESIGN

MEASUREMENT
CONSTRUCTION PRECISION (TOLERANCE) OF 0.1 FOOT.

SITE ACCESS, STAGING AREA, AND TRAFFIC CONTROL GENERAL NOTES:

1. ONLY MAJOR STAGES OF CONSTRUCTION ARE SHOWN IN THE STAGING PLAN. CHANGES TO THE STAGING PLAN MUST BE APPROVED BY THE ENGINEER.
2. THE LOCATION FOR STORAGE OF EQUIPMENT BY THE CONTRACTOR DURING NON-WORKING HOURS SHALL BE WITHIN THE PROJECT LIMITS. STORAGE OR STAGING OF EQUIPMENT OR MATERIALS OUTSIDE THE PROJECT WORK LIMITS WILL REQUIRE APPROVAL BY THE OWNER AND ENGINEER.
3. ACCESS TO PROJECT WORK AREAS SHALL BE ALONG ROUTES DESIGNATED IN THESE PLANS ONLY.
4. AT THE COMPLETION OF CONSTRUCTION, EARTHEN PORTIONS OF ACCESS ROUTES SHALL BE GRADED AND SEEDED. GRADING SHALL BE INCIDENTAL TO MOBILIZATION. SEEDING OF ACCESS ROUTES IS INCLUDED IN SEEDING BID ITEM. REFER TO EROSION CONTROL PLANS FOR SEEDING REQUIREMENTS.
5. RESTORATION OF STAGING ARES AND ACCESS ROUTES TO PRE-CONSTRUCTON CONDITIONS, EXCEPT FOR THOSE INDICATED ON PLANS, IS REQUIRED AT THE COMPLETION OF CONSTRUCTION AND IS INCIDENTAL TO THE MOBILIZATION BID ITEM.
6. CARE SHOULD BE TAKEN TO PROTECT ASPHALT TRAIL SHOWN ON J-SHEET FROM EQUIPMENT USING THE ACCESS ROUTE. IF EXISTING TRAIL IS DAMAGED AS A RESULT OF CONSTRUCTION ACTIVITIES, CONTRACTOR SHALL REMOVE AND REPLACE ASPHALT TRAIL TO MATCH EXISTING ASPHALT TRAIL SECTION AT THE CONTRACTOR'S EXPENSE AND THE COST IS INCIDENTAL TO MOBILIZATION, UNLESS SPECIFICALLY MARKED FOR REMOVAL AND REPLACEMENT WITHIN THE PLANS.

FLOATING SILT CURTAIN (TURBIDITY BARRIER) NOTES:

DESCRIPTION
FLOATING SILT CURTAINS ARE TEMPORARY EROSION CONTROL MEASURES USED FOR CONTAINING SUSPENDED SEDIMENT IN AN AREA OF OPEN WATER. OPEN WATER IS DESCRIBED AS ANY PERENNIAL WATER COURSE OR WATER BODY WITH 6 INCH (150 MM) OR GREATER DEPTH. FLOATING SILT CURTAINS CONSIST OF FABRIC FASTENED TO A FLOTATION CARRIER AND WEIGHTED ALONG THE BOTTOM EDGE.

MATERIALS
A. FLOATING SILT CURTAINS SHALL MEEET THE FOLLOWING MINIMUM REQUIREMENTS AND MANUFACTURER RECOMMENDATIONS:

PROPERTY	VALUE
CURTAIN FABRIC MATERIAL TYPE	IMPERMEABLE VINYL-COATED NYLON
MASS PER SQUARE YARD	22 OZ.
GRAB TENSILE STRENGTH ASTM D 4632	500 LBS.
FLOTATION	8 INCH DIAMETER MARINE QUALITY EXPANDED POLYSTRENE
NET BUOYANCY, PER FOOT	20 LBS
TOP LOAD CARRYING COMPONENTS	FABRIC PLUS 5/16 INCH GALVANIZED STEEL CABLE 9100 LBS. MINIMUM BREAK STRNEGTH
BALLAST, LBS. PER FOOT, MINIMUM	1.0 LBS./FT ENCLOSED 5/16 INCH GALVANIZED CHAIN
CONNECTION BETWEEN SECTIONS	ALUMINUM COLLAR REINFORCED QUICK DISCONNECTS

B. DESIGN CONNECTING DEVICES TO PREVENT SILT FROM PERMEATING THROUGH THE CONNECTION AND AT SPECIFIED STRENGTH TO PREVENT RIPPING OUT.

CONSTRUCTION
A. CONSTRUCT FLOATING SILT CURTAIN AS SHOWN IN THE CONTRACT DOCUMENTS AND TO THE EXPECTED WATER DEPTH.
B. DO NOT DISCHARGE WATER PUMPED FROM THE WORK SITE INTO AN AREA OF UNRESTRAINED OPEN WATER.
C. SHAPE WATER BODY SOIL BANK TO ENABLE INSTALLATION OF FLOATING SILT CURTAIN,
D. ANCHORS SHALL INCLUDE A CHAIN HAVE A MINIMUM WEIGHT OF 3.0 POUNDS PER YARD AND ANCHOR WEIGHTS AS NEEDED TO HOLD CURTAIN DOWN.
E. INSPECT THE CONTAINMENT FLOATING SILT CURTAIN AFTER HEAVY WINDS OR RAIN STORMS TO CHECK FOR DAMAGE AND DEPTH OF SILT ON THE BOTTOM OF THE SILT CURTAIN. IF 2 INCHES OR MORE OF SILT IS PRESENT ON TOP OF THE SILT CURTAIN, REMOVE THE SILT CURTAIN AND SILT AS DESCRIBED BELOW AND REINSTALL FLOATING SILT CURTAIN.
F. UPON COMPLETION OF THE WORK OR WHEN CLEAN-OUT OF CONTAINMENT SILT CURTAIN IS REQUIRED, REMOVE CONTAINMENT SILT CURTAIN. DISPOSE OF COLLECTED SILT OFFSITE AT AN UPLAND, NON-WETLAND LOCATION OR AS APPROVED BY THE ENGINEER. FOLLOWING REMOVAL OF CONTAINMENT CURTAIN, THE HANGING CURTAIN SHALL REMAIN IN PLACE FOR A MINIMUM OF 48 HOURS AFTER WHICH IT CAN BE REMOVED, PROVIDED ALL WORK IN THE AREA BEING PROTECTED IS COMPLETED.

METHOD OF MEASUREMENT
FLOATING SILT CURTAIN WILL BE MEASURED BY LENGTH IN FEET FURNISHED AND INSTALLED.

BASIS OF PAYMENT
PAYMENT FOR FLOATING SILT CURTAIN WILL BE THE CONTRACT UNIT PRICE FOR THE LENGTH IN FEET OF THE SILT CURTAIN FURNISHED AND INSTALLED. PAYMENT IS FULL COMPENSATION FOR LABOR, EQUIPMENT, AND MATERIALS NECESSARY TO HANGING SILT CURTAIN, THE ENGINEER MAY AUTHORIZE PARTIAL PAYMENT OF 80% OF THE QUANTITY PLACED. REMAINING QUANTITY WILL BE PAID AFTER FLOATING SILT CURTAIN IS REMOVED.

TREE MIX 1

COMMON NAME	SCIENTIFIC NAME	TOTAL NO. OF TREES
AMERICAN SYCAMORE	Platanus occidentalis	25
SHAGBARK HICKORY	Carya ovata	50
RED OAK	Quercus rubra	50
WHITE OAK	Quercus alba	50

TREE MIX 2

COMMON NAME	SCIENTIFIC NAME	TOTAL NO. OF TREES
AMERICAN SYCAMORE	Platanus occidentalis	37

PROJECT PHASING NOTES:

1. REVIEW PROPOSED PHASING PLAN IN J-SHEETS
2. CONTRACTOR MAY SUBMIT AN ALTERNATIVE PHASING PLAN TO ENGINEER FOR APPROVAL. PLAN SHOULD INCLUDE EROSION CONTROL AND STABILIZATION.
3. MASS-GRADING MUST BE PHASED. DO NOT CLEAR VEGETATION FROM THE ENTIRE STREAM BANK AT ONCE. LIMIT THE AMOUNT OF DISTURBANCE AT ANY ONE TIME. ONLY A PORTION OF THE STREAM BANK MAY BE DENUDED AT ONE TIME.
4. CONTRACTOR MAY CLEAR-CUT AND EXCAVATE ONLY THAT PORTION OF THE STREAM BANK THAT CAN BE REASONABLY CONSTRUCTED PER PLAN AND SUBSTANTIALLY COMPLETE WITHIN 14 CALENDAR DAYS. CONTRACTOR SHALL REACH SUBSTANTIAL COMPLETION ON THAT SEGMENT OF THE CREEK PRIOR TO CLEAR-CUTTING AND/OR EXCAVATING SUBSEQUENT SEGMENTS OF CREEK.

TRAFFIC CONTROL NOTES:

1. THE ITEM "TRAFFIC CONTROL" COVERS ALL DEVICES SHOWN ON THE PLAN SHEETS AND OTHER SETUPS REQUIRED BY THE CONTRACTOR'S OPERATIONS. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING ACTUAL QUANTITIES NEEDED FOR THE PROJECT.
2. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL WORK AREAS NEAR TRAFFIC. TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), THE TRAFFIC CONTROL PLAN SHEETS, AND SUDAS SECTION 8030.
3. THE REMOVAL OF TEMPORARY TRAFFIC CONTROL SHALL BE INCIDENTAL.
4. FIELD CONDITIONS MAY REQUIRE MODIFICATIONS OF THIS LAYOUT AS DEEMED NECESSARY BY THE ENGINEER. THE SPACING OF ALL SIGNS AND THE DISTANCES BETWEEN SIGNS AND CHANNELIZING DEVICES SHOWN IN THE PLAN SHALL MEET THE REQUIREMENTS OF SUDAS SECTION 8030 AND THE CURRENT MUTCD. IF THE MINIMUM SPACING BETWEEN SIGNS AND CHANNELIZING DEVICES CANNOT BE MAINTAINED, THE SIGN AND CHANNELIZING DEVICE LOCATIONS SHALL BE ADJUSTED TO PROVIDE THE LARGEST SPACING AVAILABLE.
5. THE CONTRACTOR SHALL FURNISH, INSTALL, MAINTAIN, MOVE, AND REMOVE ALL TRAFFIC CONTROL DEVICES ON THE PROJECT. ALL SIGNS SHALL BE REFLECTORIZED AND CONFORM AS TO DESIGN, COLOR, SIZE, AND LEGEND TO SUDAS SECTION 8030 AND THE CURRENT VERSION OF "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS" (MUTCD).
6. ALL DISTANCES ARE APPROXIMATE, UNLESS OTHERWISE NOTED.
7. SIGN PLACEMENTS SHALL NOT OBSTRUCT EXISTING SIGNS. THE CONTRACTOR SHALL COVER ALL CONFLICTING EXISTING SIGNS.
8. FURNISH AND INSTALL ALL TRAFFIC CONTROL DEVICES AND MAINTAIN IN THE CORRECT POSITION. PROMPTLY CLEAN AND REPLACE DAMAGED TRAFFIC CONTROL DEVICES. PATROL WORK AREAS DAILY (AT A MINIMUM) TO ENSURE ALL TRAFFIC CONTROL DEVICES ARE PROPERLY SET, IN SERVICEABLE CONDITION, AND LEGIBLE.
9. CONTRACTOR SHALL FURNISH THE OWNER WITH NAMES AND TELEPHONE NUMBERS OF INDIVIDUALS RESPONSIBLE FOR THE MAINTENANCE OF TRAFFIC CONTROL DEVICES AND SIGNING. THE INDIVIDUAL(S) SHALL BE AVAILABLE FOR CORRECTIVE ACTION 24 HOURS A DAY, 7 DAYS A WEEK.
10. THE CONTRACTOR SHALL COORDINATE TRAFFIC CONTROL WITH OTHER PROJECTS IN THE AREA AS REQUIRED.
11. ALL TRAFFIC CONTROL SIGNS SHALL BE PLACED A MINIMUM OF TWO (2) FEET CLEAR OF THE BACK OF CURB OR OUTSIDE EDGE OF SHOULDER WHERE POSSIBLE.
12. PROPOSED CHANGES IN THE TRAFFIC CONTROL PLAN SHALL BE REVIEWED WITH THE OWNER AND ENGINEER BEFORE CHANGES ARE MADE.
13. ANY TEMPORARY REGULATORY SIGNS ARE TO BE PROVIDED, LOCATED, AND MAINTAINED BY THE CONTRACTOR.
14. ONLY MAJOR STAGE OF CONSTRUCTION ARE SHOWN IN THE TRAFFIC CONTROL PLAN. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING DETAILED TRAFFIC CONTROL PLANS FOR ANY OTHER STAGES THAT MAY BE REQUIRED. CHANGES TO THE TRAFFIC CONTROL PLAN MUST BE APPROVED BY THE ENGINEER. ADJUSTMENTS TO THE ADVANCED SIGNAGE AND BARRICADING ARE SUBJECT TO ENGINEER APPROVAL AND AREA CONSIDERED INCIDENTAL

TREE PLANTING NOTES:

1. PLANTS SHALL BE FURNISHED AND INSTALLED AS INDICATED ON THE SEEDING AND VEGETATION PLAN.
2. PLANTS SHALL BE TYPICAL OF THEIR SPECIES AND VARIETY, AND COMPLY WITH MOST RECENT ANSI Z60.1 STANDARDS.
3. PLANTS SHALL BE PLANTED ON THE DAY OF DELIVERY. IF THIS IS NOT POSSIBLE, THE CONTRACTOR SHALL PROTECT STOCK NOT PLANTED. PLANTS SHALL NOT REMAIN UNPLANTED FOR LONGER THAN A THREE-DAY PERIOD AFTER DELIVERY. ANY PLANTS NOT INSTALLED DURING THIS PERIOD SHALL BE REJECTED. ALL PLANTS KEPT ON SITE FOR ANY PERIOD SHOULD BE WATERED AND CARED FOR USING ANSI A300 STANDARDS.
4. NO STAKES SHALL BE USED TO STABILIZE TREES.
5. PLANTS SHALL NOT BE BOUND WITH WIRE OR ROPE AT ANY TIME TO DAMAGE THE BARK OR BREAK BRANCHES. PLANTS SHALL BE HANDLED FROM THE BOTTOM OF THE ROOT BALL ONLY.
6. PLANTING OPERATIONS SHALL BE PERFORMED DURING PERIODS WITHIN THE PLANTING SEASON WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE AND IN ACCORDANCE WITH ACCEPTED LOCAL PRACTICE. PLANTS SHALL NOT BE INSTALLED IN TOP SOIL THAT IS IN MUDDY OR FROZEN CONDITION. TREES AND SHRUBS SHALL BE INSTALLED BETWEEN OCTOBER 1 AND NOVEMBER 30 OR BETWEEN MARCH 1 AND MAY 15. CONTACT THE OWNER/ENGINEER TO OBTAIN A DEFERRAL OR APPROVAL FOR PLANTING OUT OF SEASON.
7. TREES SHALL BE PLANTED IN HOLES TWO TO THREE TIMES AS WIDE AND TO THE DEPTH OF THE ROOT BALL. SET ALL PLANTS PLUMB AND STRAIGHT AT SUCH LEVEL THAT NORMAL OR NATURAL RELATIONSHIP BETWEEN THE PLANT AND THE GROUND SURFACE WILL BE ESTABLISHED.
8. INJURED ROOTS SHALL BE PRUNED TO CLEAN ENDS BEFORE PLANTING WITH CLEAN, SHARP TOOLS. THE LEADER OF TREES SHALL NOT BE CUT BACK.
9. INSTALL A TREE GROW TUBE WITH EACH TREE.
10. TREES SHALL BE SPACED AT IRREGULAR INTERVALS, APPROXIMATELY 8-FT x 8-FT SPACING, NOT IN ROWS. INDIVIDUAL TREES SPECIES SHALL BE DISPERSED AMONGST THE PLANTING AREA AND SHALL NOT BE CLUSTERED TOGETHER.
11. AT THE END OF THE PROJECT, CONSERVED, AND PLANTED TREES MUST BE INSPECTED AND APPROVED BY OWNER/ENGINEER.

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DESIGNED KRF	REV	DESCRIPTION	DATE
DRAWN KRF		BID PLANS	10/26/2026
CHECKED RMB			
CLIENT PROJ. NO. 25X.139176.000			

CITY OF AMES, IOWA
2025/26 STORMWATER EROSION CONTROL PROGRAM (WORRELL CREEK)
GENERAL NOTES

SHEET C.03

WATER CONTROL & BYPASS PUMPING NOTES:

A. DESCRIPTION

i. THE WORK OF THIS SECTION CONSISTS OF CONTROLLING ALL SURFACE FLOWS INCLUDING BUT NOT LIMITED TO: SITE DRAINAGE, CREEK FLOWS, AND STORM FLOWS AS NEEDED OR REQUIRED TO CONSTRUCT ALL ASPECTS OF THE WORK AS SHOWN ON THE PLANS DURING CONSTRUCTION.

ii. CONSTRUCTION WORK INVOLVES CONSTRUCTION IN AND AROUND A CREEK. WHILE BASEFLOW IS NORMAL, IT IS SUBJECT TO FREQUENT PERIODIC INUNDATION.

iii. AT A MINIMUM, CONTRACTOR RESPONSIBILITIES SHALL INCLUDE:

a. PROVIDING FOR DRAINAGE, DEWATERING, AND CONTROL OF ALL SURFACE WATER. THE TERM WATER SHALL BE INTERPRETED AS INCLUDING WATER IN ALL ITS FORMS INCLUDING, BUT NOT LIMITED TO, LIQUID WATER, SNOW, AND ICE.

b. ERECTING ANY NECESSARY TEMPORARY STRUCTURES OR OTHER FACILITIES AT THEIR EXPENSE TO CONTROL SURFACE WATER.

c. THE DESIGN, INSTALLATION, OPERATION, MONITORING, REMOVAL, AND ABANDONMENT OF THE WATER CONTROL AND BYPASS PUMPING SYSTEMS TO COMPLY WITH THE REQUIREMENTS OF THIS SECTION AND ANY APPLICABLE REGULATORY AGENCIES INCLUDING BUT NOT LIMITED TO USACE, IOWA DNR, AND THE CITY OF AMES.

d. ADJUSTMENTS OR INSTALLATION OF ADDITIONAL WATER CONTROL AND BYPASS PUMPING EQUIPMENT AS MAY BE REQUIRED THROUGHOUT THE DURATION OF THE PROJECT TO MANAGE SEASONAL FLOWS AND TO MEET REGULATORY REQUIREMENTS.

e. THE CONTRACTOR SHALL CAREFULLY EVALUATE AND PLAN THE WORK AND DEVELOP A WATER CONTROL AND BYPASS PUMPING PLAN THAT AVOIDS LOCALIZED FLOODING, PREVENTS EXTENSIVE SOIL EROSION, AND MINIMIZES RISKS TO ADJACENT PROPERTIES, EXISTING INFRASTRUCTURE, COMPLETED WORK AND IN-PROGRESS WORK.

iv. DESIGN FLOW

a. THE DESIGN FLOW IS DEFINED AS 380 CUBIC FEET PER SECOND. FLOWS AT OR ABOVE THIS FLOW RATE CORRESPOND WITH APPROXIMATELY A 2-YEAR RECCURRENCE INTERVAL. (50% ANNUAL EXCEEDANCE PROBABILITY)

b. ONE DESIGN FLOOD OCCURRENCE BEGINS WHEN THE CHANNEL FLOW EXCEEDS THE DESIGN FLOW.

B. CONSTRUCTION

i. CONTRACTOR SHALL CONTINUOUSLY CONTROL WATER DURING COURSE OF CONSTRUCTION, INCLUDING WEEKENDS AND HOLIDAYS AND DURING PERIODS OF WORK STOPPAGES, AND PROVIDE ADEQUATE BACKUP SYSTEMS TO MAINTAIN CONTROL OF WATER

ii. THE CONTRACTOR SHALL SUPPLY BEST MANAGEMENT PRACTICES (SEDIMENT BAGS, FILTER SOCKS, ETC.) TO MINIMIZE SEDIMENT RELEASED AT ANY POINT SOURCE DISCHARGE.

iii. AT NO TIME DURING CONSTRUCTION SHALL THE DEWATERING OPERATIONS AFFECT EXISTING SURFACE OR SUBSURFACE DRAINAGE PATTERNS ON ADJACENT PROPERTIES. ANY DAMAGE TO ADJACENT PROPERTY RESULTING FROM THE CONTRACTOR'S ALTERATION OF SURFACE OR SUBSURFACE DRAINAGE PATTERNS SHALL BE REPAIRED BY THE CONTRACTOR AT THEIR OWN EXPENSE.

iv. THE CONTRACTOR SHALL, AT ALL TIMES, MAINTAIN A FLOW CHANNEL OR ROUTE FOR THE CREEK. EXISTING TREES AND VEGETATION SHOULD BE PRESERVED (UNLESS SPECIFICALLY NOTED FOR REMOVAL IN THE PLANS). THE CONTRACTOR SHALL CONDUCT THE OPERATION IN SUCH A MANNER THAT STORM WATERS MAY PROCEED UNINTERRUPTED ALONG THE DRAINAGE COURSES.

v. ANY DAMAGE DONE DURING STORM FLOWS TO TEMPORARY OR PARTIALLY COMPLETED STRUCTURES, OR RESULTING FROM THE CONTRACTOR'S OPERATIONS, SHALL BE REPAIRED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE UNLESS A DESIGN FLOOD HAS OCCURRED.

C. METHOD OF MEASUREMENT

MEASUREMENT WILL NOT BE MADE. PAYMENT IS BY LUMP SUM.

D. BASIS OF PAYMENT

PAYMENT WILL BE A LUMP SUM AT THE CONTRACT PRICE. THE MEASUREMENT AND PAYMENT FOR ALL WORK COVERED UNDER THIS SPECIFICATION WILL BE MADE AT THE CONTRACT LUMP SUM PRICE FOR WATER CONTROL AND BYPASS PUMPING WHICH SHALL CONSTITUTE FULL COMPENSATION FOR OBTAINING ANY NECESSARY PERMITS AND FURNISHING ALL EQUIPMENT, LABOR, AND MATERIALS TO DESIGN, INSTALL, SAMPLE, TEST, OPERATE, MAINTAIN, MONITOR, AND REMOVE THE DEWATERING SYSTEM IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS. PAYMENT OF THIS ITEM IS DEPENDENT ON THE FOLLOWING REQUIREMENTS:

i. THE CONTRACTOR, AT THEIR EXPENSE, SHALL FURNISH ALL NECESSARY EQUIPMENT AND MATERIALS REQUIRED TO CONTROL THE SURFACE WATER IN ALL THE AREAS FROM START OF WORK THROUGH THE COMPLETION OF THE TOTAL PROJECT WORK.

ii. THE COST OF INSTALLING AND MAINTAINING BEST MANAGEMENT PRACTICES (SEDIMENT BAGS, FILTER SOCKS, ETC.) TO MINIMIZE SEDIMENT RELEASED AT ANY POINT SOURCE DISCHARGE SHALL BE CONSIDERED INCIDENTAL TO THE LUMP SUM PAY ITEM WATER CONTROL AND BYPASS PUMPING.

iii. THE CONTRACTOR SHALL BE REQUIRED TO SUBMIT A SCHEDULE OF VALUES TO THE ENGINEER TO EXPLAIN THE BREAKDOWN OF THE LUMP SUM PRICE. THIS SCHEDULE OF VALUES WILL ONLY BE USED TO DETERMINE THE APPROPRIATE AMOUNT OF THE LUMP SUM TO BE ATTRIBUTED TO EACH PROGRESS PAYMENT.

iv. THE FOLLOWING LIST CONTAINS ITEMS THAT SHOULD BE USED, AT A MINIMUM, FOR THE SCHEDULE OF VALUES:

a. OBTAINING PERMITS AND COMPLYING WITH PERMIT REQUIREMENTS.

b. INSTALLING THE PUMPS.

c. INSTALLING POWER SUPPLY.

d. DISCHARGE AND/OR MANIFOLD PIPING.

e. REMOVAL OF EQUIPMENT

f. REMOVAL OF TEMPORARY BERMS OR SHEET PILE.

LOWER STREAMBANK SEEDING MIX

Scientific Name	Common Name	Seeds/Ft2	PLS Lbs/Acre	PLS Lbs Total
Graminoids				
Andropogon gerardii	Big Bluestem	4	1.089	2.8750
Carex brevior	Prairie Oval Sedge	0.05	0.005	0.0124
Carex hystericina	Porcupine Sedge	0.1	0.009	0.0240
Carex vulpinoidea	Fox Sedge	3	0.082	0.2156
Elymus canadensis	Canada Wildrye	5	2.618	6.9110
Elymus virginicus	Virginia Wildrye	5	3.241	8.5564
Glyceria striata	Fowl Mannagrass	0.4	0.007	0.0180
Muhlenbergia racemosa	Marsh Muhly	0.5	0.017	0.0449
Panicum virgatum	Switchgrass	4	0.778	2.0535
Poa palustris	Fowl Bluegrass	2	0.042	0.1106
Scirpus atrovirens	Dark Green Bulrush	1	0.006	0.0156
Scirpus cyperinus	Woolgrass	1	0.002	0.0042
Sorghastrum nutans	Indiangrass	4	0.908	2.3958
	SUBTOTAL GRAMINOIDES	30.05	8.802	23.2370
Forbs/Legumes				
Anemone canadensis	Canada Anemone	0.01	0.003	0.009
Asclepias incarnata	Swamp Milkweed	0.1	0.057	0.150
Bidens cernua	Nodding Bur Marigold	0.05	0.006	0.017
Desmodium canadense	Showy Ticktrefoil	0.1	0.050	0.131
Eupatorium perfoliatum	Boneset	0.1	0.002	0.004
Euthamia graminifolia	Grass-leaved Goldenrod	0.5	0.004	0.010
Eutrochium maculatum	Spotted Joe Pye Weed	0.25	0.007	0.019
Helianthus grosseserratus	Saw-tooth Sunflower	0.05	0.009	0.024
Hypericum ascyron	Great St. John's Wort	0.5	0.007	0.019
Lobelia cardinalis	Cardinal Flower	0.3	0.002	0.005
Lobelia siphilitica	Great Blue Lobelia	4	0.022	0.057
Ludwigia alternifolia	Seedbox	4	0.008	0.022
Lythrum alatum	Winged Loosestrife	4	0.004	0.010
Mimulus ringens	Square-stemmed Monkeyflower	4	0.005	0.012
Oenothera biennis	Common Evening Primrose	1.95	0.059	0.156
Oligoneuron riddellii	Riddell's Goldenrod	0.46	0.013	0.036
Physostegia virginiana	Obedient Plant	0.1	0.012	0.033
Pycnanthemum virginianum	Virginia Mountain Mint	1	0.012	0.033
Rudbeckia subtomentosa	Sweet Coneflower	0.5	0.032	0.084
Rudbeckia triloba	Brown-eyed Susan	4	0.320	0.846
Silphium perfoliatum	Cup Plant	0.01	0.019	0.051
Silphium terebinthinaceum	Prairie Rosinweed	0.01	0.027	0.072
Symphyotrichum novae-angliae	New England Aster	0.3	0.012	0.033
Thalictrum dasycarpum	Purple Meadow-rue	0.05	0.012	0.033
Tradescantia ohiensis	Ohio Spiderwort	0.01	0.003	0.009
Veronicastrum virginicum	Culver's Root	3.55	0.012	0.032
Zizia aurea	Golden Alexander's	0.1	0.025	0.065
	SUBTOTAL FORBS	30	0.746	1.971
	TOTAL	60.05	9.548	25.21

NURSE CROP		
Common Name	PLS Lbs/Acre	PLS Lbs Total
Canada wildrye	7	18.48
Grain rye	62	163.68
Oats	62	163.68

SEEDING AND EROSION CONTROL NOTES

ROLLED EROSION CONTRL PRODUCTS (RECPS):

1. INSTALLATION: USE RECPS AFTER SEEDING TO PREVENT EROSION. ENSURE GOOD CONTACT WITH THE SOIL SURFACE.
2. MATERIAL CHOICE: USE BIODEGRADABLE NETLESS ROLLED EROSION CONTROL PRODUCTS (RECPS) TO PREVENT WILDLIFE ENTANGLEMENT.

SEED MIX:

1. FURNISH AND INSTALL SEEDING ACCORDING TO THE MIX AND APPLICATION RATE ON SHEET C.04

UPPER STREAMBANK AND FLOODPLAIN SEEDING MIX

Scientific Name	Common Name	Seeds/Ft2	PLS Lbs/Acre	PLS Lbs Total
Graminoids				
Andropogon gerardii	Big Bluestem	4	1.089	3.123
Bouteloua curtipendula	Sideoats Grama	0.5	0.227	0.651
Carex brevior	Prairie Oval Sedge	0.1	0.009	0.027
Carex molesta	Troublesome Sedge	0.3	0.033	0.094
Elymus canadensis	Canada Wildrye	5	2.618	7.508
Elymus hystrix	Bottlebrush Grass	0.1	0.036	0.103
Elymus virginicus	Virginia Wildrye	3	1.945	5.577
Koeleria macrantha	Junegrass	1	0.014	0.039
Panicum virgatum	Switchgrass	4	0.778	2.231
Schizachyrium scoparium	Little Bluestem	4	0.726	2.082
Sorghastrum nutans	Indiangrass	4	0.908	2.603
Sporobolus compositus	Rough Dropseed	4	0.363	1.041
	SUBTOTAL GRASSES	30	8.744	25.1
Forbs/Legumes				
Achillea millefolium	Common Yarrow	1	0.015	0.044
Aquilegia canadensis	Columbine	0.1	0.007	0.021
Asclepias incarnata	Swamp Milkweed	0.05	0.028	0.081
Asclepias syriaca	Common Milkweed	0.06	0.038	0.109
Astragalus canadensis	Canadian Milkvetch	3.5	0.561	1.608
Campanula americana	Tall Bellflower	0.2	0.003	0.009
Dalea candida	White Prairie Clover	0.75	0.107	0.308
Dalea purpurea	Purple Prairie Clover	4	0.605	1.735
Echinacea purpurea	Purple Coneflower	0.1	0.041	0.118
Eryngium yuccifolium	Rattlesnake Master	0.05	0.018	0.052
Eupatorium altissimum	Tall Boneset	0.2	0.011	0.031
Eupatorium purpureum	Sweet Joe Pye Weed	0.05	0.003	0.009
Helianthus pauciflorus	Prairie Sunflower	0.05	0.026	0.073
Heliopsis helianthoides	Oxeye, False Sunflower	0.25	0.108	0.310
Liatris pycnostachya	Prairie Blazing Star	0.05	0.012	0.035
Lobelia siphilitica	Great Blue Lobelia	2.155	0.012	0.034
Monarda fistulosa	Wild Bergamot	3	0.117	0.335
Oenothera biennis	Common Evening Primrose	1	0.030	0.087
Parthenium integrifolium	Wild Quinine	0.03	0.012	0.033
Penstemon digitalis	Foxglove Beardtongue	1	0.021	0.060
Physostegia virginiana	Obedient Plant	0.1	0.012	0.035
Potentilla arguta	Prairie Cinquefoil	4	0.047	0.136
Rudbeckia hirta	Black-eyed Susan	3	0.089	0.255
Rudbeckia triloba	Brown-eyed Susan	1.8	0.144	0.413
Senna marilandica	Maryland Senna	0.01	0.016	0.046
Silphium integrifolium	Rosinweed	0.01	0.023	0.065
Silphium terebinthinaceum	Prairie Rosinweed	0.005	0.014	0.039
Symphyotrichum laeve	Smooth Blue Aster	0.3	0.015	0.043
Symphyotrichum sericeum	Silky Aster	0.05	0.002	0.007
Tradescantia ohiensis	Ohio Spiderwort	0.01	0.003	0.010
Verbena stricta	Hoary Vervain	1	0.097	0.279
Veronicastrum virginicum	Culver's Root	4	0.014	0.039
Zizia aurea	Golden Alexander's	0.1	0.025	0.071
	SUBTOTAL FORBS	31.98	2.277	6.531
	TOTAL	61.98	11.021	31.61

NURSE CROP		
Common Name	**PLS Lbs/Acre**	**PLS Lbs Total**
Canada wildrye	7	20.076
Grain rye	62	177.816
Oats	62	177.816

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DESIGNED	REV	DESCRIPTION	DATE
KRF		BID PLANS	10/26/2026
DRAWN KRF			
CHECKED RMB			
CLIENT PROJ. NO. 25X.139176.000			

CITY OF AMES, IOWA
2025/26 STORMWATER EROSION CONTROL PROGRAM (WORRELL CREEK)
GENERAL NOTES

SHEET C.04

POLLUTION PREVENTION PLAN

This project is regulated by the requirements of the Iowa Department of Natural Resources (DNR) National Pollutant Discharge Eliminatio System (NPDES) General Permit No. 2 OR an Iowa Department of Natural Resources (DNR) National Pollutant Discharge Elimination Syste (NPDES) individual storm water permit. The Contractor shall carry out the terms and conditions of this permit and the Pollutio Prevention Plan (PPP).

This Base PPP includes information on Roles and Responsibilities, Project Site Description, Controls, Maintenance Procedures, Inspectio Requirements, Non-Storm Water Controls, Potential Sources of Off Right-of-Way Pollution, and Definitions. This plan references othe documents rather than repeating the information contained in the documents. A copy of this Base Pollution Prevention Plan, amended a needed during construction, will be readily available for review.

All contractors shall conduct their operations in a manner that controls pollutants, minimizes erosion, and prevents sediments fro entering waters of the state and leaving the highway right-of-way. The Contractor shall be responsible for compliance an implementation of the PPP for their entire contract. This responsibility shall be further shared with subcontractors whose work is source of potential pollution as defined in this PPP.

I. ROLES AND RESPONSIBILITES

A. Designer:
1. Prepares Base PPP included in the project plan.
2. Prepares Notice of Intent (NOI) submitted to Iowa DNR.
3. Is signature authority on the Base PPP. If consultant designed, signature from Contracting Authority is also required

B. Contractor:
1. Signs a co-permittee certification statement adhering to the requirements of the NPDES permit and this PPP. All co-permittee are legally required under the Clean Water Act and the Iowa Administrative Code to ensure compliance with the terms an conditions of this PPP.
2. Designates a Water Pollution Control Manager (WPCM), who has the duties and responsibilities as defined in Section 2602 of th Standard Specifications.
3. Submits an Erosion Control Implementation Plan (ECIP) and ECIP updates according to Section 2602 of the Standard Specifications
4. Installs and maintains appropriate controls. This work may be subcontracted as documented through Subcontractor Request Form (Form 830231).
5. Supervises and implements good housekeeping practices according to Paragraph III, C, 2
6. Conducts joint required inspections of the site with inspection staff. When Contractor is not mobilized on site, Contractor may delegate this responsibility to a trained or certified subcontractor. Contracting Authority also may waive joint inspection requirement during winter shutdown. In both circumstances, WPCM (or trained or certified delegate from the Contractor) is still responsible to review and sign inspection reports
7. Complies with training and certification requirements of Section 2602 of the Standard Specifications
8. Submits amended PPP site map according to Section 2602 of the Standard Specifications

C. Subcontractors:
1. Sign a co-permittee certification statement adhering to the requirements of the NPDES permit and this PPP if: responsible fo sediment or erosion controls; involved in land disturbing activities; or performing work that is a source of potential pollutio as defined in this PPP. Subcontracted work items are identified in Subcontractor Request Forms (Form 830231). Al co-permittees are legally required under the Clean Water Act and the Iowa Administrative Code to ensure compliance with th terms and conditions of this PPP.
2. Implement good housekeeping practices according to Paragraph III, C, 2.

D. RCE/Project Engineer:
1. Is Project Storm Water Manager.
2. Takes actions necessary to ensure compliance with storm water requirements including, where appropriate, issuing stop wor orders, and directing additional inspections at construction project sites that are experiencing problems with achieving permi compliance.
3. Orders the taking of measures to cease, correct, prevent, or minimize the consequences of non-compliance with the storm wate requirements of the Applicable Permit.
4. Supervises all work necessary to meet storm water requirements at the Project, including work performed by contractors an subcontractors.
5. Requires employees, contractors, and subcontractors to take appropriate responsive action to comply with storm water requirements, including requiring any such person to cease or correct a violation of storm water requirements, and to order o recommend such other actions as necessary to meet storm water requirements
6. Is familiar with the Project PPP and storm water site map.
7. Is the point of contact for the Project for regulatory officials, Inspector, contractors, and subcontractors regarding stor water requirements.
8. Is signature authority on Notice of Discontinuation.
9. Maintains an up-to-date record of contractors, subcontractors, and subcontracted work items through Subcontractor Request Form (Form 830231).
10. Makes information to determine permit compliance available to the DNR upon their request

E. Inspector:
1. Updates PPP through fieldbook entries and storm water site inspection reports if there is a change in design, construction operation, or maintenance which has a significant effect on the discharge of pollutants from the project
2. Makes information to determine permit compliance available to the DNR upon their request.
3. Conducts joint required inspections of the site with the contractor/subcontractor
4. Completes an inspection report after each inspection.
5. Is signature authority on storm water inspection reports.

II. PROJECT SITE DESCRIPTION

A. This Pollution Prevention Plan (PPP) is for the construction of a *Describe Type of Facility*

B. This PPP covers approximately *Provide # Of Acres* acres with an estimated *Provide # of Acres* acres being disturbed. Th portion of the PPP covered by this contract has *Provide # of Acres* acres disturbed

C. The PPP is located in an area of *Provide # of Types Of Soil Association* soil association (*Provide Soil Association Type or *Types*). The estimated weighted average runoff coefficient number for this PPP after completion will be *Provide runof coefficient Number*.

D. Storm Water Site Map - Multiple sources of information comprise the base storm water site map including
1. Drainage Patterns – Plan and Profile sheets and Situation plans.
2. Proposed Slopes – Cross Sections.
3. Areas of Soil Disturbance – Construction limits shown on Plan and Profile sheets
4. Location of Structural Controls – Tabulations in C sheets.
5. Locations of Non-structural Controls – Tabulations in C sheets.
6. Locations of Stabilization Practices – Generally within construction limits shown on Plan and Profile sheets
7. Surface Waters (including wetlands) – Project Location Map and Plan and Profile sheets
8. Locations where Storm Water is Discharged – Plan and Profile sheets.

E. The base storm water site map is amended by contract modifications and progress payments (fieldbook entries) of completed erosio

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POLLUTION PREVENTION PLAN

control work. Also, due to project phasing, erosion and sediment controls shown on project plans may not be installed until needed, based on site conditions. For example, silt fence ditch checks will typically not be installed until the ditch has been installed. Installed locations may also be modified from tabulation locations by field staff. Installed locations will b documented by fieldbook entries and amended PPP site map.

F. Runoff from this work will flow into *List Outlets for Runoff*.

III. CONTROLS

A. The Contractor’s ECIP specified in Article 2602.03 of the Standard Specifications for accomplishment of storm water controls shoul clearly describe the intended sequence of major activities, and for each activity define the control measure and the timing durin the construction process that the measure will be implemented.

B. Preserve vegetation in areas not needed for construction.

C. Sections 2601 and 2602 of the Standard Specifications define requirements to implement erosion and sediment control measures Actual quantities used and installed locations may vary from the Base PPP and amendment of the plan will be documented vi fieldbook entries, amended PPP site map, or by contract modification. Additional erosion and sediment control items may b required as determined by the inspector and/or contractor during storm water site inspections. If the work involved is no applicable to any contract items, the work will be paid for according to Article 1109.03 paragraph B of the Standar Specifications.

1. EROSION AND SEDIMENT CONTROLS

a. Stabilization Practices
1) Site plans will ensure that existing vegetation or natural buffers are preserved where attainable and disturbed portion of the site will be stabilized.
2) Initialize stabilization of disturbed areas immediately after clearing, grading, excavating, or other earth disturbin activities have:
a) Permanently ceased on any portion of the site, or
b) Temporarily ceased on any portion of the site and will not resume for a period exceeding 14 calendar days
3) Staged permanent and/or temporary stabilizing seeding and mulching shall be completed as the disturbed areas ar completed. Incomplete areas shall be stabilized according to paragraph III, C, 1, a, 2, b above
4) Permanent and Temporary Stabilization practices to be used for this project are located in the Estimated Projec Quantities (100-0A, 100-1A, or 100-1C) and Estimate Reference Information (100-4A) located in the C sheets. Typica drawings detailing construction of the practices to be used on this project are referenced in the Standard Roa Plans Tabulation (105-4) in the C sheets.
5) Preservation of existing vegetation within right-of-way or easements will act as vegetative buffer strips
6) Preservation of topsoil: Bid items to be used for this project are located in the Estimated Project Quantities (100-0A 100-1A, or 100-1C) and Estimate Reference Information (100-4A) located in the C sheets. Additional information may b found in Tabulations in the C or T sheets or is referenced in Section 2105 of Standard Specifications

b. Structural Practices
1) Structural practices will be implemented to divert flows from exposed soils and detain or otherwise limit runoff and th discharge of pollutants from exposed areas of the site. Additionally, structural practices may include: silt basins tha provide 3600 cubic feet of storage per acre drained or equivalent sediment controls, outlet structures that withdraw wate from surface when discharging basins, and controls to direct storm water to vegetated areas
2) Structural practices to be used for this project are located in the Estimated Project Quantities (100-0A, 100-1A, o 100-1C) and Estimate Reference Information (100-4A) located in the C sheets, as well as all other item specifi Tabulations. Typical drawings detailing construction of the devices to be used on this project can be found in the sheets or are referenced in the Standard Road Plans Tabulation (105-4) located in the C sheets.

c. Storm Water Management
Measures shall be installed during the construction process to control pollutants in storm water discharges that will occu after construction operations have been completed. This may include velocity dissipation devices at discharge locations an along length of outfall channel as necessary to provide a non-erosion velocity flow from structure to water course. I included with this project, these items are located in the Estimated Project Quantities (100-0A, 100-1A, or 100-1C) an Estimate Reference Information (100-4A) located in the C sheets, as well as all other item specific Tabulations. Typica drawings detailing construction of the practices to be used on this project are referenced in the Standard Road Plan Tabulation (105-4) in the C sheets. The installation of these devices may be subject to Section 404 of the Clean Water Act

2. OTHER CONTROLS
Contractor disposal of unused construction materials and construction material wastes shall comply with applicable state an local waste disposal, sanitary sewer, or septic system regulations. In the event of a conflict with other governmental laws rules and regulations, the more restrictive applicable laws, rules or regulations shall apply
a. Vehicle Entrances and Exits - Construct and maintain entrances and exits to prevent tracking of sediments onto roadways
b. Material Delivery, Storage and Use - Implement practices to prevent discharge of construction materials during delivery storage, and use.
c. Stockpile Management - Install controls to reduce or eliminate pollution of storm water from stockpiles of soil and paving
d. Waste Disposal - Do not discharge any materials, including building materials, into waters of the state, except a authorized by a Section 404 permit.
e. Spill Prevention and Control - Implement chemical spill and leak prevention and response procedures to contain and clean u spills and prevent material discharges to the storm drain system and waters of the state
f. Concrete Residuals and Washout Wastes - Waste shall not be discharged to a surface water and is not allowed to adversel affect a water of the state. Designate temporary concrete washout facilities for rinsing out concrete trucks. Provid directions to truck drivers where designated washout facilities are located. Designated washout areas should b located at least 50 feet away from storm drains, streams or other water bodies. Care should be taken to ensure thes facilities do not overflow during storm events.
g. Concrete Grooving/Grinding Slurry – Do not discharge slurry to a waterbody or storm drain. Slurry may be applied o foreslopes or removed from the project.
h. Vehicle and Equipment Storage and Maintenance Areas - Perform on site fueling and maintenance in accordance with al environment laws such as proper storage of onsite fuels and proper disposal of used engine oil or other fluids on site Employ washing practices that prevent contamination of surface and ground water from wash water. Wash waters must b treated in a sediment basin or alternative control that provides equivalent or better treatment prior to discharge
i. Litter Management - Ensure employees properly dispose of litter. Minimize exposure of trash if exposure to precipitation o storm water would result in a discharge of pollutants.
j. Dewatering – Properly treat water to remove suspended sediment before it re-enters a waterbody or discharges off-site Measures are also to be taken to prevent scour erosion at dewatering discharge point

3. APPROVED STATE OR LOCAL PLANS
During the course of this construction, it is possible that situations will arise where unknown materials will be encountered When such situations are encountered, they will be handled according to all federal, state, and local regulations in effect a the time.

IV. MAINTENANCE PROCEDURES
The Contractor is required to maintain all temporary erosion and sediment control measures in proper working order, includin

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CITY OF AMES, IOWA
2025/26 STORMWATER EROSION CONTROL PROGRAM (WORRELL CREEK)
GENERAL NOTES

SHEET C.05

POLLUTION PREVENTION PLAN

cleaning, repairing, or replacing them throughout the contract period. This shall begin when the features have lost 50% of their capacity.

V. INSPECTION REQUIREMENTS

A. Inspections shall be made jointly by the Contractor and the Contracting Authority's inspector at least once every seven calendar days. Storm water site inspections will include:
   1. Date of the inspection.
   2. Summary of the scope of the inspection.
   3. Name and qualifications of the personnel making the inspection.
   5. Review of erosion and sediment control measures within disturbed areas for the effectiveness in preventing impacts to receiving waters.
   6. Major observations related to the implementation of the PPP.
   7. Identification of corrective actions required to maintain or modify erosion and sediment control measures.

B. Include storm water site inspection reports in the amended PPP. Incorporate any additional erosion and sediment control measures determined as a result of the inspection. Immediately begin corrective actions on all deficiencies found within 3 calendar days of the inspection and complete within 7 calendar days following the inspection. If it is determined that making the corrections less than 72 hours after the inspection is impracticable, it should be documented why it is impracticable and indicate an estimated date by which the corrections will be made.

VI. NON-STORM WATER DISCHARGES

This includes subsurface drains (i.e. longitudinal and standard subdrains) and slope drains. The velocity of the discharge from these features may be controlled by the use of headwalls or blocks, Class A stone, erosion stone or other appropriate materials. This also includes uncontaminated groundwater from dewatering operations, which will be controlled as discussed in Section III of the PPP.

VII. POTENTIAL SOURCES OF OFF RIGHT-OF-WAY (ROW) POLLUTION

Silts, sediment, and other forms of pollution may be transported onto highway right-of-way (ROW) as a result of a storm event. Potential sources of pollution located outside highway ROW are beyond the control of this PPP. Pollution within highway ROW will be conveyed and controlled per this PPP.

VIII. DEFINITIONS

A. Base PPP - Initial Pollution Prevention Plan.
B. Amended PPP - Base PPP amended during construcion. May include Plan Revisions or Contract Modifications for new items, storm water site inspection reports, fieldbook entries made by the inspector, amended PPP site map by the Contractor, ECIP, NOI, co-permittee certifications, and Subcontractor Request Forms. Items amending the PPP are stored electronically and are readily available upon request.
C. Fieldbook Entries – This contains the inspector's daily diary and bid item postings.
D. Controls - Methods, practices, or measures to minimize or prevent erosion, control sedimentation, control storm water, or minimize contaminants from other types of waste or materials. Also called Best Management Practices (BMPs).
E. Signature Authority - Representative authorized to sign various storm water documents.

CERTIFICATION STATEMENT

I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

_____
Signature

_____
Printed or Typed Name

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Signature

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Printed or Typed Name

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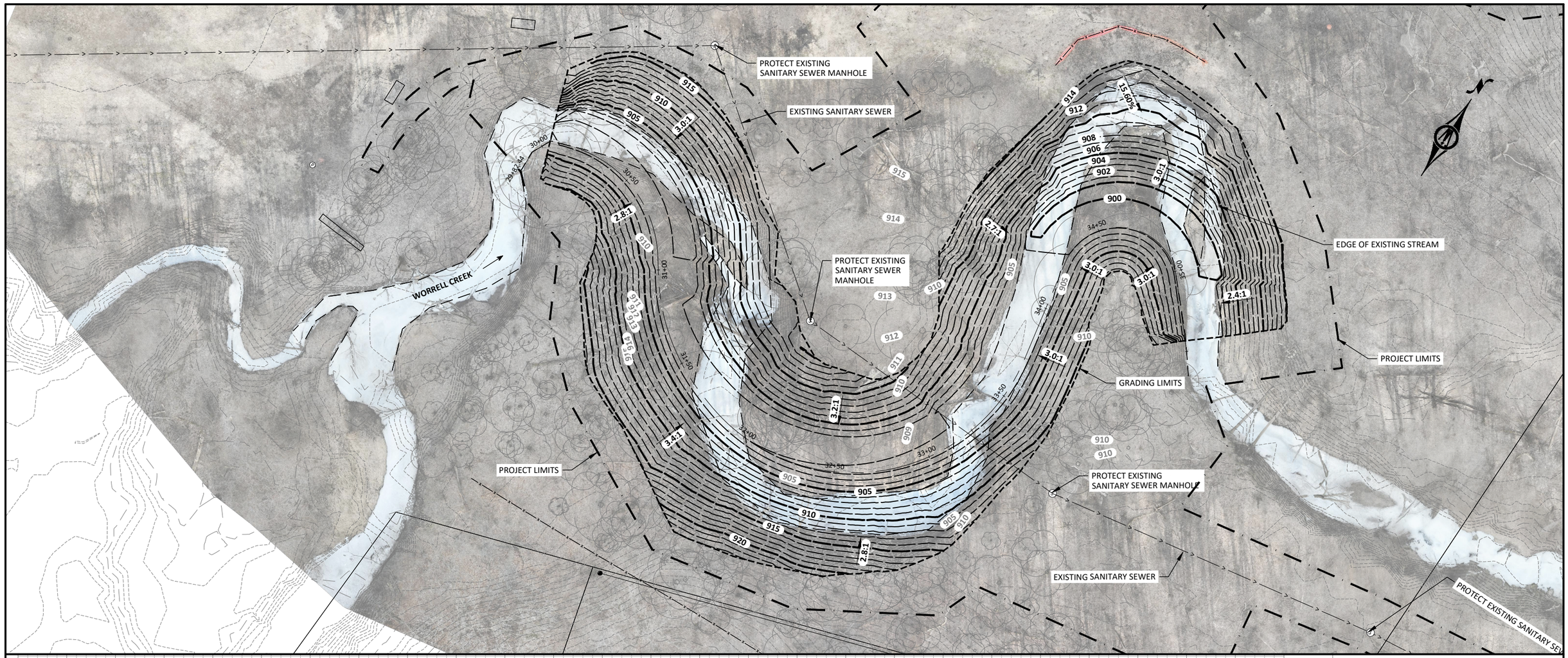
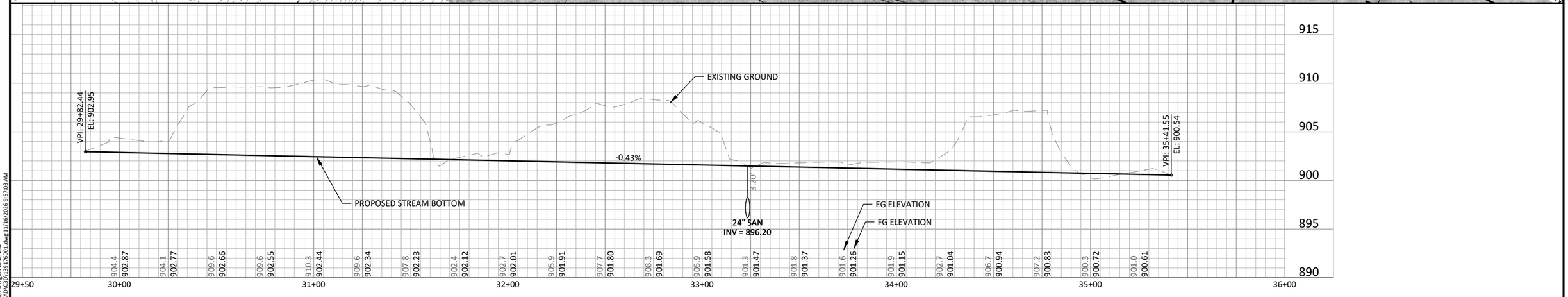
2025/26 STORMWATER EROSION CONTROL PROGRAM (WORRELL CREEK)
GENERAL NOTES

SHEET C.06





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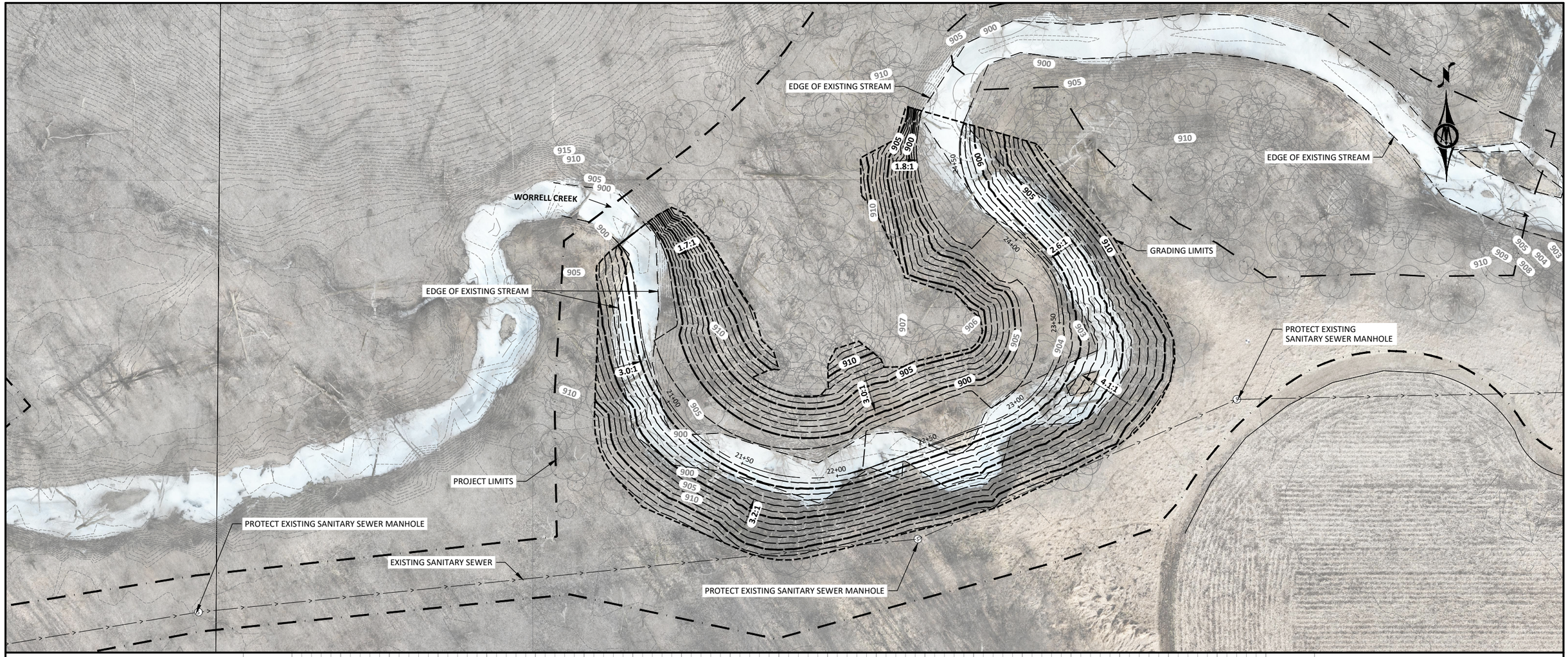
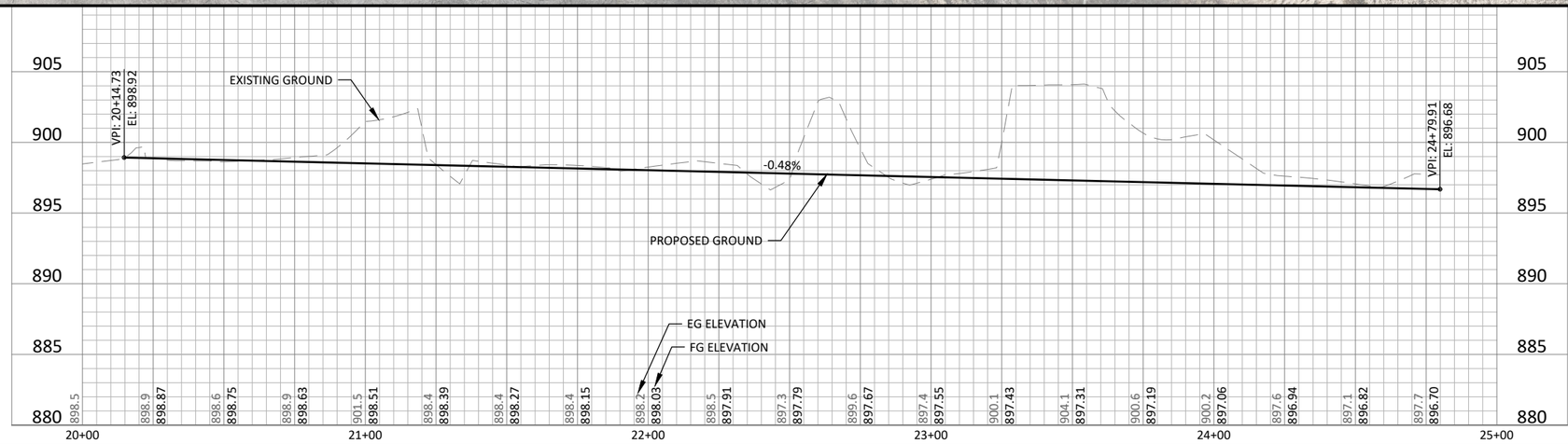
CITY OF AMES, IOWA
2025/26 STORMWATER EROSION CONTROL PROGRAM (WORRELL CREEK)
GRADING PLAN & PROFILE

SHEET D.01





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2025/26 STORMWATER EROSION CONTROL PROGRAM (WORRELL CREEK)

GRADING PLAN & PROFILE

SHEET D.02

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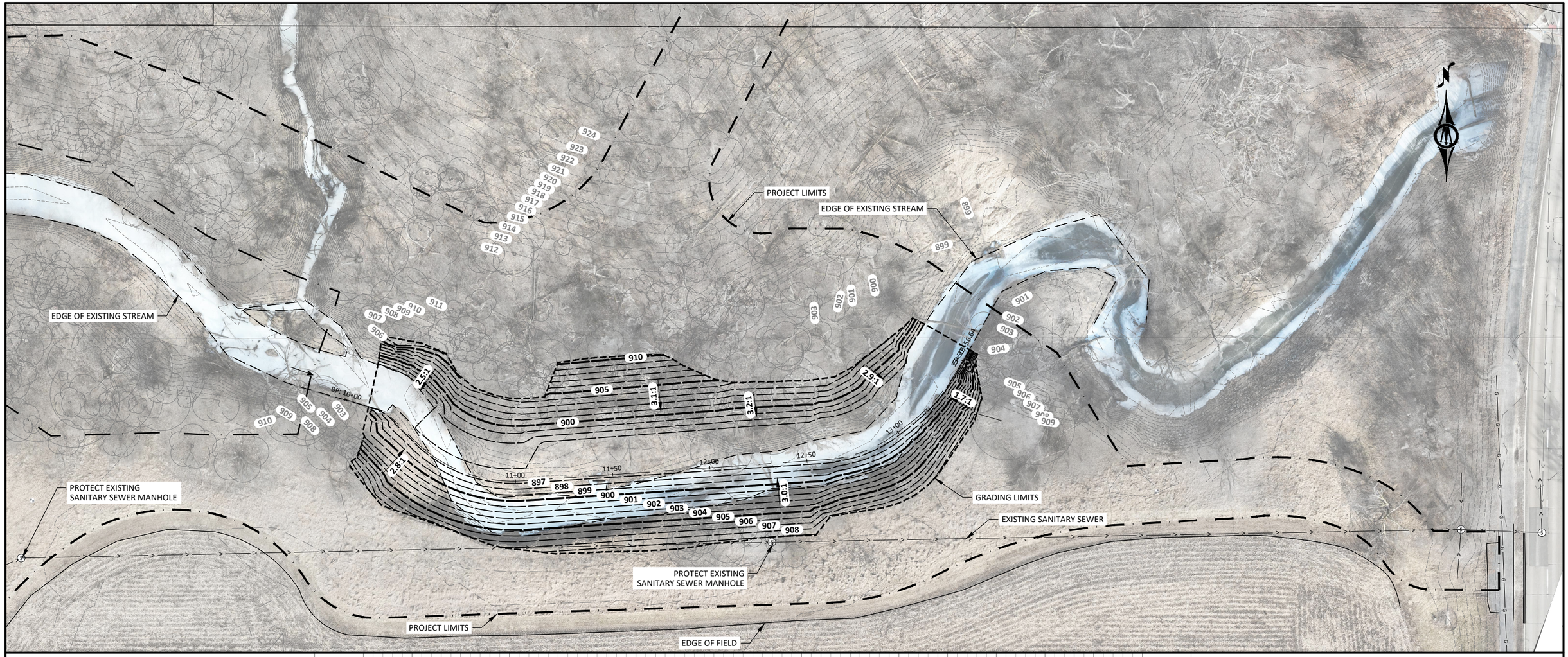

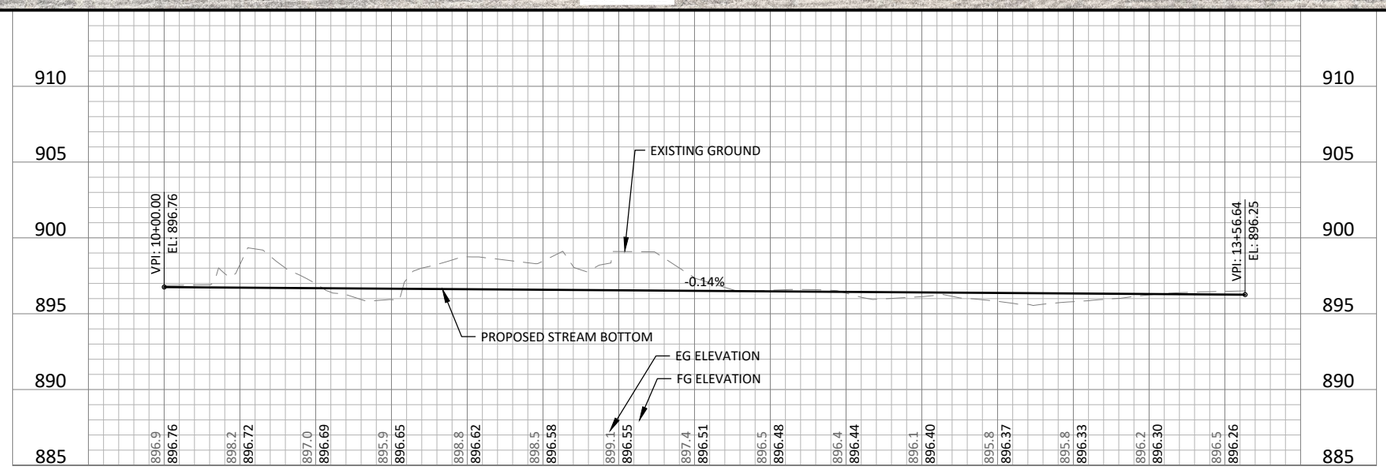

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2025/26 STORMWATER EROSION CONTROL PROGRAM (WORRELL CREEK)

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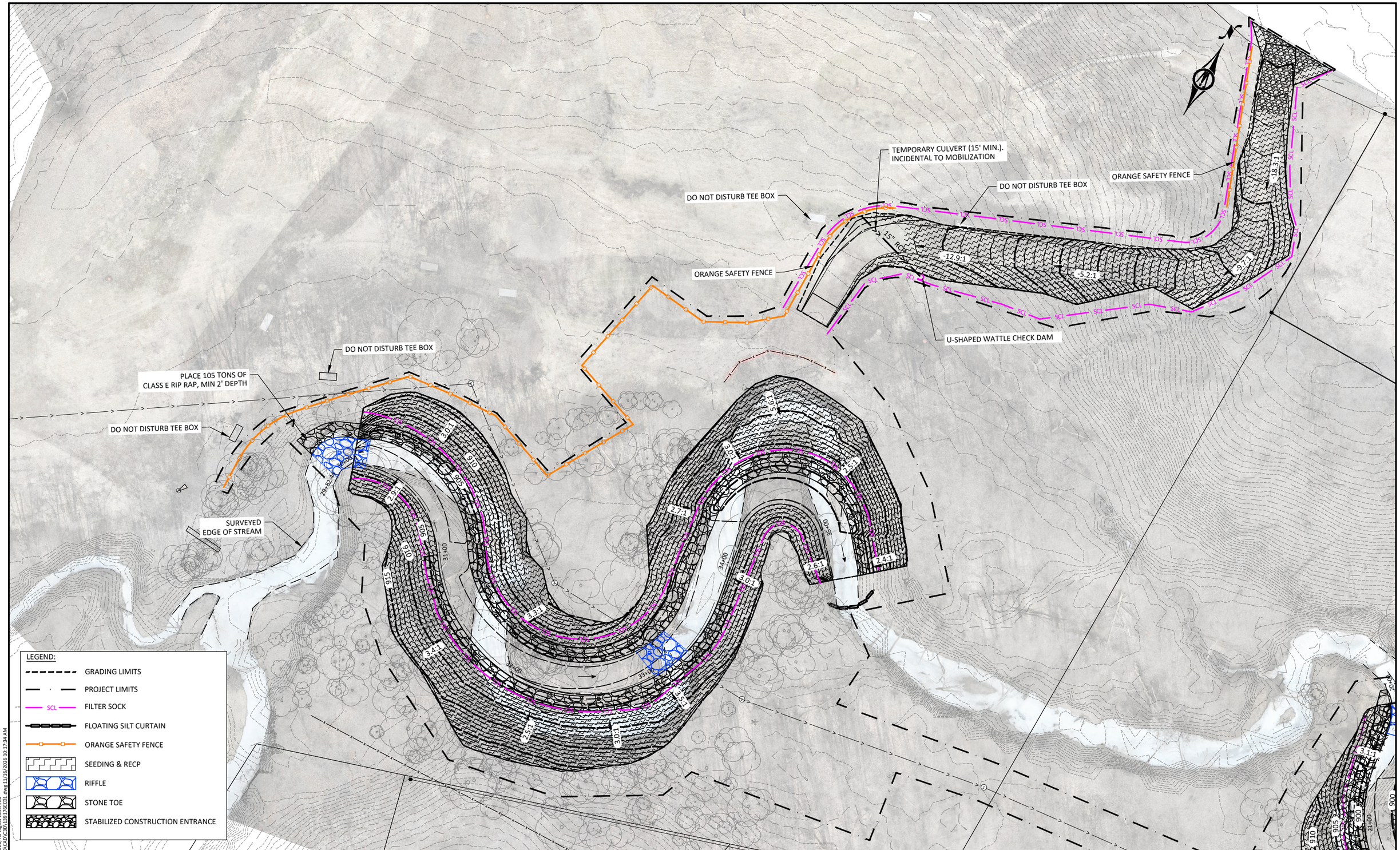

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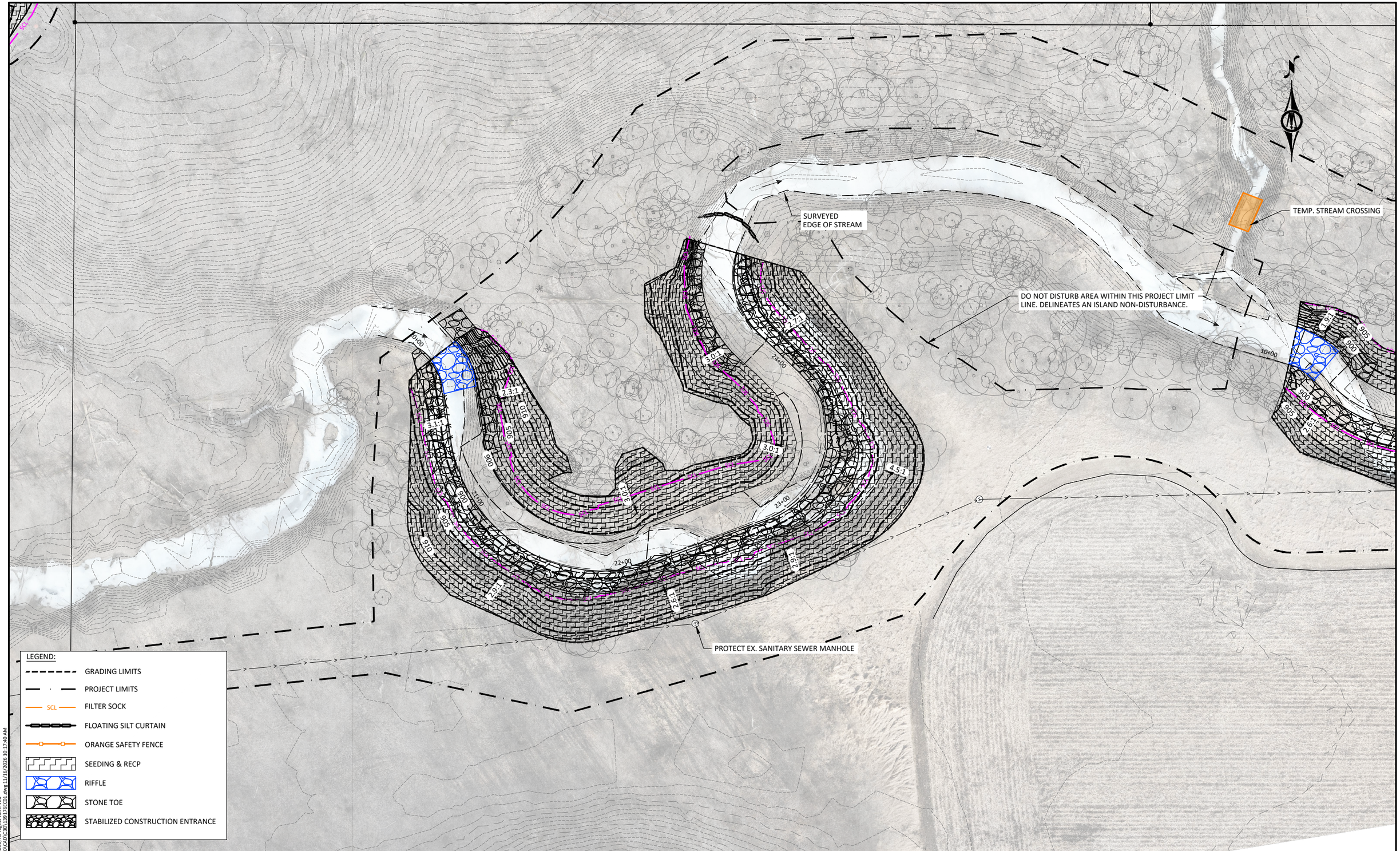
2025/26 STORMWATER EROSION CONTROL PROGRAM (WORRELL CREEK)

EROSION CONTROL & SURFACE RESTORATION

SHEET EC.01



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2025/26 STORMWATER EROSION CONTROL PROGRAM (WORRELL CREEK)
EROSION CONTROL & SURFACE RESTORATION

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DO NOT DISTURB COMMUNICATION HANDHOLE

TEMP. STREAM CROSSING

SURVEYED
EDGE OF STREAM

DO NOT DISTURB AREA WITHIN THIS PROJECT LIMIT LINE. DELINEATES AN ISLAND NON-DISTURBANCE.

10+00
11+00
12+00
13+00

LEGEND:

- GRADING LIMITS
- PROJECT LIMITS
- SCL — FILTER SOCK
- FLOATING SILT CURTAIN
- ORANGE SAFETY FENCE
- SEEDING & RECP
- RIFFLE
- STONE TOE
- STABILIZED CONSTRUCTION ENTRANCE

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2025/26 STORMWATER EROSION CONTROL PROGRAM (WORRELL CREEK)
EROSION CONTROL & SURFACE RESTORATION

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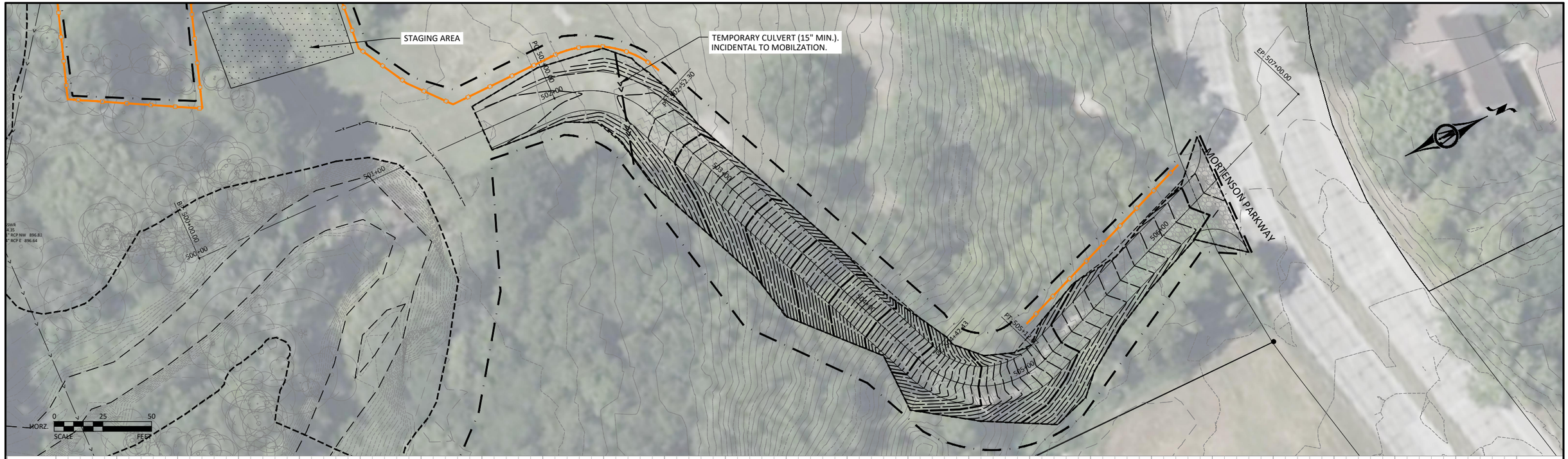

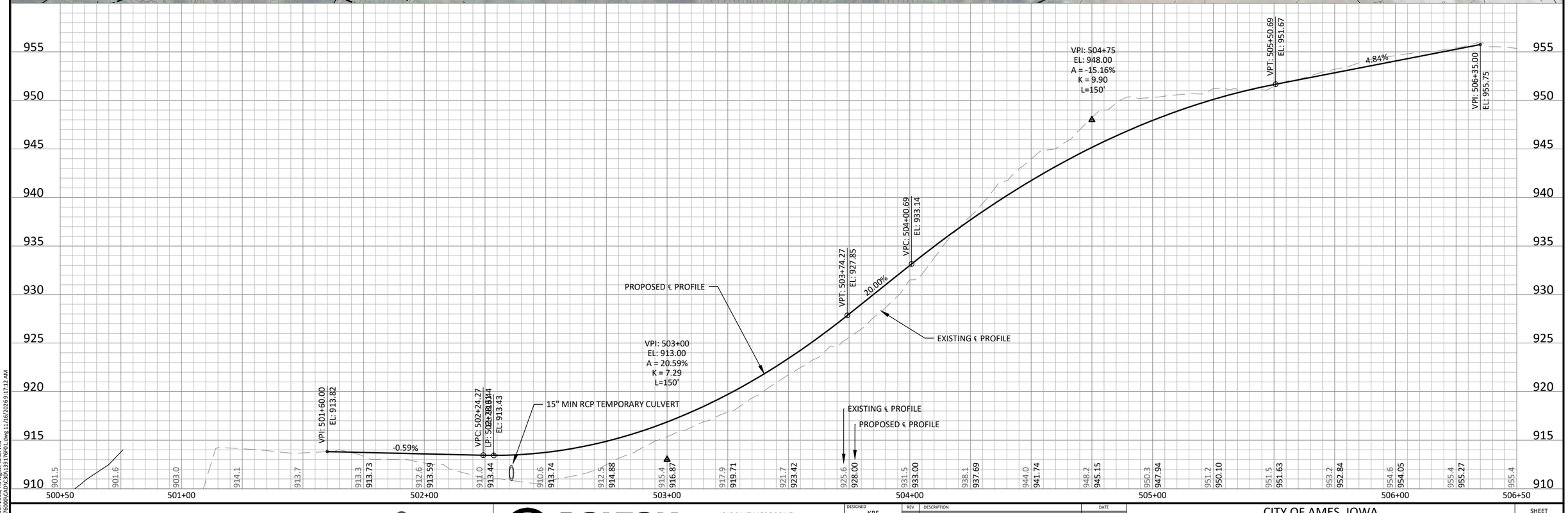

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CITY OF AMES, IOWA
2025/26 STORMWATER EROSION CONTROL PROGRAM (WORRELL CREEK)
CONSTRUCTION ENTRANCE PLAN & PROFILE

SHEET F.01



POINT NO.	NORTHING	EASTING	ELEVATION	DESCRIPTION
69	3466194.300	4883029.147	921.024	VFCP / CUT X
70	3466183.899	4883301.342	915.557	VFCP / CUT X
71	3466013.135	4883338.468	914.813	VFCP / CUT X
72	3465762.525	4883323.554	916.064	VFCP / CUT X
73	3466257.898	4882850.250	927.067	VFCP / CUT X
74	3465798.191	4883034.605	908.868	VFCP / 1/2" RBR
75	3465779.016	4882718.481	909.819	VFCP / 1/2" RBR
76	3466208.299	4881189.098	970.192	VFCP

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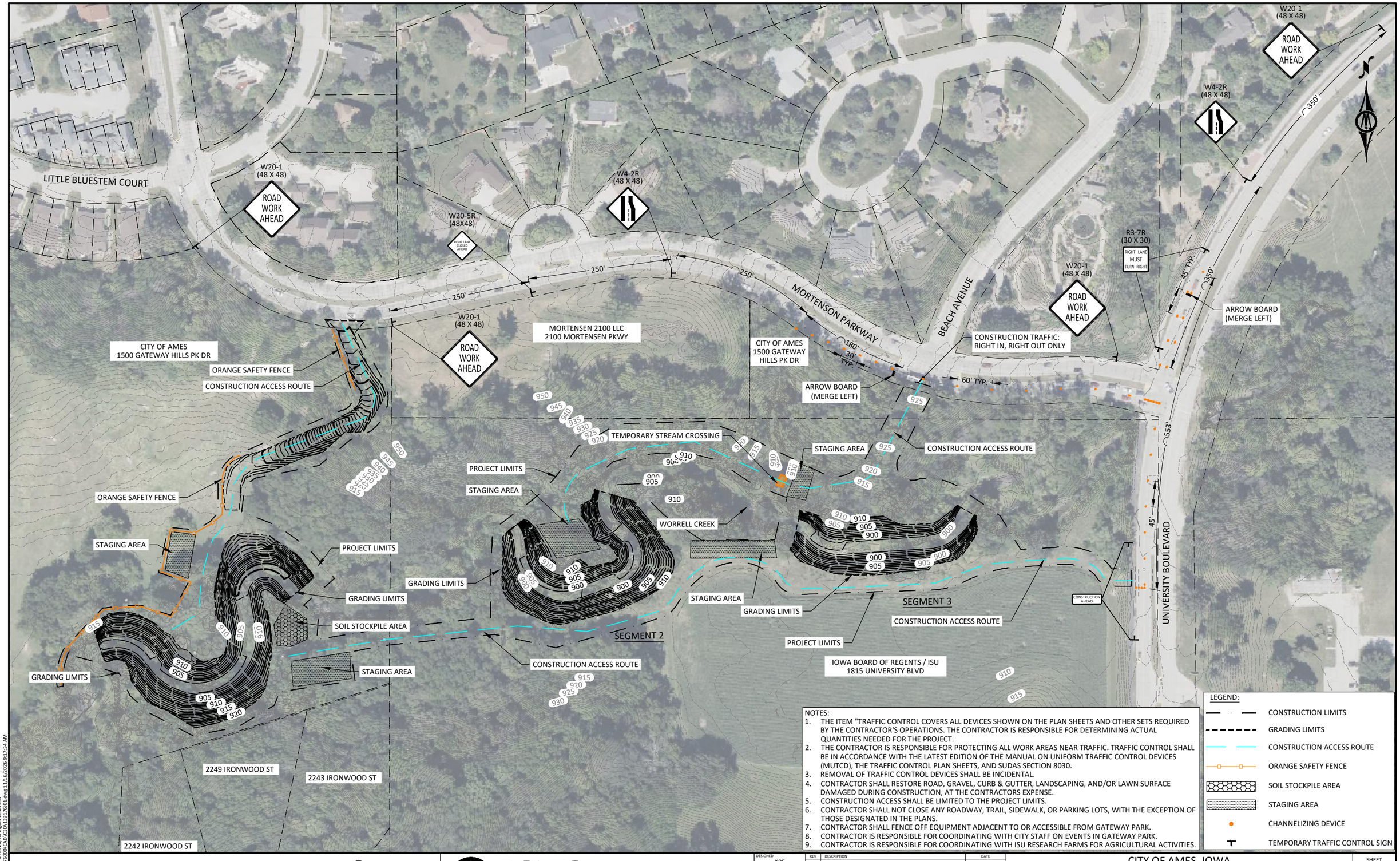
CITY OF AMES, IOWA
2025/26 STORMWATER EROSION CONTROL PROGRAM (WORRELL CREEK)
SURVEY CONTROL POINTS & BENCHMARKS

SHEET G.01



NOTES:

1. THE ITEM "TRAFFIC CONTROL COVERS ALL DEVICES SHOWN ON THE PLAN SHEETS AND OTHER SETS REQUIRED BY THE CONTRACTOR'S OPERATIONS. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING ACTUAL QUANTITIES NEEDED FOR THE PROJECT.
2. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL WORK AREAS NEAR TRAFFIC. TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), THE TRAFFIC CONTROL PLAN SHEETS, AND SUDAS SECTION 8030.
3. REMOVAL OF TRAFFIC CONTROL DEVICES SHALL BE INCIDENTAL.
4. CONTRACTOR SHALL RESTORE ROAD, GRAVEL, CURB & GUTTER, LANDSCAPING, AND/OR LAWN SURFACE DAMAGED DURING CONSTRUCTION, AT THE CONTRACTORS EXPENSE.
5. CONSTRUCTION ACCESS SHALL BE LIMITED TO THE PROJECT LIMITS.
6. CONTRACTOR SHALL NOT CLOSE ANY ROADWAY, TRAIL, SIDEWALK, OR PARKING LOTS, WITH THE EXCEPTION OF THOSE DESIGNATED IN THE PLANS.
7. CONTRACTOR SHALL FENCE OFF EQUIPMENT ADJACENT TO OR ACCESSIBLE FROM GATEWAY PARK.
8. CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH CITY STAFF ON EVENTS IN GATEWAY PARK.
9. CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH ISU RESEARCH FARMS FOR AGRICULTURAL ACTIVITIES.

LEGEND:

- CONSTRUCTION LIMITS
- GRADING LIMITS
- CONSTRUCTION ACCESS ROUTE
- ORANGE SAFETY FENCE
- SOIL STOCKPILE AREA
- STAGING AREA
- CHANNELIZING DEVICE
- TEMPORARY TRAFFIC CONTROL SIGN

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2025/26 STORMWATER EROSION CONTROL PROGRAM (WORRELL CREEK)

STAGING & TRAFFIC CONTROL

SHEET J.01

NOTES:
1. PHASE ALL GRADING OPERATIONS IN COMPLIANCE WITH CHANNEL GRADING PHASING DETAIL ON B-SHEETS.
2. PHASES SHOWN ON THIS SHEET ARE INTENDED TO BE REPRESENTATIVE, INDICATING THE ORDER IN WHICH MATERIAL SHOULD BE EXCAVATED AND FILLED, AND NOT AN EXACT DELINEATION OF GRADING OPERATIONS.
3. CONTRACTOR MAY SUBMIT AN ALTERNATIVE PHASING PLAN FOR ENGINEER APPROVAL, PROVIDED IT COMPLIES WITH NPDES GP#2 REQUIREMENTS.
4. PHASING OF EARTHWORK/GRADING IS INCIDENTAL TO CLASS 10 EXCAVATION.

SEGMENT #1 PHASING PLAN:
1A. EXCAVATE MATERIAL FROM SOUTH SIDE OF EXISTING CHANNEL.
1B. STOCKPILE MATERIAL FOR LATER USE.
2A. EXCAVATE MATERIAL ON NORTH SIDE OF CHANNEL.
2B. FILL MATERIAL ON NORTH SIDE OF CHANNEL TO FINISHED GRADE.
3A. SALVAGE THE STOCKPILED MATERIAL
3B. USE STOCKPILED MATERIAL TO FILL CREEK AND PROVIDE ACCESS TO SOUTHWEST SIDE OF PROJECT LIMIT.
4A. EXCAVATE MATERIAL ON SOUTHWEST SIDE OF PROJECT LIMIT.
4B. FILL MATERIAL ON SOUTH SIDE OF CHANNEL TO FINISHED GRADE.
5A. EXCAVATE MATERIAL ON NORTH SIDE OF CHANNEL.
5B. FILL MATERIAL ON NORTH SIDE OF CHANNEL TO FINISHED GRADE.

ORANGE SAFETY FENCE
CONSTRUCTION ACCESS ROUTE
ORANGE SAFETY FENCE
CITY OF AMES
1500 GATEWAY HILLS PK DR
STAGING AREA
MORTENSEN 2100 LLC
2100 MORTENSEN PKWY
915
5A: CUT
2B: FILL
GRADING LIMITS
1A: CUT
5B: FILL
2A: CUT
910
905
4A: CUT
PROJECT LIMITS
1B: STOCKPILE
GRADING LIMITS
IOWA BOARD OF REGENTS / ISU
1815 UNIVERSITY BLVD
3A: SALVAGE STOCKPILE
SOIL STOCKPILE AREA
4B. FILL
3B: FILL
920
2242 IRONWOOD ST
2249 IRONWOOD ST
STAGING AREA
2243 IRONWOOD ST

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HORZ. SCALE 0 30 60 FEET

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www.bolton-menk.com

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CLIENT PROJ. NO.	25X.139176.000

REV	DESCRIPTION	DATE
	BID PLANS	10/26/2026

CITY OF AMES, IOWA
2025/26 STORMWATER EROSION CONTROL PROGRAM (WORRELL CREEK)
STAGING & EARTHWORK PHASING PLAN

SHEET J.02

NOTES:
1. PHASE ALL GRADING OPERATIONS IN COMPLIANCE WITH CHANNEL GRADING PHASING DETAIL ON B-SHEETS.
2. PHASES SHOWN ON THIS SHEET ARE INTENDED TO BE REPRESENTATIVE, INDICATING THE ORDER IN WHICH MATERIAL SHOULD BE EXCAVATED AND FILLED, AND NOT AN EXACT DELINEATION OF GRADING OPERATIONS.
3. CONTRACTOR MAY SUBMIT AN ALTERNATIVE PHASING PLAN FOR ENGINEER APPROVAL, PROVIDED IT COMPLIES WITH NPDES GP#2 REQUIREMENTS.
4. PHASING OF EARTHWORK/GRADING IS INCIDENTAL TO CLASS 10 EXCAVATION.

SEGMENT #2 PHASING PLAN:
1A. EXCAVATE MATERIAL FROM NORTH SIDE OF EXISTING CHANNEL.
HAUL TO SOUTH SIDE OF CHANNEL
1B. PLACE FILL MATERIAL ON SOUTH SIDE OF CHANNEL TO FINISHED GRADE.

SEGMENT #3 PHASING PLAN:
2A. EXCAVATE MATERIAL FROM NORTH SIDE OF EXISTING CHANNEL.
HAUL TO SOUTH SIDE OF CHANNEL
2B. PLACE FILL MATERIAL ON SOUTH SIDE OF CHANNEL TO FINISHED GRADE.

MORTENSON PARKWAY

BEACH AVENUE

CITY OF AMES
1500 GATEWAY HILLS PK DR

CONSTRUCTION TRAFFIC:
RIGHT IN, RIGHT OUT ONLY

CONSTRUCTION ACCESS ROUTE

PROJECT LIMITS

STAGING AREA

TEMPORARY STREAM CROSSING

WORRELL CREEK

STAGING AREA

1A: CUT

1B: FILL

2A: CUT

2B: FILL

GRADING LIMITS

PROJECT LIMITS

SEGMENT 2

SEGMENT 3

GRADING LIMITS

CONSTRUCTION ACCESS ROUTE

CONSTRUCTION ACCESS ROUTE

IOWA BOARD OF REGENTS / ISU
1815 UNIVERSITY BLVD

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CITY OF AMES, IOWA
2025/26 STORMWATER EROSION CONTROL PROGRAM (WORRELL CREEK)
STAGING & EARTHWORK PHASING PLAN

SHEET J.03



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CITY OF AMES, IOWA
2025/26 STORMWATER EROSION CONTROL PROGRAM (WORRELL CREEK)
SEEDING & VEGETATION PLAN

SHEET L.01

MORTENSON PARKWAY

BEACH AVENUE

MORTENSEN 2100 LLC
2100 MORTENSEN PKWY

CITY OF AMES
1500 GATEWAY HILLS PK DR

GATEWAY HILLS PARK

CITY OF AMES
1500 GATEWAY HILLS PK DR

WORRELL CREEK

SURVEYED EDGE OF STREAM

SURVEYED EDGE OF STREAM

WORRELL CREEK

EDGE OF FIELD

EXISTING SANITARY SEWER

IOWA BOARD OF REGENTS / ISU
1815 UNIVERSITY BLVD

UNIVERSITY BOULEVARD

2243 IRONWOOD ST

2249 IRONWOOD ST

2242 IRONWOOD ST

HORZ. SCALE 0 60 120 FEET

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CITY OF AMES, IOWA

2025/26 STORMWATER EROSION CONTROL PROGRAM (WORRELL CREEK)

EXISTING CONDITIONS

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MORTENSON PARKWAY

REMOVE 60 LF OF CURB, ADJACENT TO CONSTRUCTION ENTRANCE. REPLACE WITH 60-FT OF DROP CURB AND GUTTER.

MORTENSEN 2100 LLC
2100 MORTENSEN PKWY

BEACH AVENUE

REMOVE 30 LF OF CURB, ADJACENT TO CONSTRUCTION ENTRANCE. REPLACE WITH 30-FT OF DROP CURB AND GUTTER.

CITY OF AMES
1500 GATEWAY HILLS PK DR

GATEWAY HILLS PARK

WORRELL CREEK

CITY OF AMES
1500 GATEWAY HILLS PK DR

REMOVE EXISTING ORANGE FENCE AND POSTS

NO CLEARING WITHIN THIS AREA

SURVEYED EDGE OF STREAM

REMOVE 30 LF OF CURB, ADJACENT TO CONSTRUCTION ENTRANCE. REPLACE WITH 30-FT OF DROP CURB AND GUTTER.

SURVEYED EDGE OF STREAM

EDGE OF FIELD

REMOVE DAMAGED ASPHALT TRAIL AND REPLACE, MATCH EXISTING TRAIL SECTION (45 SY)

WORRELL CREEK

EXISTING SANITARY SEWER

IOWA BOARD OF REGENTS / ISU
1815 UNIVERSITY BLVD

UNIVERSITY BOULEVARD

2243 IRONWOOD ST

2249 IRONWOOD ST

2242 IRONWOOD ST

NOTES:

1. TREE CLEARING SHALL OCCUR WITHIN GRADING LIMITS. TREE CLEARING MAY OCCUR WITHIN PROJECT LIMITS AS NECESSARY FOR CONSTRUCTION ACCESS AND STAGING. BID QUANTITY INCLUDES ALL ACRES WITHIN PROJECT LIMITS.
2. THE CONTRACTOR IS TO PRESERVE AS MANY TREES AND VEGETATION AS PRACTICABLE.
3. THE CONTRACTOR IS TO COORDINATE TREE REMOVALS WITH ENGINEER PRIOR TO REMOVAL.
4. DO NOT REMOVE TREES ON OTHER PROPERTIES, OR RIGHT-OF-WAY, WITHOUT WRITTEN PERMISSION OF THE OWNER.

LEGEND:

- GRADING LIMITS
- PROJECT LIMITS
- TREE REMOVALS

HORZ. SCALE 0 60 120 FEET

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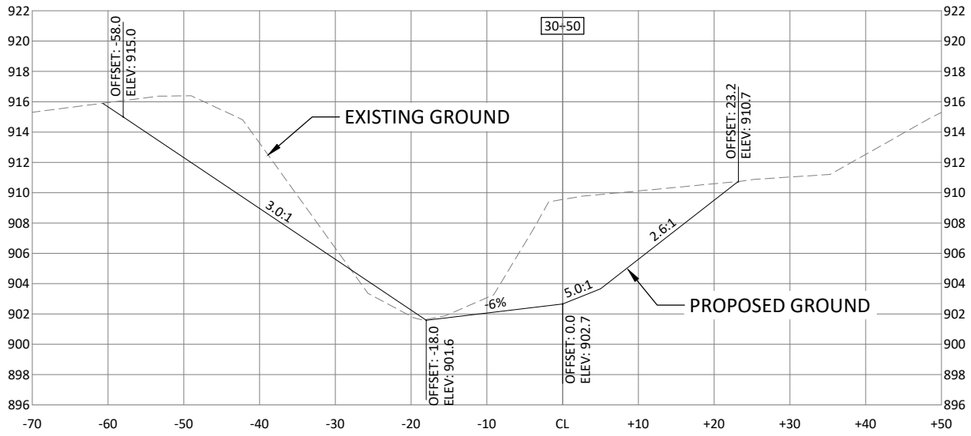
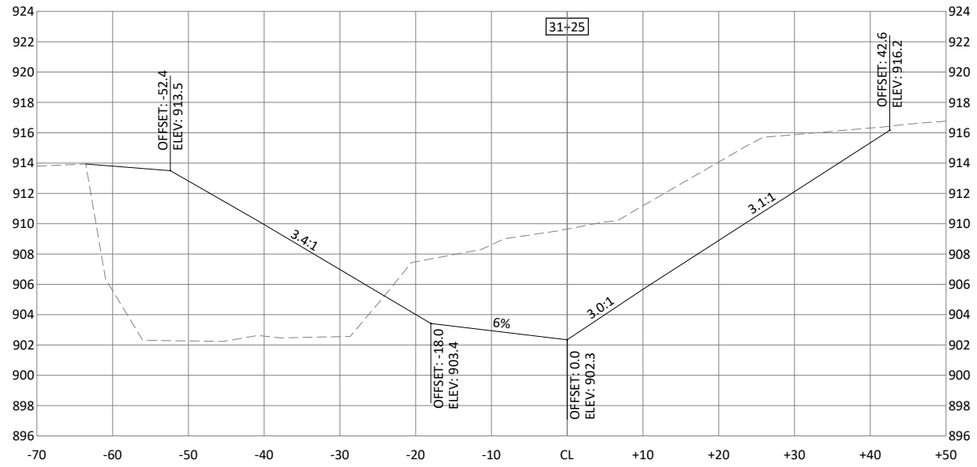
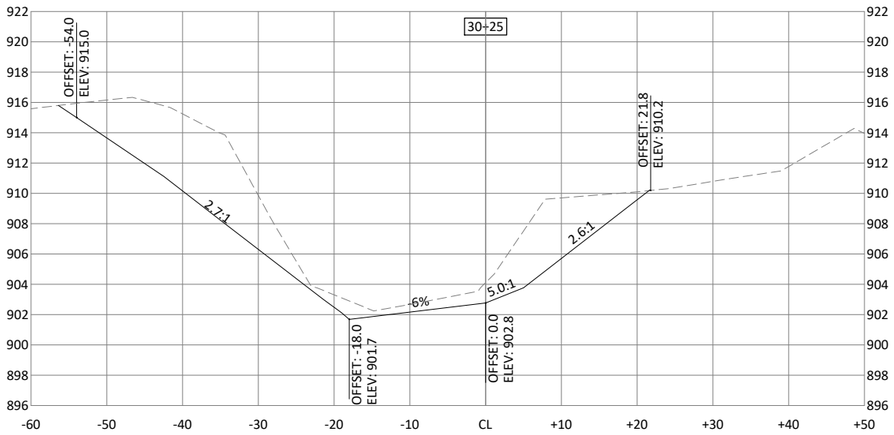
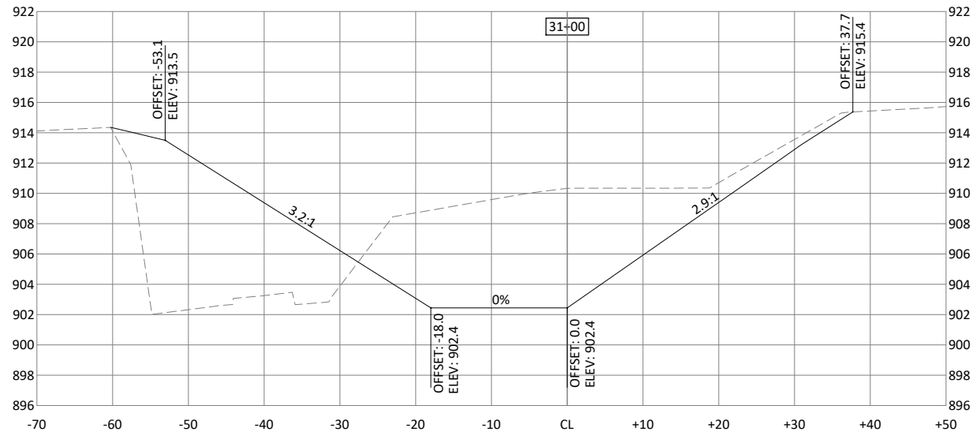
CITY OF AMES, IOWA
2025/26 STORMWATER EROSION CONTROL PROGRAM (WORRELL CREEK)
REMOVALS

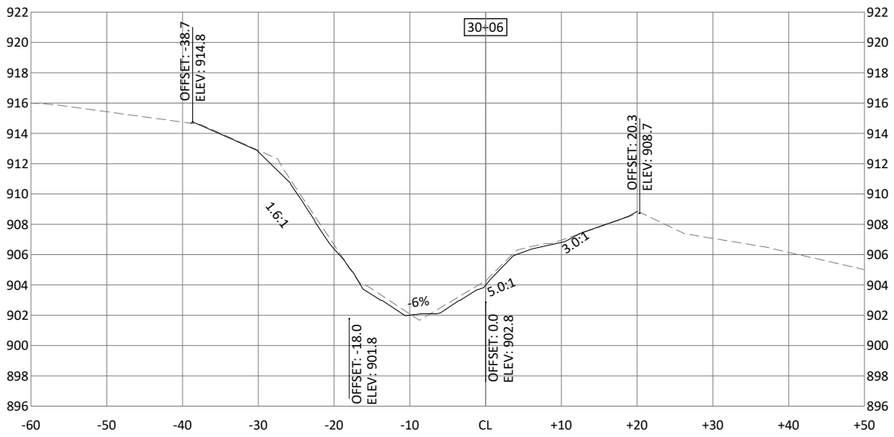
SHEET R.02

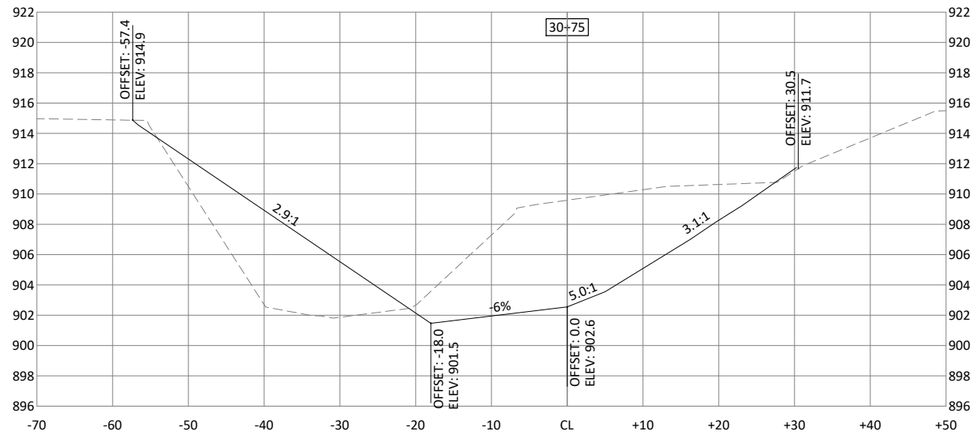












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VERT. 0 5 10 SCALE FEET

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CITY OF AMES, IOWA

2025/26 STORMWATER EROSION CONTROL PROGRAM (WORRELL CREEK)

CROSS SECTIONS - SEGMENT 1

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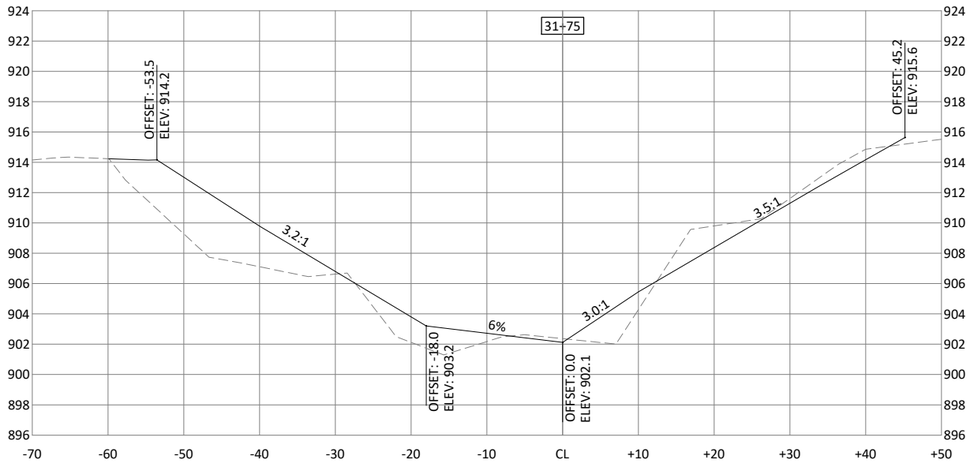

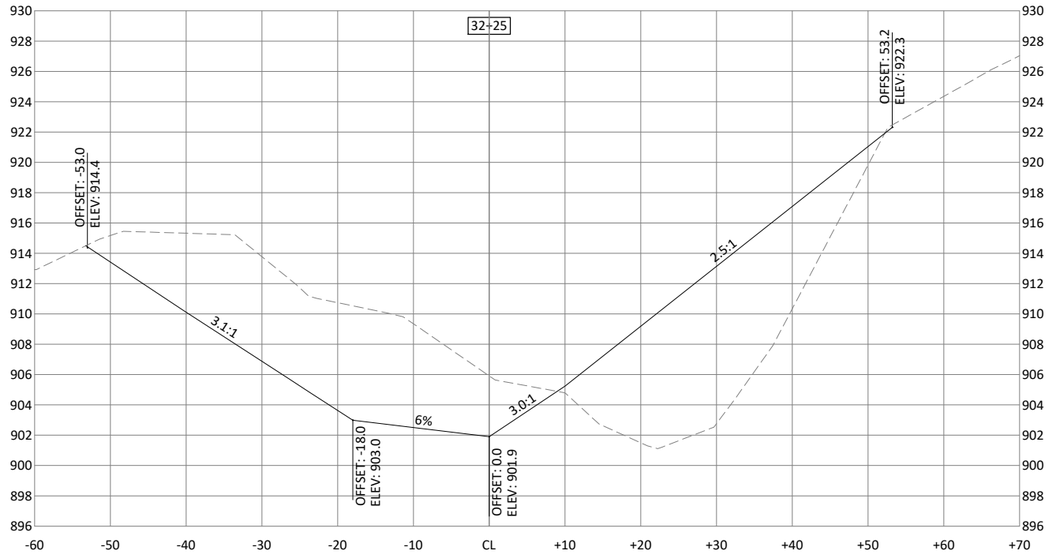

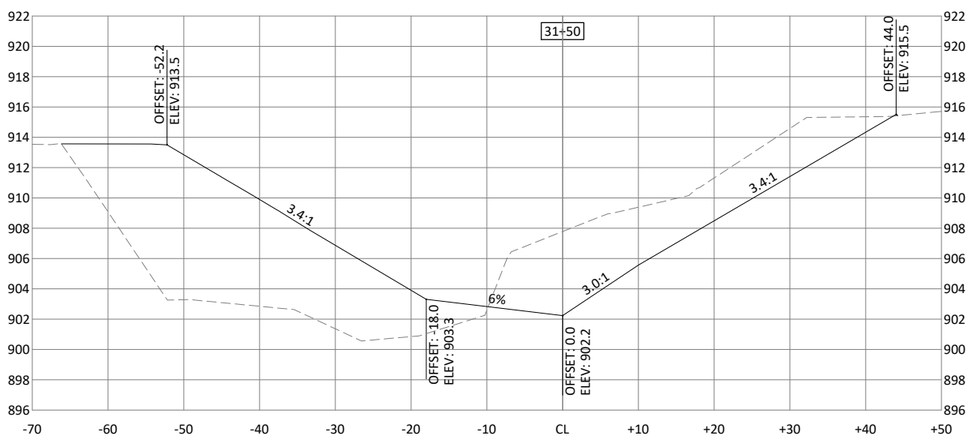

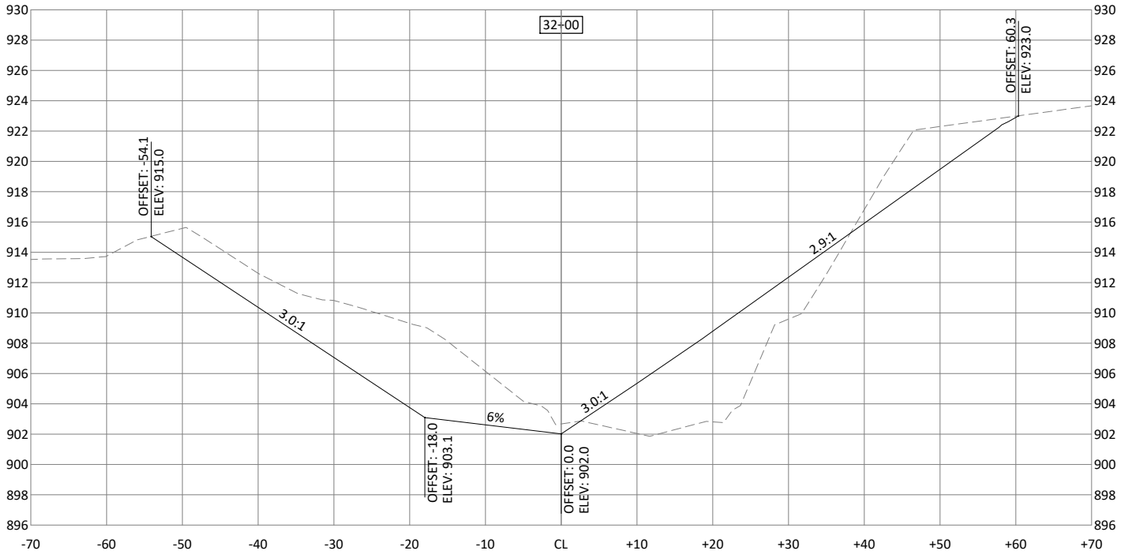

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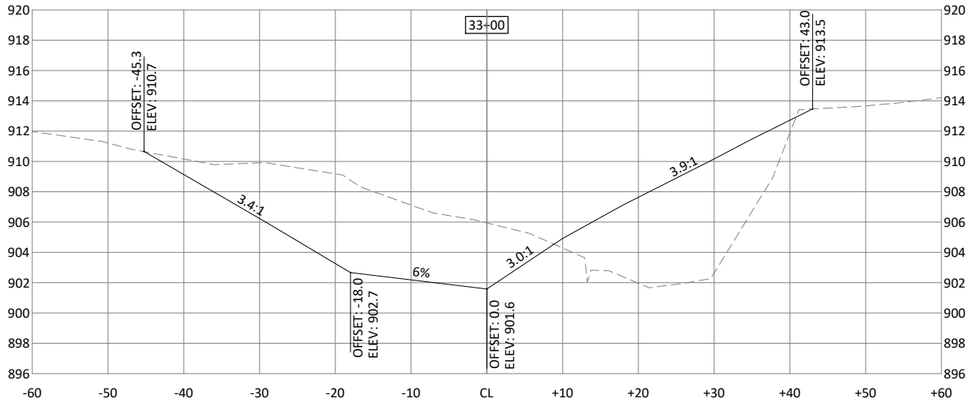
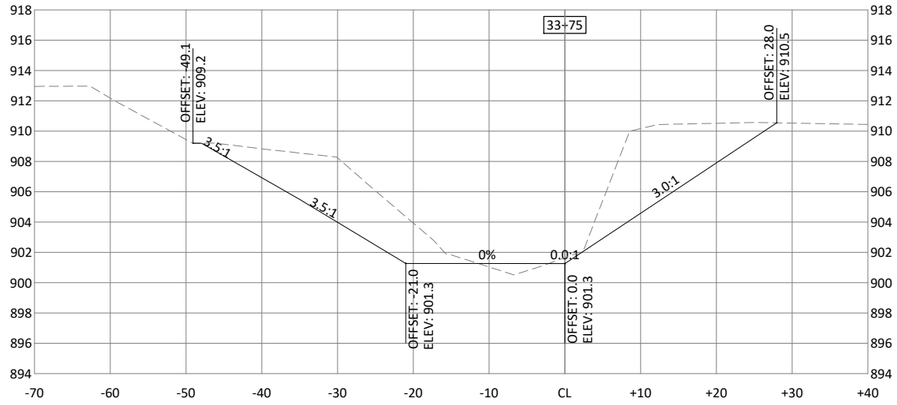
CITY OF AMES, IOWA

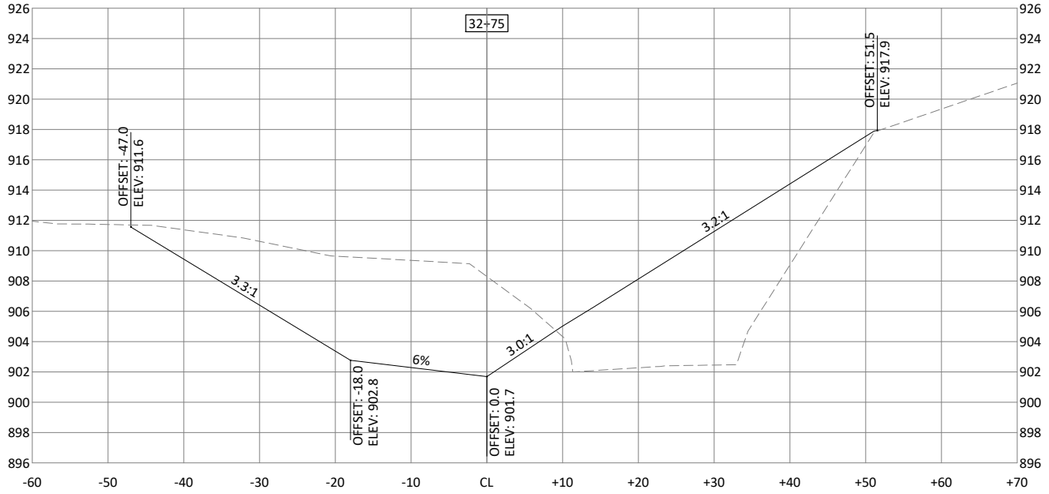
2025/26 STORMWATER EROSION CONTROL PROGRAM (WORRELL CREEK)

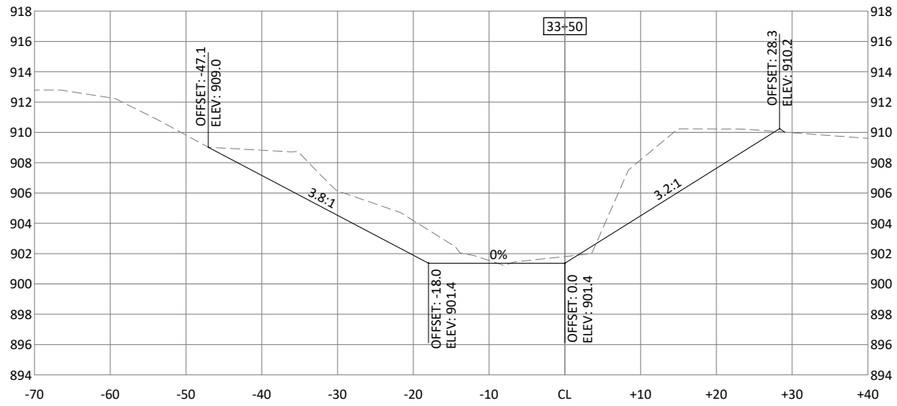
CROSS SECTIONS - SEGMENT 1

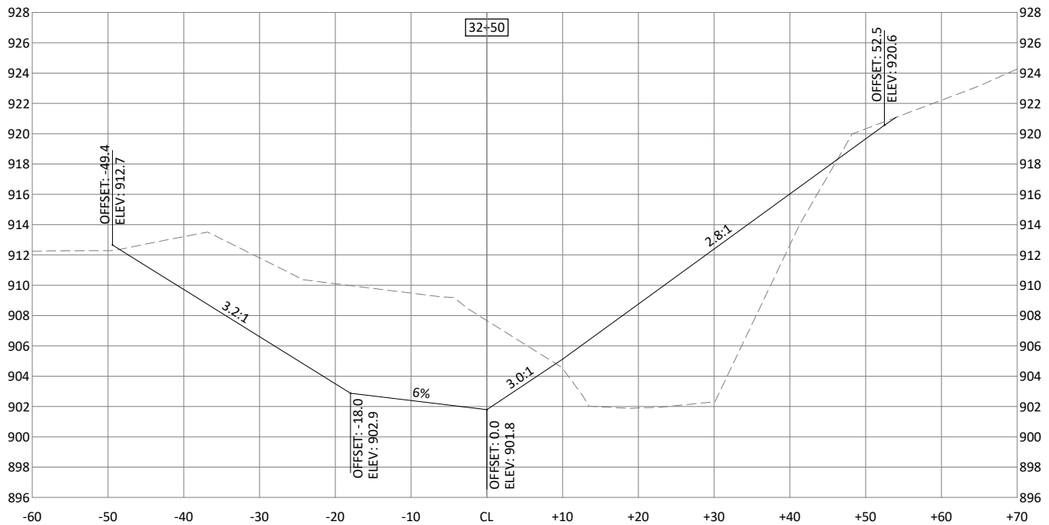
SHEET W1.02

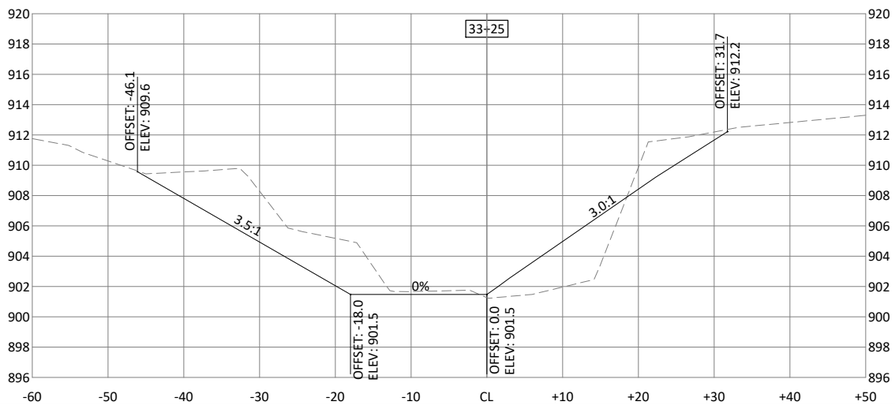












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CITY OF AMES, IOWA

2025/26 STORMWATER EROSION CONTROL PROGRAM (WORRELL CREEK)

CROSS SECTIONS - SEGMENT 1

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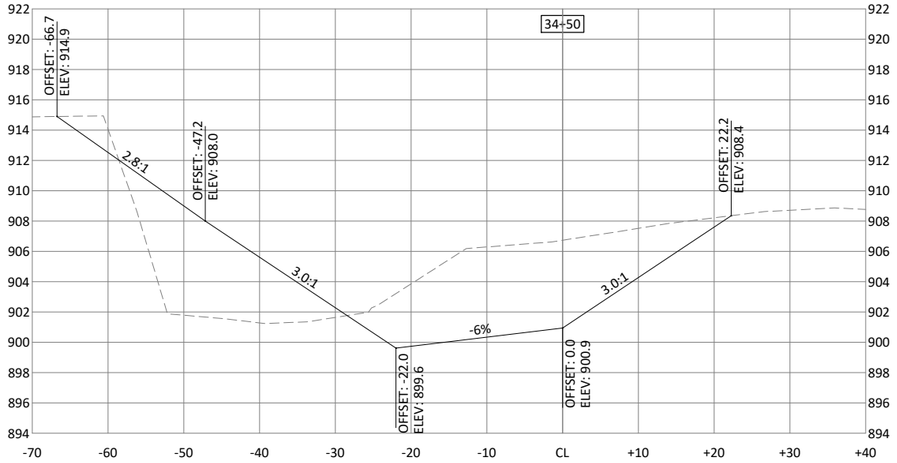

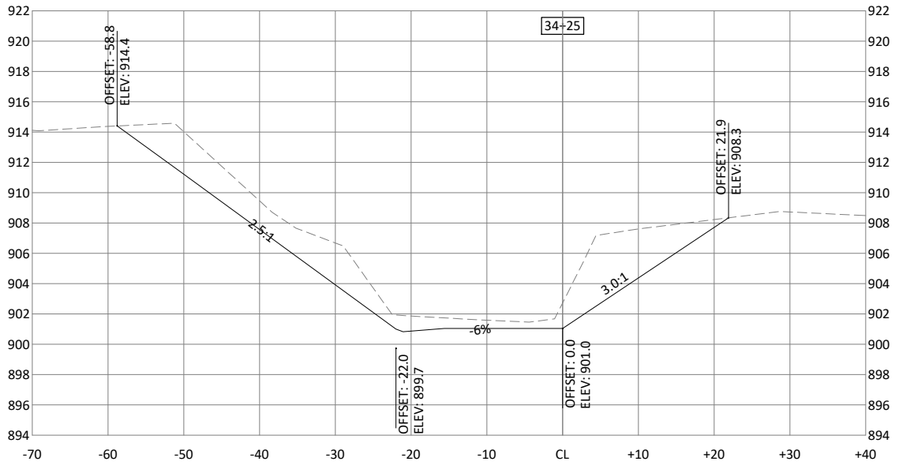

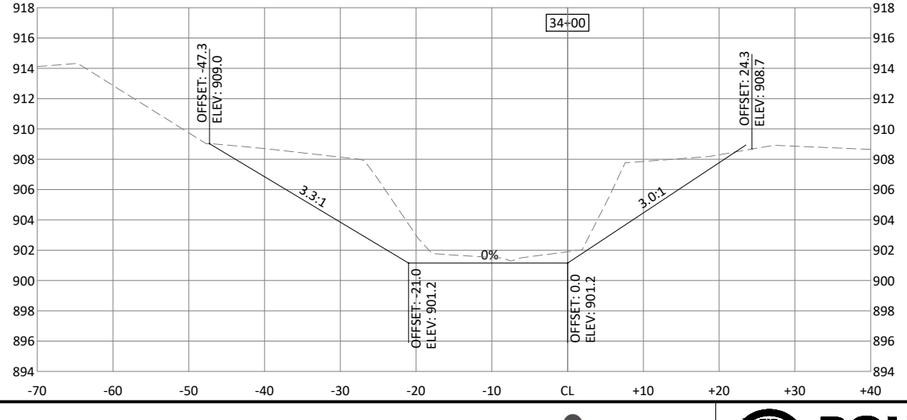

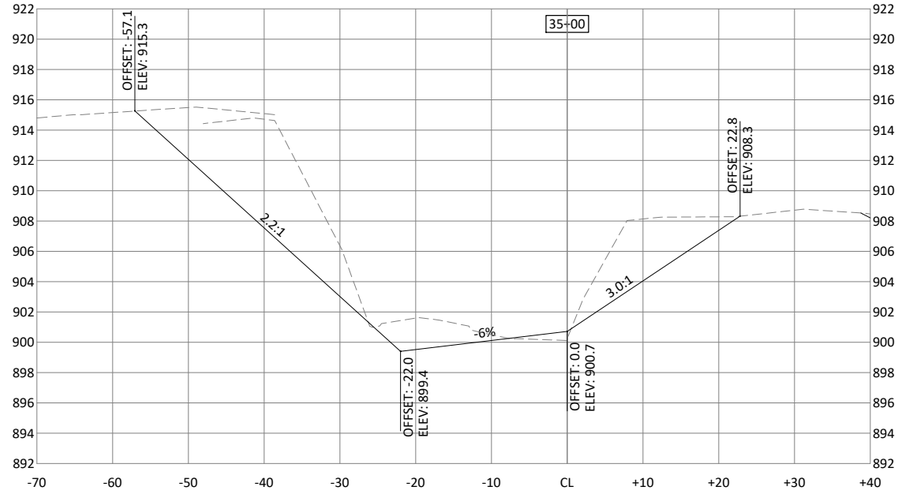

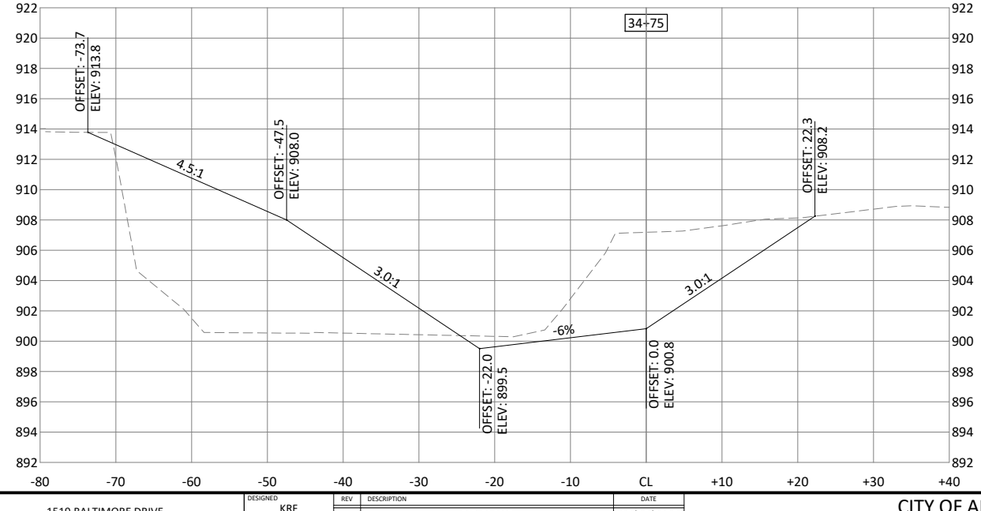

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CITY OF AMES, IOWA

2025/26 STORMWATER EROSION CONTROL PROGRAM (WORRELL CREEK)

CROSS SECTIONS - SEGMENT 1

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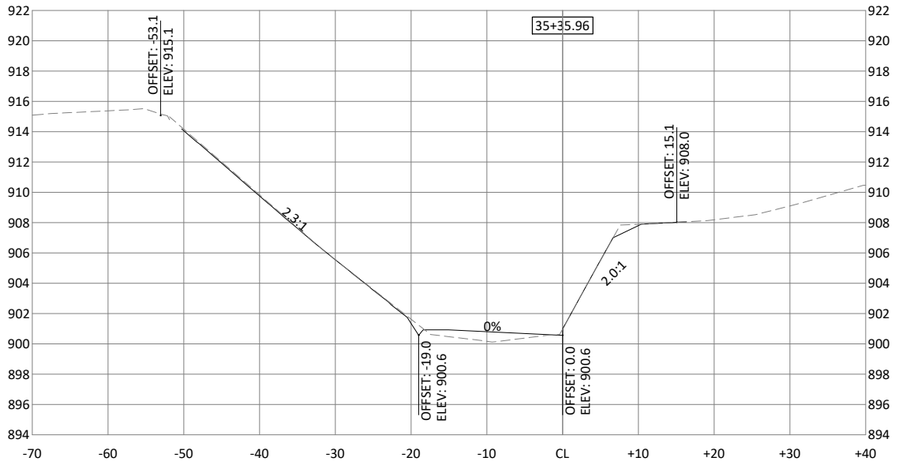

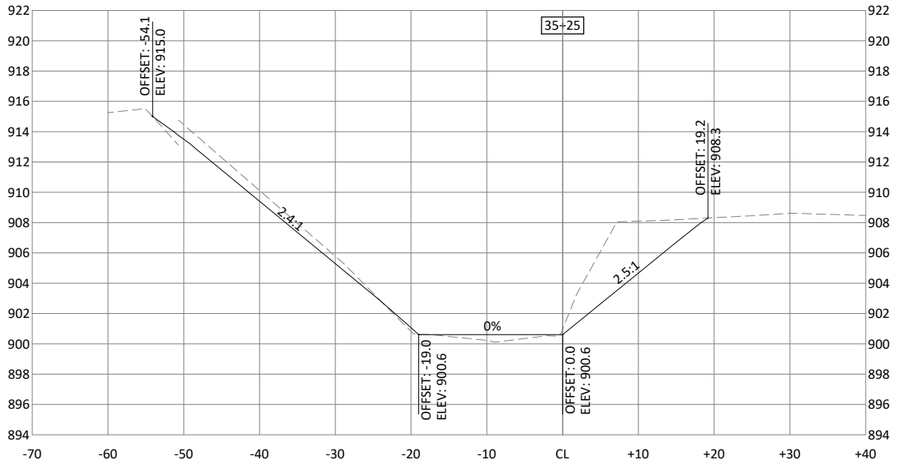

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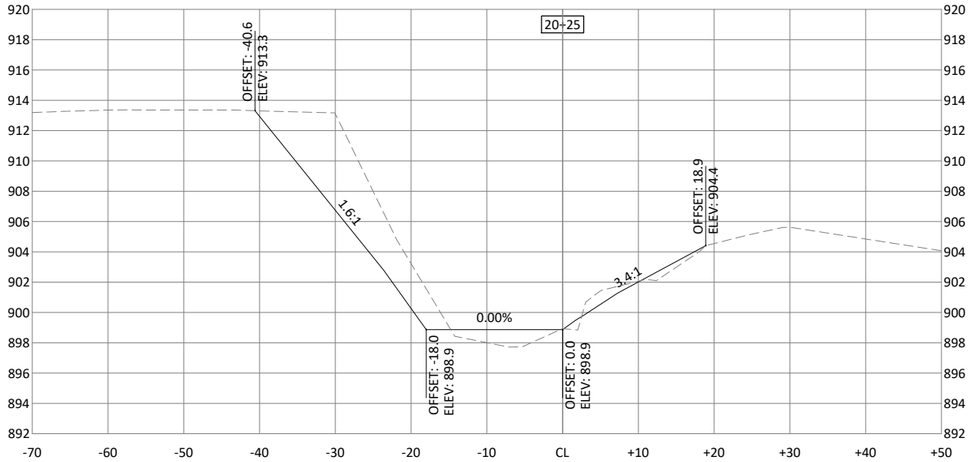
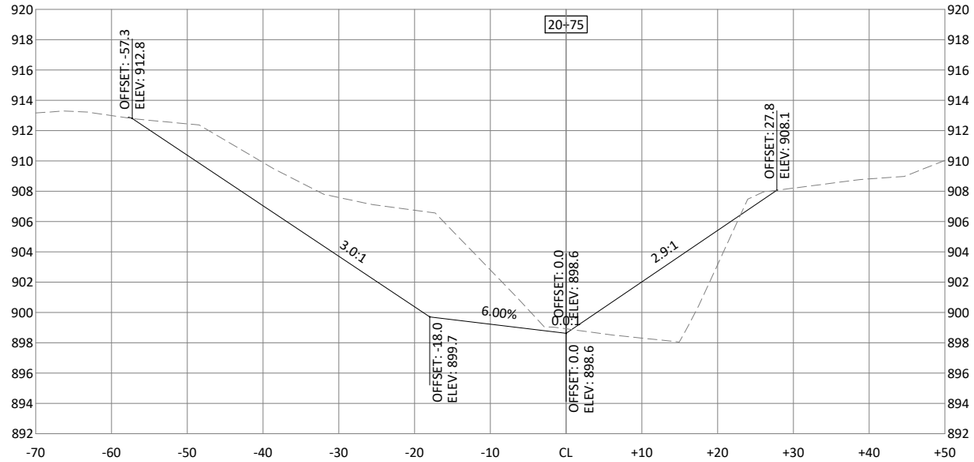
CITY OF AMES, IOWA

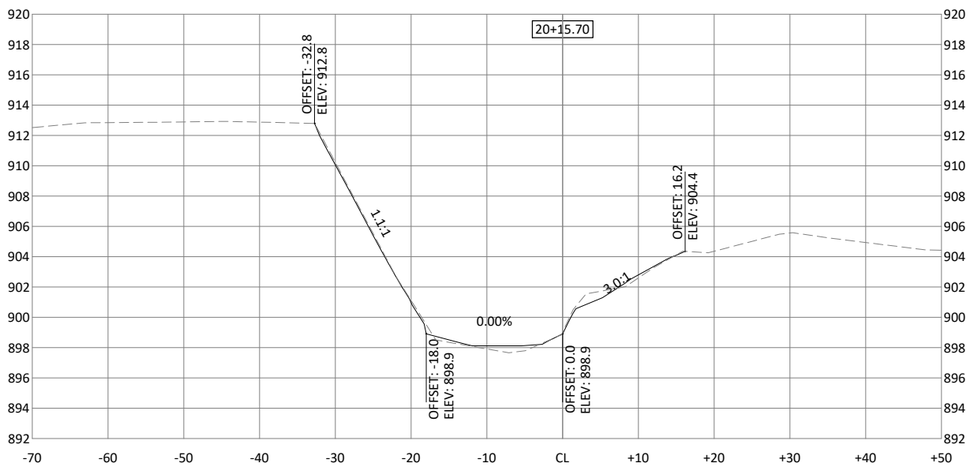
2025/26 STORMWATER EROSION CONTROL PROGRAM (WORRELL CREEK)

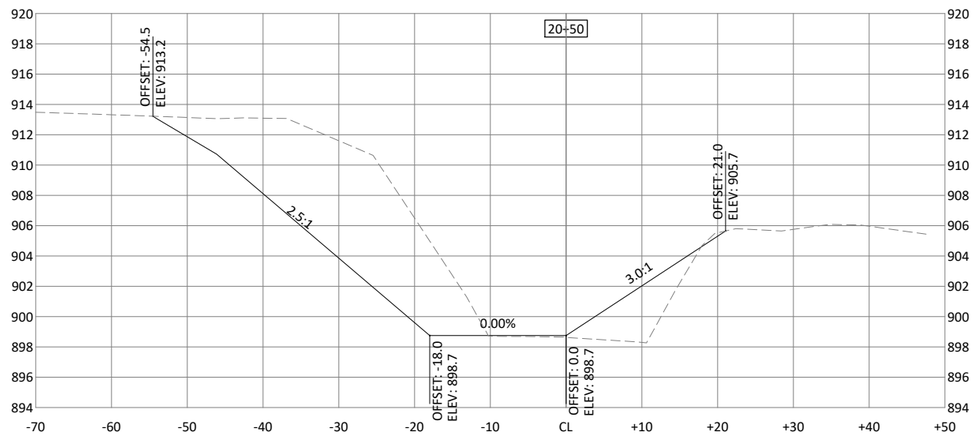
CROSS SECTIONS - SEGMENT 1

SHEET W1.05









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REV	DESCRIPTION	DATE
	BID PLANS	10/26/2026

CITY OF AMES, IOWA

2025/26 STORMWATER EROSION CONTROL PROGRAM (WORRELL CREEK)

CROSS SECTIONS - SEGMENT 2

SHEET W2.01

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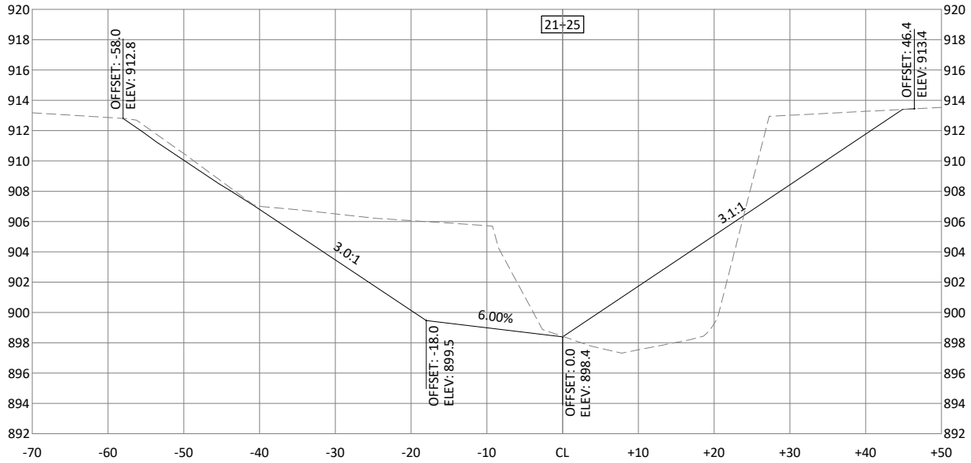

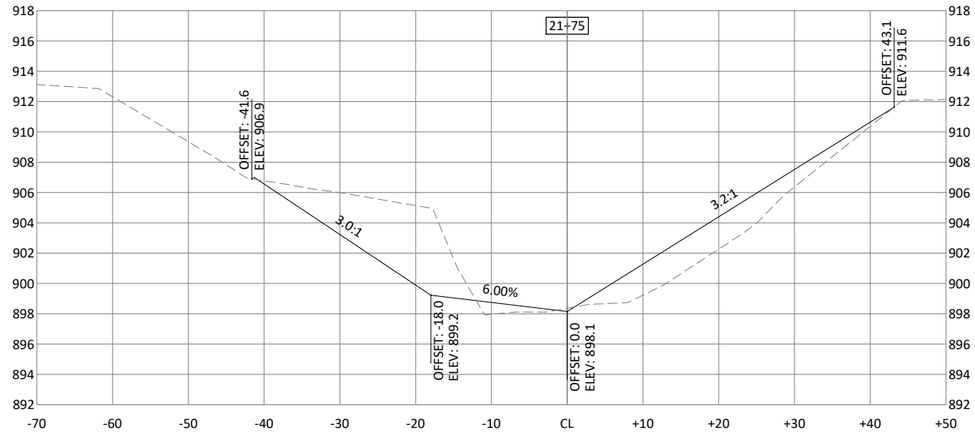

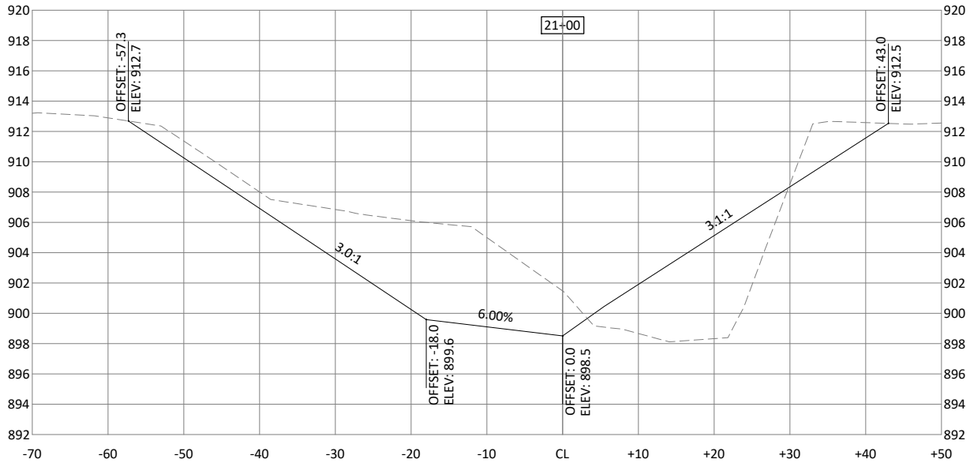

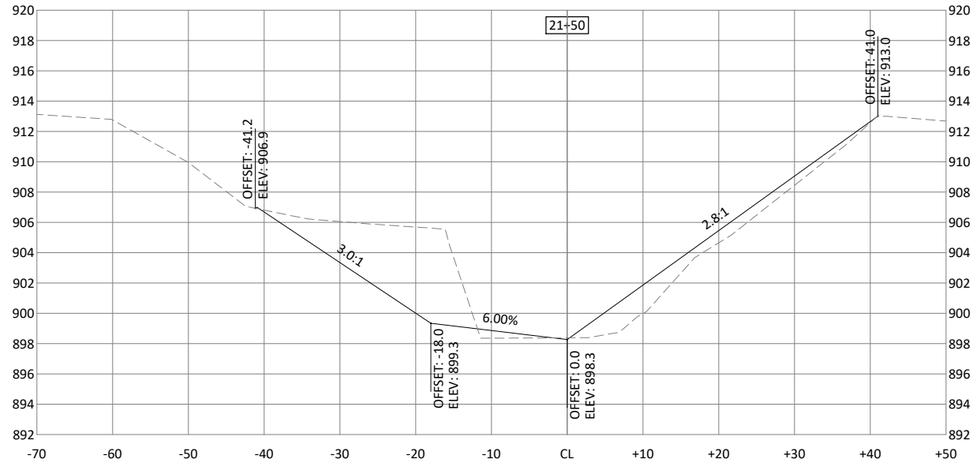

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CITY OF ames

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KRF		BID PLANS	10/26/2026
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CITY OF AMES, IOWA

2025/26 STORMWATER EROSION CONTROL PROGRAM (WORRELL CREEK)

CROSS SECTIONS - SEGMENT 2

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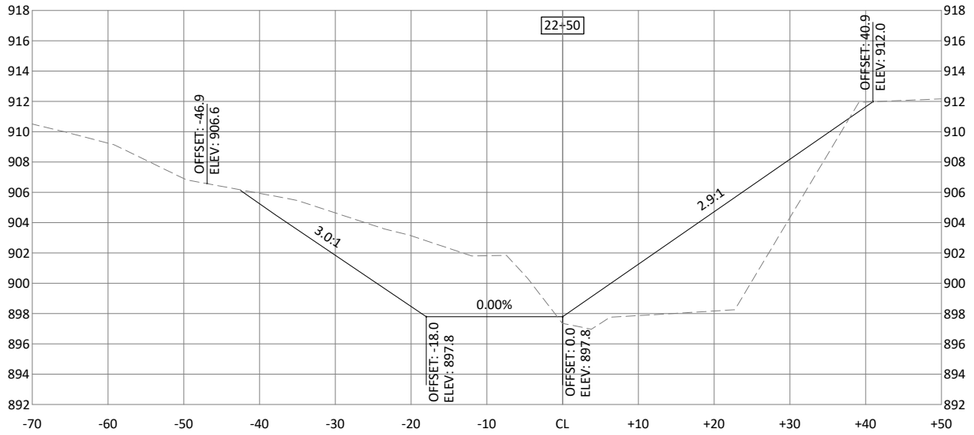

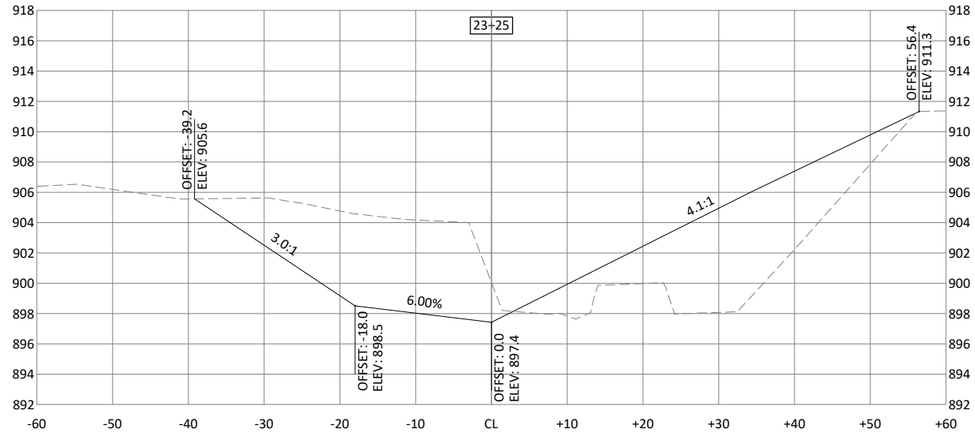

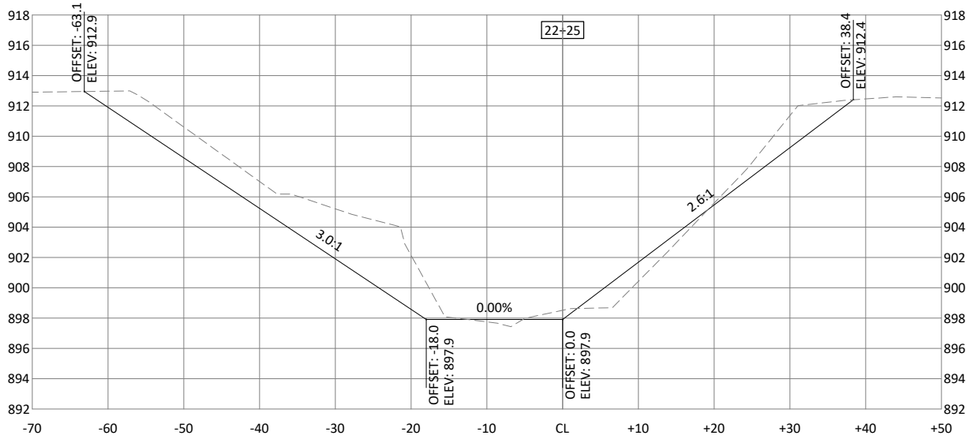

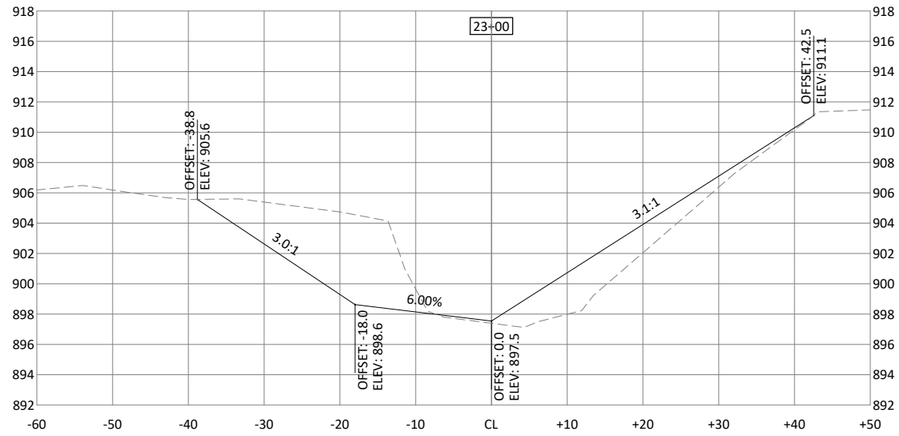

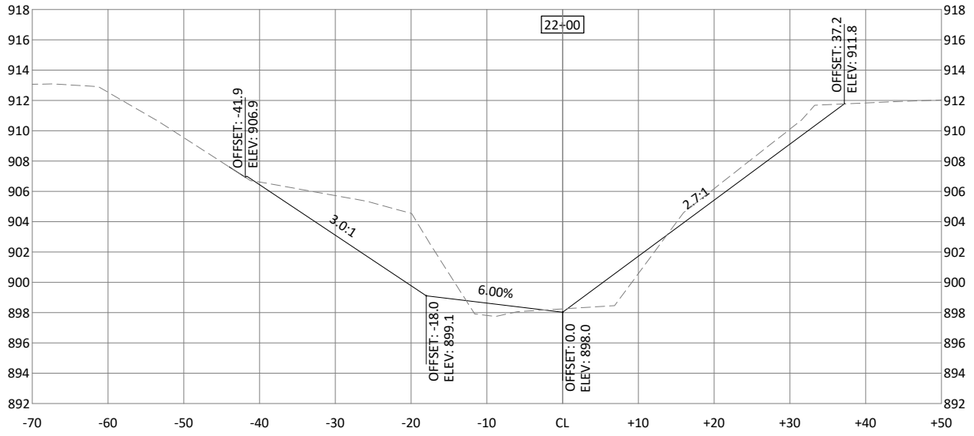

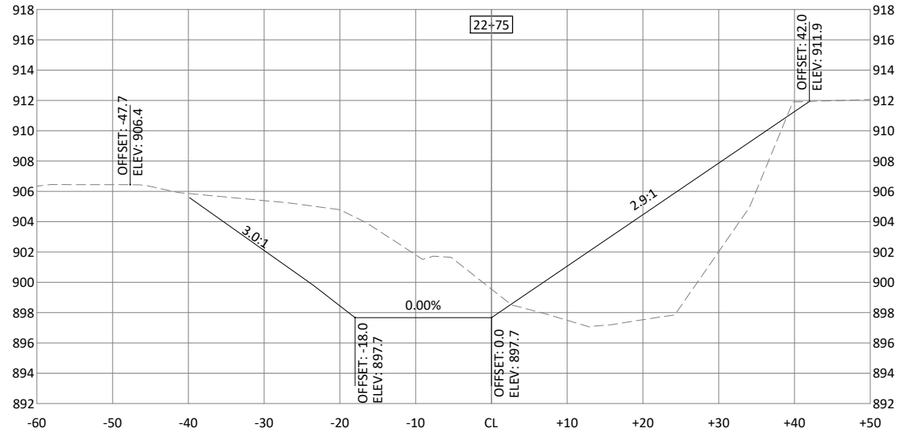

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CITY OF AMES, IOWA

2025/26 STORMWATER EROSION CONTROL PROGRAM (WORRELL CREEK)

CROSS SECTIONS - SEGMENT 2

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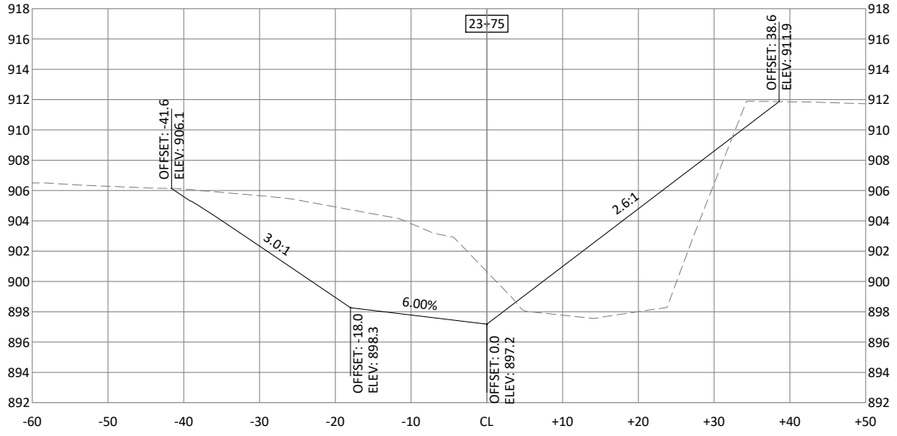

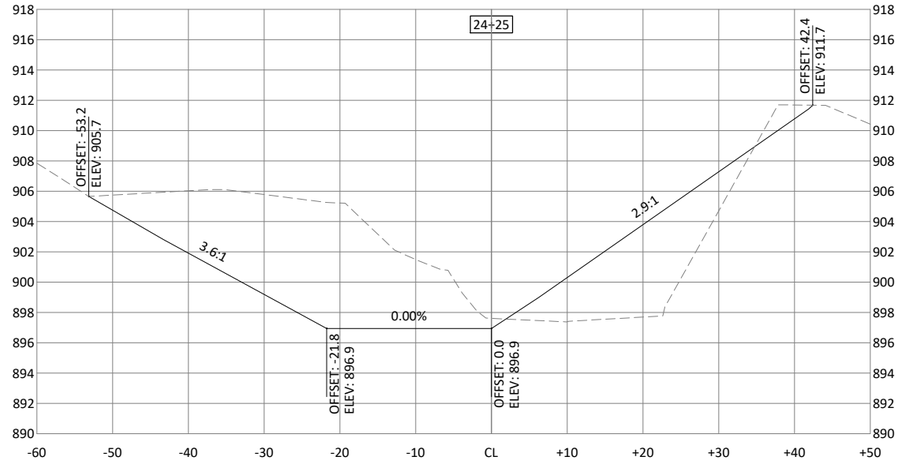

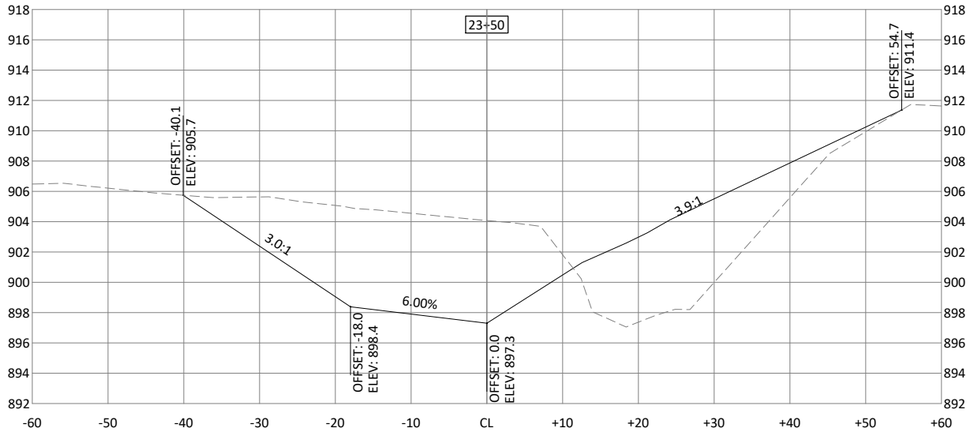

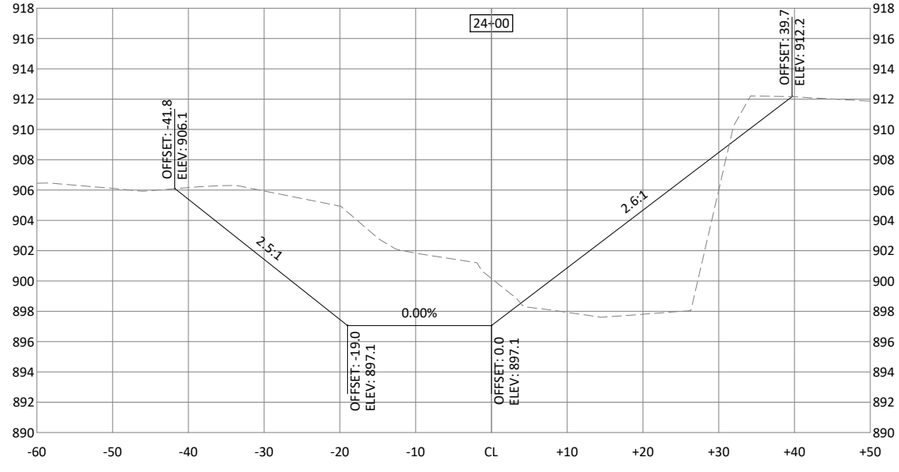

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CITY OF AMES, IOWA

2025/26 STORMWATER EROSION CONTROL PROGRAM (WORRELL CREEK)

CROSS SECTIONS - SEGMENT 2

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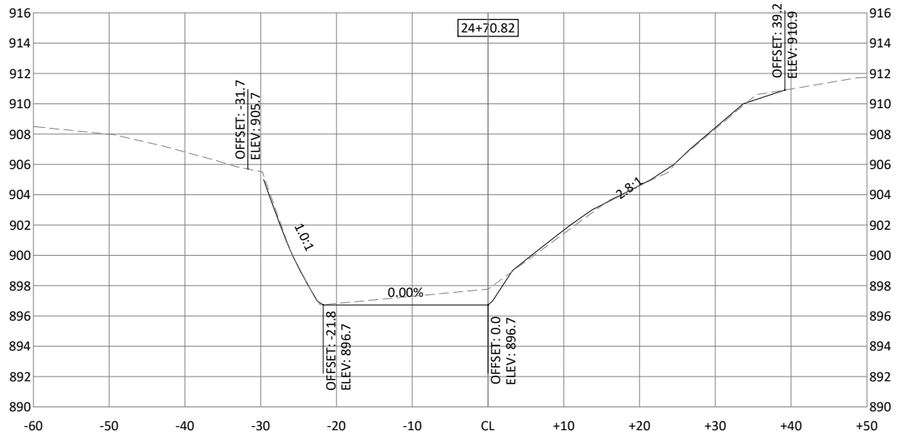

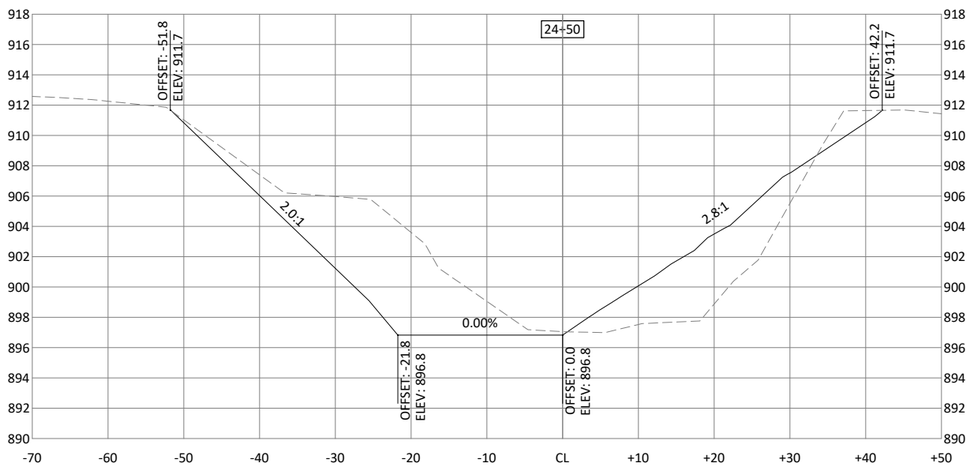

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CITY OF AMES, IOWA

2025/26 STORMWATER EROSION CONTROL PROGRAM (WORRELL CREEK)

CROSS SECTIONS - SEGMENT 2

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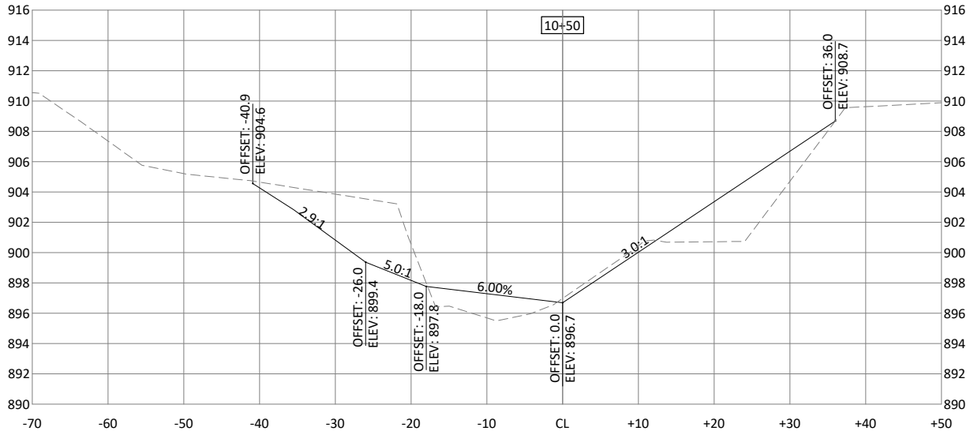

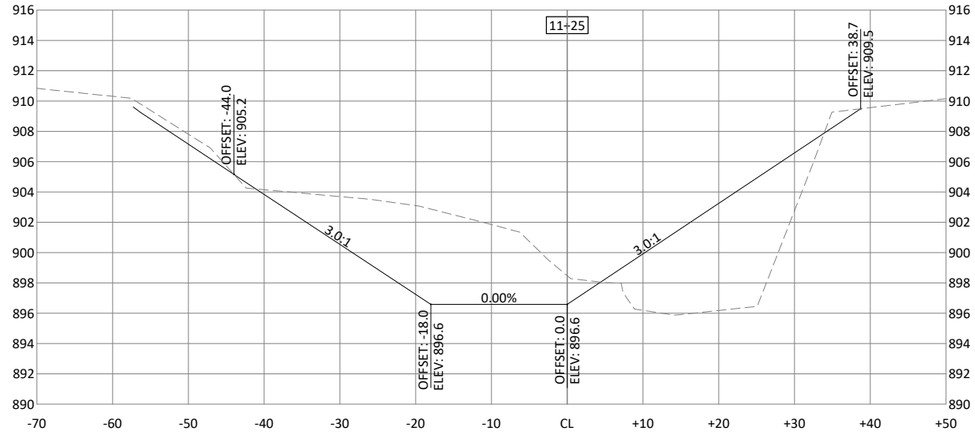

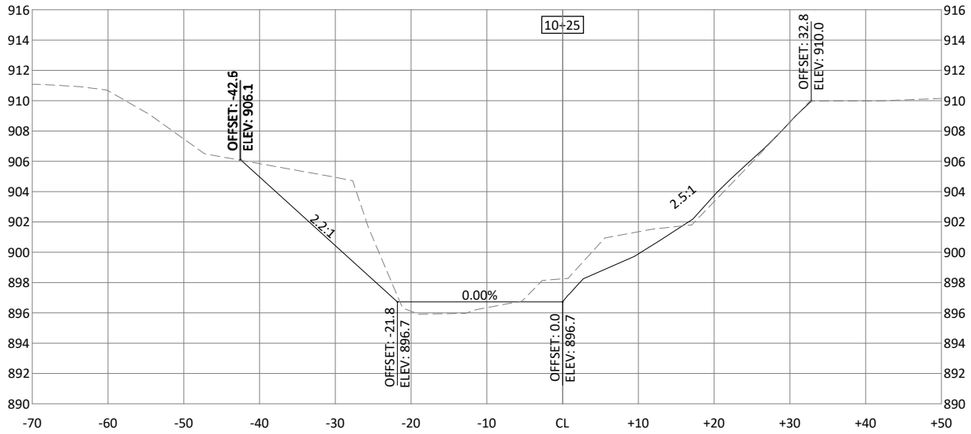

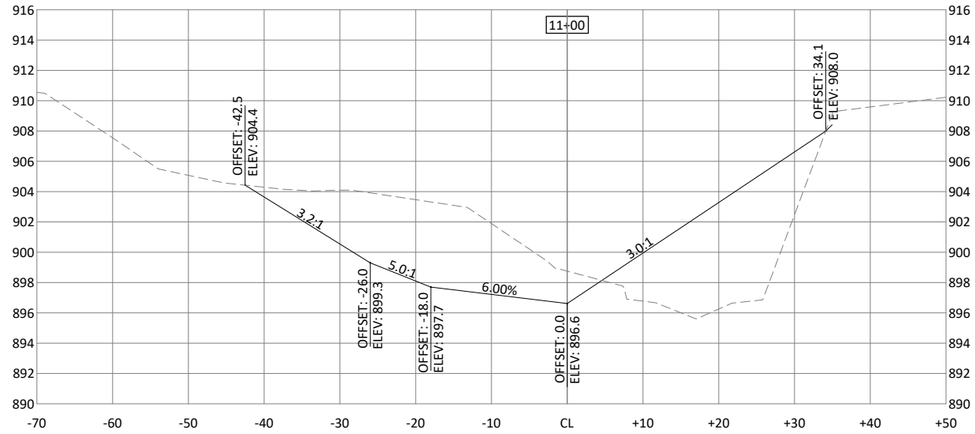

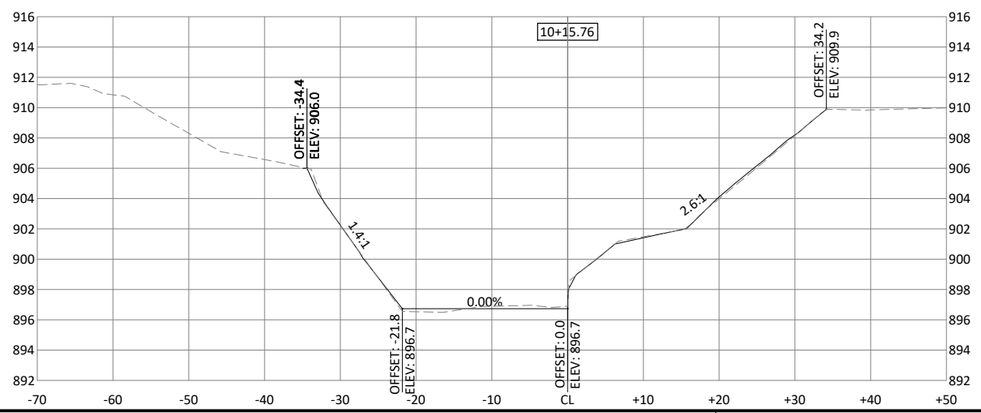

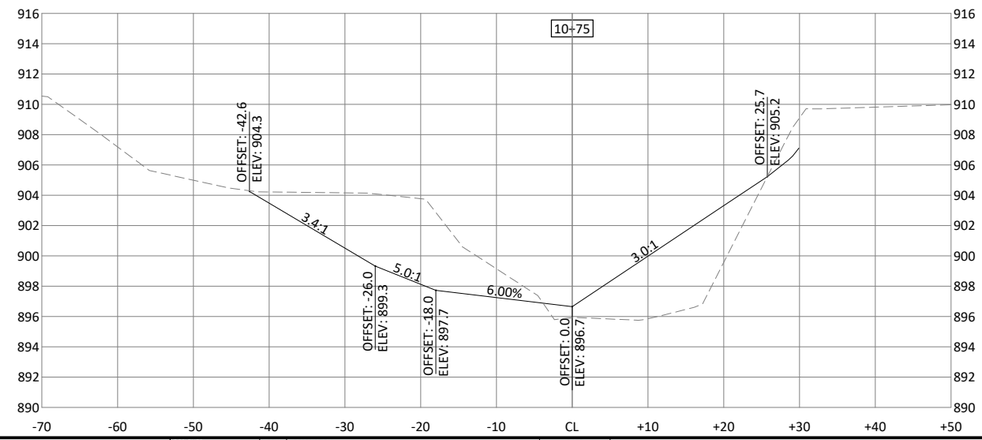

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CITY OF AMES, IOWA

2025/26 STORMWATER EROSION CONTROL PROGRAM (WORRELL CREEK)

CROSS SECTIONS - SEGMENT 3

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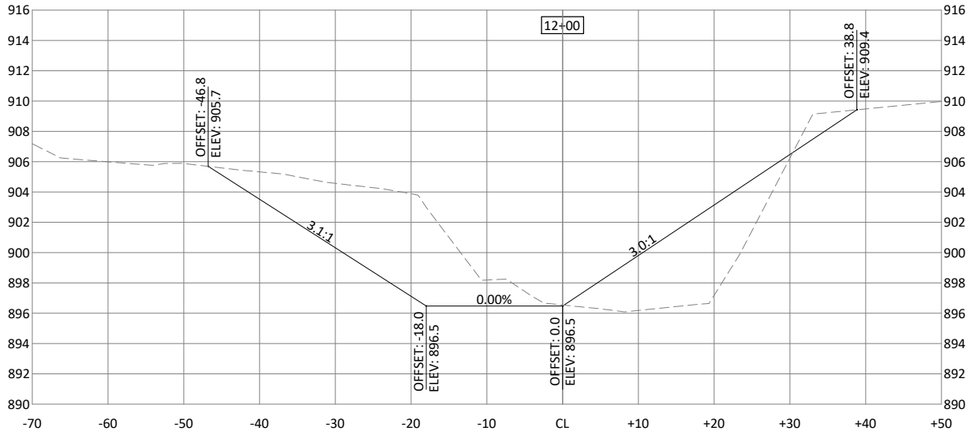

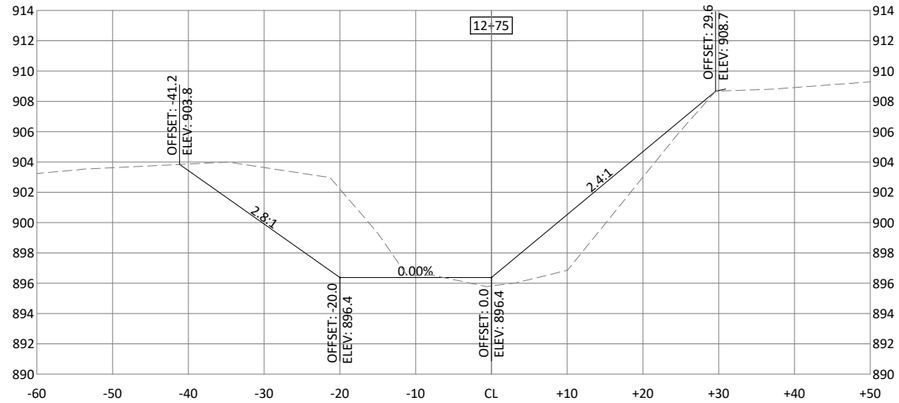

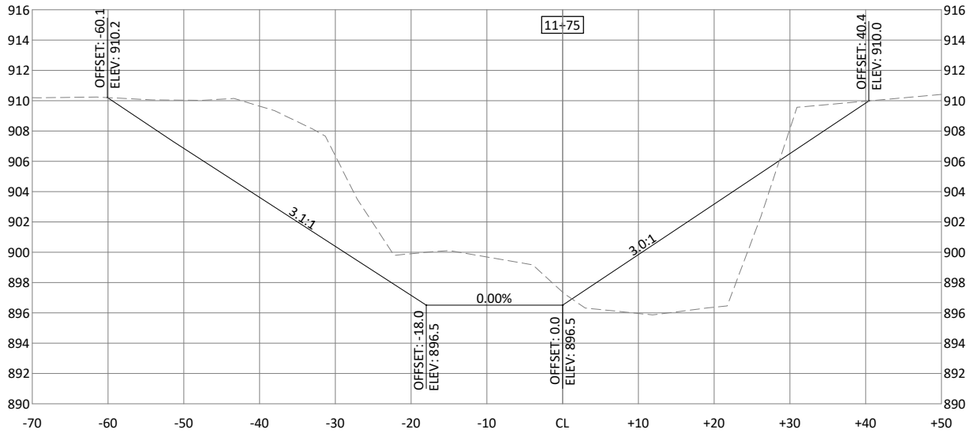

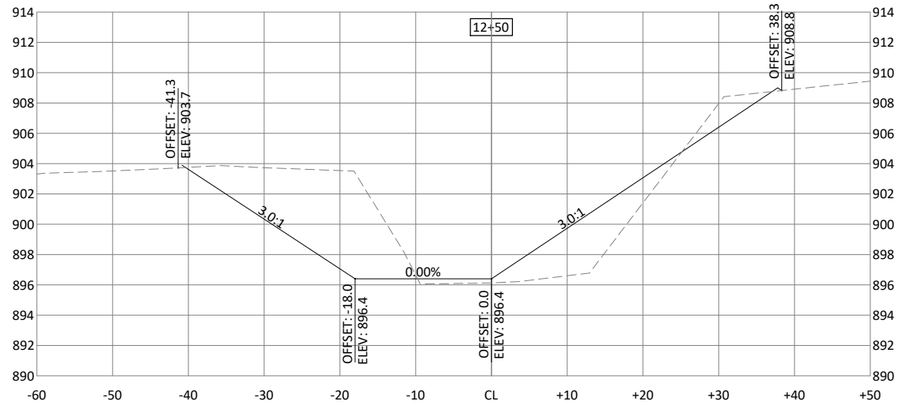

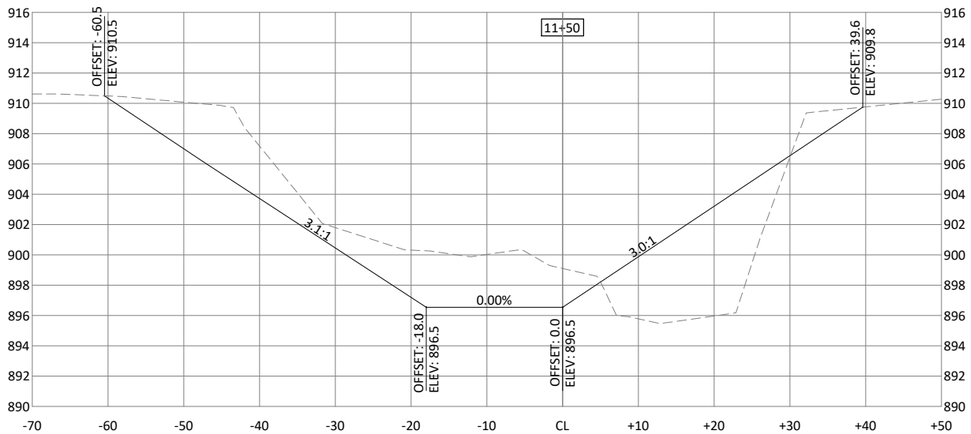

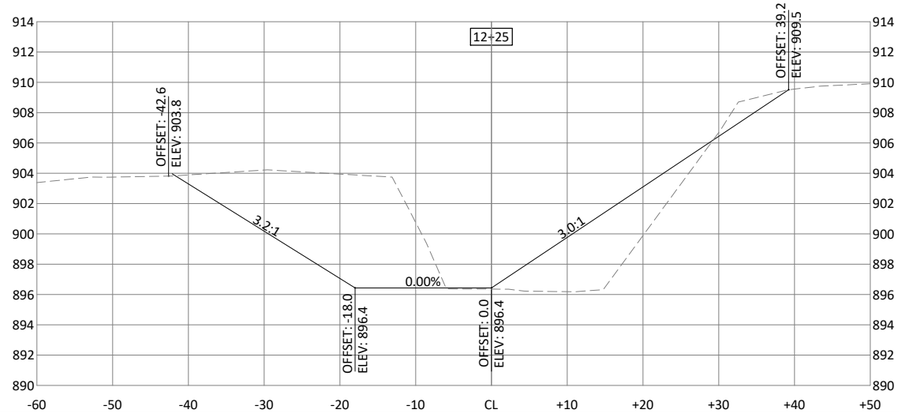

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CITY OF AMES, IOWA

2025/26 STORMWATER EROSION CONTROL PROGRAM (WORRELL CREEK)

CROSS SECTIONS - SEGMENT 3

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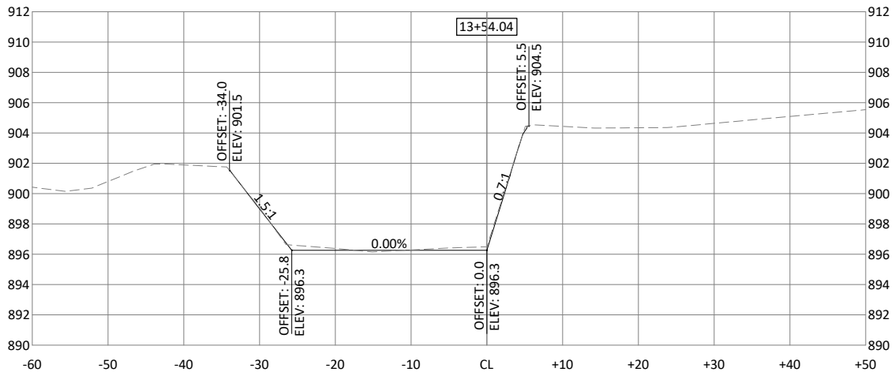

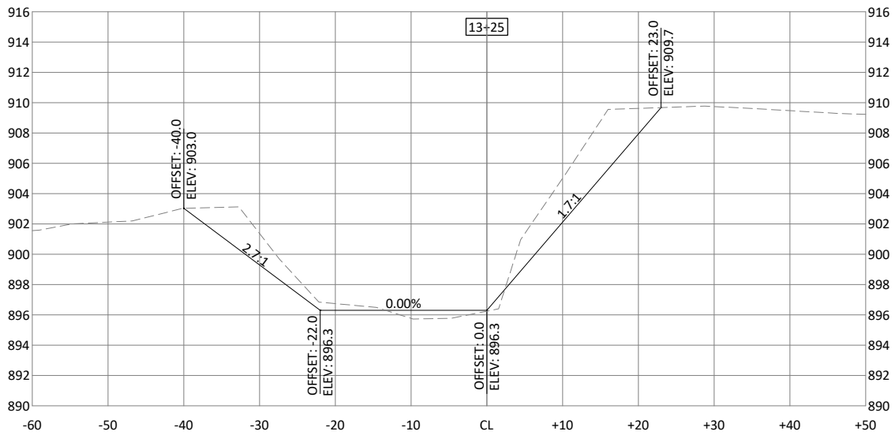

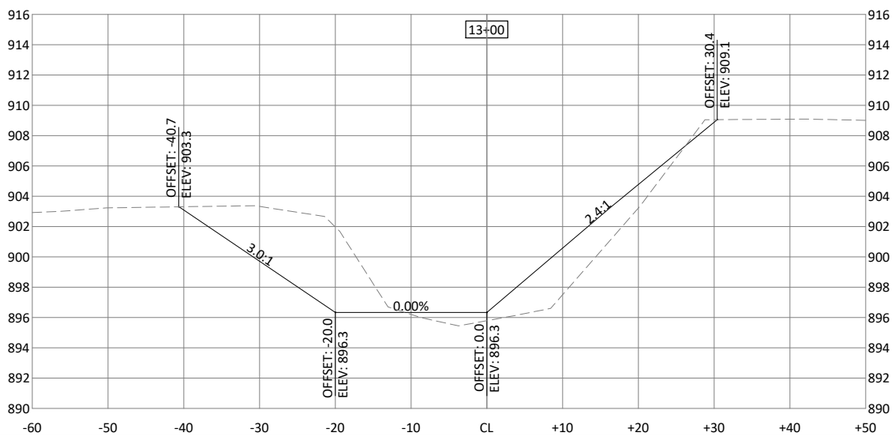

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CITY OF AMES, IOWA

2025/26 STORMWATER EROSION CONTROL PROGRAM (WORRELL CREEK)

CROSS SECTIONS - SEGMENT 3

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2025/26 STORMWATER EROSION CONTROL PROGRAM (WORRELL CREEK)

Project No.
560-8634-489



Public Works Department
Engineering Division
515 Clark Avenue
City of Ames, Iowa

Contract Documents for the Construction

of

2025/26 STORMWATER EROSION CONTROL PROGRAM (WORRELL CREEK)

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Form of Performance and Payment Bond
Form of Bid Bond
Bidder Status Form
Special Conditions - Affirmative Action Compliance
Appendix A – Standard Title VI Assurances

Category II - General Requirements

General Notes for Construction
Special Provisions

Category III - Detailed Specifications

Traffic Control
City of Ames Supplemental Specifications to the Iowa Statewide Urban Design and Specifications (SUDAS)



I hereby certify that this engineering document was prepared by me or under my direct personal supervision and that I am a duly licensed Professional Engineer under the laws of the State of Iowa.

Ryan Benjegerdes

Date: 11/16/2026

Ryan Benjegerdes, P.E.
License No. 23767
My renewal date is December 31, 2027
Pages or sheets covered by this seal:

All Sheets

All work and materials on this project shall conform to the **Iowa Statewide Urban Design and Specifications (SUDAS)**, current edition, and the **City of Ames Supplemental Specifications to SUDAS**, current edition, or National Society of Professional Engineers Standard General Conditions of the Construction Contract, unless otherwise noted on the plans or in the contract documents.

NOTICE TO BIDDERS

City of Ames, Iowa
Public Improvement Project for the Public Works Department

Notice is hereby given that sealed bids for the **2025/26 STORMWATER EROSION CONTROL PROGRAM (WORRELL CREEK),** shall be filed in the office of the City Clerk of the City of Ames, Iowa, prior to **2:00 PM local time on Wednesday, January 6, 2027,** for work in accordance with the plans and specifications now on file in the office of the City Clerk. Bids will be publicly opened and read aloud at the above time in **Room 235**, City Hall, 515 Clark Avenue, Ames, Iowa.

The city manager shall announce the results of the bidding, together with recommendations thereon, to the City Council at its meeting to be held at **6:00 PM local time on Tuesday, January 12, 2027** in the Council Chambers in City Hall, 515 Clark Avenue, Ames, Iowa, at which time and place the City Council will hear objections to the proposed plans, specifications, and form of contract for said **2025/26 STORMWATER EROSION CONTROL PROGRAM (WORRELL CREEK).**

The plans and specifications are now on file in the office of the City Clerk. Copies thereof may be obtained at the office of the Public Works Department. One set of bidding documents for the above project is available without charge to prospective bidders, i.e. qualified general contractors. A $25.00 fee will apply to additional sets and to bidding documents requested by other than prospective bidders as defined herein. The City of Ames Public Works Department is the only authorized source of bidding documents and proposal forms. Bidding documents and proposal forms obtained from any other source may have an incomplete set of documents. Bidders using bidding documents and/or proposal forms not obtained from the City of Ames Public Works Department are advised to contact the City of Ames Public Works Department to provide a contact name, mailing address, and phone number to enable receipt of necessary addenda. **Reproduction of these documents without the express permission of the City of Ames is prohibited.**

The general nature of the work on which bids are requested is: Project includes grading, erosion control, seeding, and channel stabilization along approximately 1050 feet of channel distributed among three locations. Project includes 45 SY of asphalt path removal, 45 SY of HMA shared use path pavement, removal of 120 LF of curb, 120 LF of drop curb and gutter, and miscellaneous related work and appurtenances in accordance with the contract documents.

All bids shall be submitted to said City Clerk on or before the time set herein for the bid opening. Bids shall be made on the Proposal Form furnished by the City of Ames, in a **sealed and plainly marked envelope** indicating it is a bid in response to this notice.

Each bidder shall accompany its bid with bid security as defined in Code of Iowa Section 26.8 and as specified in the Instructions to Bidders.

The City of Ames reserves the right to defer acceptance of any bid for a period not to exceed thirty (30) days after receipt of bids, and no bid may be withdrawn during this period.

Each successful bidder shall be required to furnish a corporate surety bond in an amount equal to one hundred percent (100%) of its contract price. Said bond is to be issued by a responsible surety approved by the City Council, shall guarantee the faithful performance of the contract and the terms and conditions therein contained, shall guarantee the prompt payment of all material and labor, protect and save harmless the City from claims and damages of any kind caused by the operations of the contract, and shall guarantee the maintenance of the improvement in good repair for a period of **two (2) years** from and after completion and acceptance by the City. The guaranteed maintenance period shall be **four (4) years** for new paving.

Work shall commence as soon as possible after award and approval of the contract and performance bond. Work shall be completed no later than the designated contract completion date of **December 31, 2027**. Should

the contractor fail to complete the work by this date, liquidated damages of **$1,000** per calendar day will be assessed.

The contractor shall not include sales or use taxes in the bid. Pursuant to the Iowa Code and Iowa Administrative Code, the contractor will be authorized to purchase building materials that will be incorporated into real property on this project tax-free. Iowa Construction Sales Tax Exemption Certificates will be issued by the City, which will authorize suppliers of building materials to sell materials exempt from Iowa sales tax and any applicable local option sales tax and school infrastructure local option sales tax to the entity listed on the certificate. Upon award of the contract, the successful contractor will be required to provide their project information, and information for each subcontractor and supplier requiring exemption certificates.

The City does hereby reserve the right to reject any or all bids, to waive informalities, and to enter into such contract, or contracts, as it shall deem to be in the best interest of the City.

By virtue of statutory authority, preference will be given to products and provisions grown, and coal produced, within the State of Iowa, and to Iowa labor, to the extent lawfully required under Iowa statutes.

The City of Ames, Iowa, in accordance with Title VI of the Civil Rights Act of 1964, 78 Stat. 252, 42 U.S.C. 2000d 4 and Title 49, Code of Federal Regulations, Department of Transportation, Subtitle A, Office of Secretary, Part 21, Nondiscrimination in Federally assisted programs of the Department of Transportation issued pursuant to such Act, hereby notifies all bidders that it will affirmatively insure that in any contract entered into pursuant to this advertisement, minority business enterprises will be afforded full opportunity to submit bids in response to this invitation and will not be discriminated against on the grounds of race, color, national origin, sex, age, or disability in consideration for an award.

This notice is given by order of the City Council of the City of Ames, Iowa.

John Haila, Mayor
Renee Hall, City Clerk

INSTRUCTIONS TO BIDDERS

1. STANDARD SPECIFICATIONS

1.1 The Iowa *Statewide Urban Design and Specifications (SUDAS),* current edition, shall be modified by the current supplemental specifications applicable in the City of Ames.

2. BIDDING DOCUMENTS

2.1 Complete sets of bidding documents may be obtained from the issuing office(s) as stated in the Notice of Public Hearing and to Bidders. Bidding documents obtained from any other source may be incomplete.

2.2 Complete sets of bidding documents shall be used in preparing bids. Prospective bidders assume full responsibility for errors or misinterpretations resulting from the use of incomplete sets of bidding documents. Neither the City of Ames nor any other authorized issuer of bidding documents shall be responsible for errors, omissions, or misinterpretations resulting from the use of incomplete sets of bidding documents.

3. BIDDERS KNOWLEDGE

3.1 Examination of Bidding Documents: It is the responsibility of each bidder, before submitting a bid, to examine the complete bidding documents, other related data identified in the bidding documents, and any addenda, and to make sure that the requirements are fully understood.

3.2 Examination of Site: It is the responsibility of each bidder, before submitting a bid, to visit the site and satisfy himself by actual examination of the site as to the general, local, and other site conditions that may affect the cost, progress, performance, and all other conditions that may affect the performance of the contract. Bidders shall document site visits with the engineer or owner's representative if called for in the bidding documents.

3.3 Each bidder shall carefully examine all reports, drawings, tests, and other data of conditions at or contiguous to the site, of physical conditions in or relating to existing surface or subsurface structures at or contiguous to the site, and environmental conditions at or contiguous to the site.

3.4 It is the responsibility of each bidder to obtain and carefully examine all additional or supplementary reports, drawings, investigations, explorations, tests, studies, and other data concerning conditions at or contiguous to the site which may affect cost, progress, or performance of the work or which relate to any aspect of the means, methods, techniques, sequences, and procedures of construction to be employed by the bidder, including applying any specific means, methods, techniques, sequences, and procedures of construction expressly required by the bidding documents and safety precautions and programs incidental thereto.

3.5. By submitting a bid, each bidder agrees that at the time of submitting his bid, no further examinations, investigations, explorations, tests, studies, or data are necessary for the determination of their bid for performance of the work at the bid prices and within the times and in accordance with all other terms and conditions of the bidding documents.

3.6 It is the responsibility of each bidder to correlate the information known to the bidder and information and observations obtained from site visits, reports, drawings,

investigations, explorations, tests, studies, and other data concerning conditions at or contiguous to the site.

3.7 Laws and Regulations: It is the responsibility of each bidder, before submitting a bid, to become familiar and to satisfy himself as to all federal, state, and local laws and regulations that may affect the cost, progress, performance, and all other conditions that may affect the performance of the contract.

4. PRE-BID MEETING

4.1 The time, date, and location of scheduled pre-bid meetings will be stated in the Notice of Public Hearing and to Bidders. Representatives of the owner and engineer will be present at pre-bid meetings to discuss the project. The pre-bid meeting will include site inspection if so stated in the Notice.

4.2 No written report of the pre-bid meeting is provided. It is the responsibility of prospective bidders to obtain the information from the pre-bid meeting and site inspection.

4.3 Oral statements may not be relied upon and shall not be binding or legally effective. The owner will transmit to all prospective bidders of record any addenda the engineer considers necessary in response to questions arising at the pre-bid meeting.

5. EXAMINATION OF BIDDING DOCUMENTS

5.1 It is the responsibility of each bidder to give the engineer written notice of all conflicts, errors, ambiguities, or discrepancies the bidder discovers in the bidding documents, to confirm that the written resolution thereof is acceptable to the bidder, and to determine that the bidding documents are generally sufficient to indicate and convey understanding of all terms, conditions, and other requirements for performance of the work.

6. INTERPRETATION OF BIDDING DOCUMENTS AND ADDENDA

6.1 If any bidder is in doubt as to the intent or meaning of any part of the bidding documents or the performance of work, it is their responsibility to contact the engineer, owner's representative, or purchasing agent in time to receive a written reply before submitting their bid.

6.2 If considered necessary by the engineer, responses to questions about the meaning or intent of the bidding documents will be issued by addenda. Addenda will be distributed to all parties recorded by the City as having received the bidding documents.

6.3 Addenda may be issued to clarify, correct, and/or change the bidding documents, and/or to approve material substitutions, as deemed advisable by the engineer or owner's representative.

7. BIDDERS QUALIFICATIONS.

7.1 Competency of Bidder. Bidders must be capable of performing the work bid upon. They may be required to supply a detailed statement covering experience on similar work, a list of machinery, plant, and other equipment that will be used on the proposed work, and statements of their financial resources or other data as may be deemed necessary. Such information will be provided by the bidder within five business days of the owner's request for evidence of qualifications.

8. TAXES

8.1 The contractor shall not include sales or use taxes in the bid. Pursuant to the Iowa Code and Iowa Administrative Code, the contractor will be authorized to purchase building materials that will be incorporated into real property on this project tax-free. Iowa Construction Sales Tax Exemption Certificates will be issued by the City which will authorize suppliers of building materials to sell materials exempt from Iowa sales tax and any applicable local option sales tax and school infrastructure local option sales tax to the entity listed on the certificate. Upon award of the contract, the successful contractor will be required to provide their project information, and information for each subcontractor and supplier requiring exemption certificates.

9. METHOD OF BIDDING.

9.1 The Proposal Form is included with the bidding documents. Additional copies may be obtained by contacting the authorized source(s) of proposal forms as stated in the Notice.

9.2 Preparation of Proposal. Bids shall be submitted on a unit price or lump sum basis as stated on the Proposal Form. In preparing a proposal, the bidder shall specify the price, written legibly in ink or with a typewriter, at which they propose to do each item of work. A response shall be stated with respect to each and every alternate item, whether an add-alternate or a deduct-alternate. Failure to state a response for any alternate bid item shall constitute a non-responsive proposal that will not be considered. The prices shall be stated in figures. In items where unit price is required, the total amount for each item shall be computed at the unit prices bid for the quantities given in the estimate. In the event of discrepancies in the unit price extensions listed in the bidder's proposal, unit prices shall govern.

9.3 For all work let on a unit price basis, the engineer's estimate of quantities shown on the Proposal Form is understood to be approximate only, and will be used only for the purpose of comparing bids. For work let on a lump sum basis, any estimate of quantities provided is furnished for the convenience of bidders and is not guaranteed.

9.4 Where the Proposal Form has more than one item, the bidder may attach a substitute proposal form printed by computer in lieu of completing the printed bid form. The substitute bid form shall be the same size, color, and paper type as the printed Proposal Form. The font and size of printed characters shall be approximately the same as the printed Proposal Form. Bid items shall be separated by grid lines, vertical and horizontal, approximately the same as the printed Proposal Form. Item numbers and order must be the same as the item numbers and order on the printed bid.

9.4.1 If a substitute proposal form is used, it shall show column headings, bid items, descriptions, quantities, and unit prices exactly as shown on the Proposal Form. The total bid amount shall be shown on the substitute proposal form and shall also be written in the space provided in the printed Proposal Form.

9.4.2 Substitute bid forms shall include, at the top of each page, the bidder's company name, project title, bid number when applicable, and bid letting date.

9.4.3 The substitute proposal form shall be signed the same as the printed Proposal Form.

9.4.4 The substitute proposal form shall be attached to the printed Proposal Form.

9.4.5 In case of a discrepancy between item number, description, or quantity shown in the official Proposal Form and the substitute proposal form, the item

number, description, and quantity of the official Proposal Form shall govern. The unit price shown on the substitute proposal form shall govern.

9.4.6 Abnormalities in substitute proposal forms may result in rejection of the bid.

10. SUBSTITUTE AND "ACCEPTABLE EQUIVALENT" ITEMS

10.1 Requests for approval of "or-equal" materials and equipment shall be submitted to the engineer in writing at least fifteen days prior to the receipt of bids. Each request shall conform to the terms and conditions of the bidding documents and to the type, function, and quality standards of approved materials and equipment. The burden of proof of the merit of proposed "or-equal" materials and equipment is upon the bidder. The engineer's decision of approval or disapproval of a proposed "or-equal" item will be final. No substitution shall be approved except by a written addendum issued to all prospective bidders.

11. SUBCONTRACTORS

11.1 If requested on the Proposal Form or in the bidding documents, bidders shall include with the Proposal Form a list of proposed subcontractors and suppliers.

11.2 The contractor shall not award work valued at more than thirty percent (30%) of the total contract price to subcontractors without prior written approval of the City.

12. SUBMISSION OF BIDS

12.1 Use of Proposal Form. Bidders will be furnished with the Proposal Form giving the estimate of quantities needed to complete the work and the amount of bid security the bidder is submitting with a bid, all of which must be in accordance with the official publications relating to the proposed improvement. To ensure against accidental errors, the bidder should read carefully the official publications before preparing a proposal. If any addenda included revised bid forms, bidders shall submit the proposal on the last revision of the official Proposal Form unless otherwise directed by addendum.

12.2 Signatures on Proposals. If the proposal is made by an individual, their name and post office address must be shown. If made by a firm or partnership, the name and post office address of the firm or partnership must be shown. If made by a corporation, the person signing the proposal must name the state under the laws of which the corporation is chartered, and the name, title, and business address of the executive head of the corporation. Anyone signing a proposal as an agent may be required to submit satisfactory evidence of their authority to do so.

12.3 Irregular Proposal Prohibited. Any changes or alterations made in the official Proposal Form, or any additions thereto, may cause rejection of the bid. No bid will be considered which contains a clause in which the bidder reserves the right to accept or reject a contract awarded by the Council. Proposals in which the unit prices are obviously unbalanced may be rejected.

12.4 Delivery of Proposal. Proposals shall be placed in an envelope and the envelope sealed and marked to indicate its contents. The bid shall be accompanied by bid security as required in the Notice. If forwarded by mail, the envelope shall be mailed to the City Clerk. All proposals shall be filed with the City Clerk before the time specified for closing bids. Specifications need not be included in the envelope with the Proposal Form. The bid shall include acknowledgement of receipt of all addenda. Addenda numbers shall be filled in on the Proposal Form.

12.5 Each bidder shall determine the best method of delivery of the proposal. The bidder is totally responsible for the mail or other delivery system to deliver the bid to the correct location, and prior to the time indicated in the Notice.

12.6 The submission of a bid constitutes an incontrovertible representation by the bidder that they have complied with every requirement of the bidding documents, that without exception the bid is premised upon performing and furnishing the work required by the bidding documents and applying any specific means, methods, techniques, sequences, and procedures of construction that may be shown or indicated or expressly required by the bidding documents, that the bidder has given the engineer/owner's representative written notice of all conflicts, errors, ambiguities, and discrepancies that the bidder has discovered in the bidding documents, the written resolutions thereof by the engineer/owner's representative are acceptable to the bidder, and that the bidding documents are sufficient to indicate and convey understanding of all terms and conditions for performing and furnishing the work.

12.7 The release of information by the City to the public is subject to Iowa Code Chapter 22 and other applicable provisions of the law relating to the release of records in possession of the City. Bidders are encouraged to familiarize themselves with these provisions prior to submitting a bid proposal. All information submitted by a vendor may be treated as public information by the City unless the bidder properly requests that information be treated as confidential and cites the applicable open records exception, in which case the City will notify the bidder of any pending public records requests to allow the bidder to seek court protection. In the event the bidder marks each page of the proposal as proprietary or confidential without adhering to the requirements of the Section, the City may reject the proposal as noncompliant.

13. REPRODUCTION OF SUBMITTAL DOCUMENTS

13.1 By submitting a bid proposal, the bidder agrees that the City may copy the bid proposal for the purposes of facilitating the evaluation or to respond to requests for public records. The bidder consents to such copying by submitting a proposal and warrants that such copying will not violate the rights of any third parties. The City will have the right to use ideas or adaptations of ideas which are presented in the proposals. In the event the vendor copyrights its proposal, the City may reject the proposal as noncompliant.

14. BID SECURITY.

14.1 Proposal Guaranty. Each proposal shall be accompanied by a bid deposit in the form of a bid bond, money order, or cashier's or certified check drawn on a bank in Iowa or a bank chartered under the laws of the United States, in an amount equal to at least 5% of the amount of the total bid as security that the bidder, if their bid is accepted, will enter into a contract in accordance therewith.

14.2 Said bid bond, money order, or cashier's or certified check may be cashed by the City as liquidated damages in the event the bidder fails, or refuses, to enter into a contract within thirty (30) days and post a performance bond satisfactory to the City insuring the faithful fulfillment of the contract and maintenance of said improvement as required by law and the specifications.

14.3 Should the bidder receiving the award fail to execute a satisfactory contract and file an acceptable contract bond within thirty (30) days after acceptance of the proposal, the certified check may be cashed and the full amount retained by the City as fixed and liquidated damages.

14.4 To be acceptable, the certified check shall bear on its face the endorsement of a solvent bank as to the amount certified. The check shall be endorsed by an official authorized to bind the bank by his or her acts.

14.5 Return of Proposal Guaranty. The proposal guaranty of unsuccessful bidders will be returned promptly after award has been made. In no case will the proposal guaranty be held longer than thirty (30) days without written permission of the bidder, except that the proposal guaranty of the bidder to whom the contract is awarded will be retained until they have entered into a contract and filed an acceptable bond.

15. VENDOR FORMS, TERMS, AND CONDITIONS

15.1 If a bidder intends to request that the City of Ames complete any vendor application form, or any vendor agreement form, or agree to any vendor terms or conditions in connection with the proposed contract, the proposed forms and/or terms or conditions must be submitted with the bid/proposal for review by the City's legal counsel during the evaluation of bids/proposals. This includes, but is not limited to, vendor credit application and customer agreement forms, vendor lease forms, vendor terms/conditions of sale, vendor shipping or delivery terms, and vendor billing/payment terms.

15.2 Bidders are advised that in the event any such forms or terms contradict City of Ames specifications or other contract requirements, the bid/proposal may be rejected due to the contradiction unless the bidder has indicated deletion of such clauses prior to submission to the City. If such forms/terms indicate a firm other than the bidder is in any way a party to the proposed contract, the proposed party must also indicate concurrence with deletion of such clauses.

15.3 If such forms or terms or conditions require that payments be remitted to other than the bidder, the bidder shall indicate the name and address of the firm to whom the bidder would request payments to be made, and the firm's relationship to the bidder.

15.4 If no vendor forms or terms or conditions are included with the bid/proposal, no such forms or terms or conditions will be approved by the City during the evaluation or award processes or following award of the contract. If the bid/proposal does not indicate the proposed contractor, vendor, or payee to be a person or company other than the bidder 1) only the bidder will be considered as contractor/vendor, and 2) payments will be made only to the bidder to whom the contract is awarded. If the bid/proposal does not clearly indicate that a person or company other than, or in addition to, the bidder would in any way be a party to the proposed contract, only the bidder would be considered the contractor/vendor.

15.5 The City of Ames will in no case agree to contract terms or conditions not in compliance with City of Ames specifications and/or not submitted for review with the bids.

16. MODIFICATION AND WITHDRAWAL OF BIDS

16.1 Bidders will be permitted to withdraw their proposals after they have been filed with the City Clerk if a request is made in writing to the City Clerk before the time specified for closing of bids. No proposal may be withdrawn for a period of sixty (60) days after the scheduled closing time for the receipt of bids.

16.2 A bid may be modified by withdrawing it in accordance with 15.1, and then resubmitting the bid in accordance with the bidding documents.

17. OPENING OF BIDS

17.1 Bids will be publicly opened and, unless obviously non-responsive, read aloud at the time and place indicated in the Notice.

17.2 A preliminary summary of base bid amounts and major alternatives, if any, will be available to the bidders after the opening of bids.

18. EVALUATION OF BIDS.

18.1 The City will be permitted to consider various bid prices and other factors, to the extent permitted by law, in determining the bid that is in the best interests of the City.

18.2 Rejection of Bids. The City hereby reserves the right to reject any and all bids, unresponsive bids, to waive informalities, and to enter into such contract or contracts as it shall deem to be in the best interest of the City of Ames.

18.3 Disqualification of Bidder. No bidder shall submit more than one proposal under the same or different names. Reasonable grounds for believing that any bidder is interested in more than one proposal for the work may cause the rejection of all proposals in which such bidder is interested or may cause the disapproval of any contract awarded to such bidder. The attention of bidders is directed to Chapter 553.23, *Code of Iowa*, regarding unlawful combinations in making public contracts.

18.4 Basis of Bid: For bid items described as unit price on the Proposal Form, the bid evaluation total of all prices will be determined as a sum of the products of the estimated quantity of each item and the unit price bid for the item, and lump sum items, if any, on the Proposal Form. In cases of discrepancies between the multiplication of quantities or units of work and unit prices bid, unit price shall prevail.

18.5 Discrepancies between the sum shown on the Proposal Form and the correct sum thereof will be resolved in favor of the correct sum. Correct sums will be calculated as stated above (by multiplying the quantity of each item as shown on the Proposal Form and the unit price bid).

18.6 If requested by the City during the evaluation process, the bidder shall submit a preliminary schedule of values. This shall include quantities and prices of items included in the work which, when added together, equal the contract price. If requested by the owner, the bidder shall divide the schedule into component parts. Requested schedules shall be submitted within two (2) business days following the request.

18.7 Communication During Evaluation: In order to ensure the proper and fair evaluation of bids, unsolicited communication by the bidder with City officials or staff evaluating the bids is prohibited prior to the time a bid decision or recommendation for award has been made. Communication between the bidder and the City will be initiated by the appropriate City official or employee in order to obtain information or clarification needed to develop a proper and accurate evaluation of the bid.

19. CONTRACT AWARD

19.1 The City of Ames reserves the right to reject any or all bids, including without limitation, non-conforming, non-responsive, unbalanced, and/or conditional bids.

19.2 The City reserves the right to reject the bid of any bidder whom it finds, after reasonable inquiry and evaluation, to not be responsible.

19.3 To the extent allowed by law, the City of Ames reserves the right to reject any bid of any bidder who has previously failed to perform adequately after having once been awarded a prior contract for work similar in nature to that in this bid.

19.4 Bids will be reported to the City Council of the City of Ames, Iowa, in accordance with the Notice of Public Hearing and to Bidders for action thereon.

20. EXECUTION OF CONTRACT

20.1 The City will notify the successful bidder. The notification of award will be accompanied by the required number of unsigned counterparts of the contract. Within fifteen (15) days after notification of award, the successful bidder shall sign and deliver the required number of counterparts of the contract together with the required corporate surety bonds as called for in the Notice and evidence of insurance coverage as called for in the bidding documents.

20.2 No proposal shall be considered binding upon the City until the contract is properly executed by both parties and the contract bond filed with the City Clerk and approved by the City Council.

20.3 The contract and bond will be presented to the City Council for approval in accordance with applicable laws, regulations, and City policies.

20.4 If the contract and bond are approved by the City Council, the City shall deliver one fully signed copy of the contract to the successful bidder.

20.5 The contract, when executed, shall be deemed to include the entire agreement between parties. The contractor shall not claim any modification resulting from representation or promise made by representatives of the owner or other persons.

End of Section

Rev. 11/13/06

Rev. 6/27/08 (sales tax)

Rev. 9/29/08 (Legal #1930-0001)

PROPOSAL FORM

For the Construction
of
2025/26 STORMWATER EROSION CONTROL PROGRAM (WORRELL CREEK)

To provide all labor, equipment, materials, transportation, and other components as specified herein to the City of Ames, Iowa.

Name of Bidder _____
Address of Bidder _____
_____

To the City of Ames, Iowa:

The undersigned bidder submits herewith bid security in the amount of 5% of the bid in accordance with the terms set forth in the “Instructions to Bidders”.

The undersigned as bidder, having examined and determined the scope of the contract documents, hereby proposes to provide the required labor, services, materials, and equipment, and to perform the work as described in the contract documents, F.O.B. Ames, Iowa, including addenda _____, _____, and _____ as follows.

Complete entries for <u>ALL</u> bid items on the Proposal Form. Failure to complete all items may deem the Bid as non-responsive.

ITEM NO.	ITEM CODE	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL
1	2010-B	CLEARING AND GRUBBING	AC	8.02		
2	2010-D-2	TOPSOIL, COMPOST AMENDED	CY	858		
3	2010-D-3	TOPSOIL, OFF-SITE	CY	1755		
4	2010-E	EXCAVATION, CLASS 10	CY	8203		
5	7010-E	CURB AND GUTTER, DROP CURB	LF	120		
6	7030-A-2	REMOVAL OF SHARED USE PATH	SY	45		
7	7030-B	REMOVAL OF CURB	LF	120		
8	7030-C	SHARED USE PATH, HMA	SY	45		
9	8030-A	TEMPORARY TRAFFIC CONTROL	LS	1		
10	9010-A	CONVENTIONAL SEEDING, SEEDING, FERTILIZING, AND MULCHING, TYPE 2 - COOL SEASON DITCHES	AC	2.58		
11	9010-A	CONVENTIONAL SEEDING, SEEDING, FERTILIZING, AND MULCHING, TYPE 5 - RURAL TEMORARY EROSION CONTROL	AC	8.09		
12	9010-B	HYDRAULIC SEEDING, SEEDING AND MULCHING, LOWER STREAMBANK SEEDING	AC	2.64		
13	9010-B	HYDRAULIC SEEDING, SEEDING, FERTILIZING, AND MULCHING, UPPER STREAMBANK AND FLOODPLAIN SEEDING	AC	2.86		

14	9030-A	PLANTS, AMERICAN SYCAMORE, 1/2" CALIPER BARE ROOT	EA	61		
15	9030-A	PLANTS, SHAGBARK HICKORY, 1/2" CALIPER BARE ROOT	EA	50		
16	9030-A	PLANTS, RED OAK, 1/2" CALIPER BARE ROOT	EA	50		
17	9030-A	PLANTS, WHITE OAK, 1/2" CALIPER BARE ROOT	EA	50		
18	9030-999-G	TREE GROW TUBE	UNIT	211		
19	9040-A-1	SWPPP PREPARATION	LS	1		
20	9040-A-2	SWPPP MANAGEMENT	LS	1		
21	9040-E	TEMPORARY RECP, 3.B	SY	9465		
22	9040-F-1	WATTLE, STRAW WITH BIODEGRADABLE NETTING, 12 INCH	LF	4391		
23	9040-J	RIP RAP, CLASS E	TON	3496		
24	9040-O-1	STABILIZED CONSTRUCTION EXIT (TRACK-OUT CONTROL)	SY	485		
25	9040-999-A	TEMPORARY STREAM CROSSING	EA	1		
26	9040-999-B	FLOATING SILT CURTAIN (TURBIDITY BARRIER)	LF	90		
27	9040-999-C	WATER CONTROL & BYPASS PUMPING	LS	1		
28	9060-F	TEMPORARY FENCE, ORANGE PLASTIC, 48 INCH	LF	802		
29	11010-A	CONSTRUCTION SURVEY	LS	1		
30	11020-A	MOBILIZATION	LS	1		
					TOTAL:	

The undersigned bidder certifies that this proposal is made in good faith without collusion or connection with any other person or persons bidding on the work.

The undersigned bidder states that this proposal is made in conformity with the contract documents and agrees that, in the event of any discrepancies or differences between any conditions of this proposal and the contract documents prepared by the City of Ames, Iowa, the provisions of the latter shall prevail.

The contractor shall not include sales or use taxes in the bid. Pursuant to Iowa Code and Iowa Administrative Code, the contractor will be authorized to purchase building materials that will be incorporated into real property on this project tax-free.

Submitted this _____ day of _____.

Company Name of Bidder _____

Address of Bidder _____

_____

Signature of Authorized Agent _____

Printed Name and Title _____

Telephone Number _____

Fax Number _____

E-mail _____

Check appropriate box:

☐ Individual/Sole Proprietor ☐ Corporation ☐ Partnership ☐ Other

Taxpayer Identification Number (TIN): Please provide TIN Employer identification number

_____ - _____

ESTIMATE REFERENCE

***See C-sheets on the plans for estimate reference information*.**

NOTE: All bid items shall include all labor, material, and equipment necessary to complete the operation in accordance with the Plans, Contract Documents, Iowa Statewide Urban Design and Specifications (SUDAS), and the City of Ames Supplemental Specifications to SUDAS unless otherwise noted.

End of Section

CONTRACT

THIS AGREEMENT, made and entered into this _____ day of _____, _____, by and between the City of Ames, Iowa, party of the first part, hereinafter referred to as the "City' and _____, party of the second part, hereinafter referred to as the "Contractor".

WITNESSETH:

THAT, WHEREAS, the City has heretofore caused to be prepared certain plans, specifications, and proposal blanks, dated the _____ day of _____, _____, for the _____ Department, _____ under the terms and conditions therein fully stated and set forth, and

WHEREAS, said plans, specifications and proposal accurately and fully describe the terms and conditions upon which the Contractor is willing to perform the work specified.

NOW, THEREFORE, IT IS AGREED:

1. That the City hereby accepts the proposal of the Contractor for the work and for the sums listed below:

2. That this Contract consists of the following component parts which are made a part of this agreement and Contract as fully and absolutely as if they were set out in this Contract.

   a. Addenda Numbers _____.
   b. Detailed Specification Requirements for the **2025/26 STORMWATER EROSION CONTROL PROGRAM (WORRELL CREEK)**.
   c. Plans.
   d. Notice To Bidders.
   e. Instructions to Bidders.
   f. Iowa Statewide Urban Design and Specifications (SUDAS) with current updates and applicable City of Ames Supplemental Specifications.
   g. Contractor's Offer.
   h. This instrument.
   i. Appendix A and all other documents contained in the specifications book.

Above components are complementary and what is called for by one shall be as binding as if called for by all.

3. That payments are to be made to the Contractor in accordance with, and subject to, the provisions embodied in the documents made a part of this Contract.

4. That this Contract is executed in three copies.

IN WITNESS, WHEREOF, the parties hereto have hereunto set their hands and seals the date first written above.

CITY OF AMES, IOWA	**CONTRACTOR**
By:_____	By:
_____ John Haila, Mayor	
Attest:_____	Attest:
_____ Renee Hall, City Clerk	

BLANK PAGE

PERFORMANCE AND PAYMENT BOND

KNOW ALL MEN BY THESE PRESENTS THAT_____
_____
(Here insert the name and address or legal title of the Contractor)
a Principal, hereinafter called the Contractor, and_____
(Here insert the legal title of Surety)
as surety, hereinafter called the Surety, are held and firmly bound unto _____
_____
(Here insert the name and address or legal title of the Owner)
as obligee, hereinafter called the Owner, in the amount of _____
DOLLARS ($_____) for the payment whereof Contractor and Surety bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

WHEREAS, the Contractor has by written agreement dated _____, _____, entered into a Contract with the Owner for_____
In accordance with drawings and specifications prepared by _____
which Contract is by reference made a part hereof, and is hereinafter referred to as the Contract.

NOW, THEREFORE, THE CONDITION OF THIS OBLIGATION is such that, if the Contractor shall promptly and faithfully perform said Contract, then the obligation of this bond shall be null and void; otherwise it shall remain in full force and effect.

I. The Surety hereby waives notice of any alteration or extension of time made by the Owner.

II. Whenever the Contractor shall be, and is declared by the Owner to be, in default under the Contract, the Owner having performed Owner's obligations thereunder, the Surety may promptly remedy the default, or shall promptly:

   A. Complete the Contract in accordance with its terms and conditions or,

   B. Obtain a bid or bids for submission to the Owner for completing the Contract in accordance with its terms and conditions and upon determination by the Owner and Surety of the lowest responsible bidder, arrange for a contract between such bidder and the Owner, and make available as work progresses (even though there should be a default or a succession of defaults under the contract or contracts of completion arranged under this paragraph) sufficient funds to pay the cost of completion less the balance of the Contract Price; but not exceeding, including other costs and damages for which the Surety may be liable hereunder, the amount set forth in the first paragraph hereof. The term "balance of the Contract Price", as used in this paragraph, shall mean the total amount payable by the Owner to the Contractor under the Contract and any amendments thereto, less the amount properly paid by the Owner to the Contractor.

III. The Contractor and their Surety shall, in accordance with the provisions of the Code of Iowa, be obligated to keep the improvements covered by this bond in good repair for a period of years from the date of acceptance of the improvements by the Owner.

IV. Any suit under this bond must be instituted before the expiration of years from the date on which final payment under the Contract falls due.

V. No right of action shall accrue to or form the use of any person or corporation other than the Owner named herein or the heirs, executors, administrators or successors of Owner.

IT IS A FURTHER CONDITION OF THIS OBLIGATION that the principal and surety shall, in accordance with the provisions of Chapter 573 of the Code of Iowa, pay to all persons, firms or corporations having contracts directly with the principal or with subcontractors all just claims due them for labor performed or materials furnished in the performance of the Contract on account of which this bond is given. The provisions of Chapter 573, Code of Iowa, are a part of this bond to the same extent as if they were expressly set out herein.

SIGNED AND SEALED THIS _____ DAY OF _____,AD _____. IN THE PRESENCE OF:

_____ _____
Witness Principal

_____ _____
Witness Title

_____
Surety

_____
Title

Rev 1-1-07

FORM OF BID BOND

KNOW ALL BY THESE PRESENTS, that we _____, as Principal, and _____, as Surety, are held and firmly bound unto the _____ of _____, Iowa, hereinafter called "Municipality" in the penal sum of $_____ lawful money of the United States, for the payment of which sum will and truly to be made, we bind ourselves, our heirs, executors, administrators, and successors, jointly and severally, firmly by these presents. The condition of this obligation is such that whereas the Principal has submitted the accompanying bid dated _____, _____, for the _____ Project.

NOW, THEREFORE, if the Principal shall not withdraw said bid within the period specified therein after the opening of the same, or, if no period specified, within thirty (30) days after said opening, and shall within the period specified therefore, or, if no period be specified, within seven (7) days after the prescribed forms are presented to him for signature, enter into a written contract with the Municipality, in accordance with the bid as accepted, and give bond with good and sufficient surety or sureties, as may be required, for the faithful performance and proper fulfillment of such contract, then the above obligation shall be void and of no effect, otherwise to remain in full force and virtue.

By virtue of statutory authority, the full amount of this bid bond shall be forfeited to the Municipality in liquidation of damages sustained in the event that the aforedescribed bidder, Principal, fails to execute the contract and provide the bond as provided in the specifications or by law.

IN WITNESS WHEREOF, the above-bounden parties have executed this instrument under their seals this _____ day of _____, _____, the name and corporate seal of each corporate party being hereto affixed and these presents duly signed by its undersigned representative pursuant to authority of its governing body.

Date _____ _____
Principal

Date _____ _____
Surety

Rev 1-1-07

All bidders must submit the following completed form to the governmental body requesting bids per 875 Iowa Administrative Code Chapter 156.

FAILURE TO PROVIDE THIS FORM WITH THE BID MAY DEEM THE BID UNRESPONSIVE.

Bidder Status Form

To be completed by all bidders

Part A

Please answer "Yes" or "No" for each of the following:

☐ **Yes** ☐ **No** **My company is authorized to transact business in Iowa.**
(To help you determine if your company is authorized, please review the worksheet on the next page).

☐ **Yes** ☐ **No** **My company has an office to transact business in Iowa.**

☐ **Yes** ☐ **No** **My company's office in Iowa is suitable for more than receiving mail, telephone calls, and e-mail.**

☐ **Yes** ☐ **No** **My company has been conducting business in Iowa for at least 3 years prior to the first request for bids on this project.**

☐ **Yes** ☐ **No** **My company is not a subsidiary of another business entity or my company is a subsidiary of another business entity that would qualify as a resident bidder in Iowa.**

If you answered "Yes" to each question above, your company qualifies as a resident bidder. Please complete Parts B and D of this form.

If you answered "No" to one or more questions above, your company is a non-resident bidder. Please complete Parts C and D of this form.

To be completed by resident bidders

Part B

My company has maintained offices in Iowa during the past 3 years at the following addresses:

Dates: _____ to _____ Address: _____

(mm/dd/yyy) City, State, Zip: _____

Dates: _____ to _____ Address: _____

(mm/dd/yyy) City, State, Zip: _____

Dates: _____ to _____ Address:
_____
(mm/dd/yyy) City, State, Zip:
_____

You may attach additional sheet(s) if needed.

To be completed by non-resident bidders

Part C

1. Name of home state or foreign country reported to the Iowa Secretary of State:

_____

2. Does your company's home state or foreign country offer preferences to bidders who are residents? ☐ Yes ☐ No

3. If you answered "Yes" to question 2, identify each preference offered by your company's home state or foreign country and the appropriate legal citation.

_____

_____

You may attach additional sheet(s) if needed.

To be completed by all bidders

Part D

I certify that the statements made on this document are true and complete to the best of my knowledge and I know that my failure to provide accurate and truthful information may be a reason to reject my bid.

Firm Name:

_____

Signature:

_____ Date: _____

Worksheet: Authorization to Transact Business

This worksheet may be used to help complete Part A of the Resident Bidder Status form. If at least one of the following describes your business, you are authorized to transact business in Iowa.

☐ Yes ☐ No My business is currently registered as a contractor with the Iowa Division of Labor.

☐ Yes ☐ No My business is a sole proprietorship and I am an Iowa resident for Iowa income tax purposes.

☐ Yes ☐ No My business is a general partnership or joint venture. More than 50 percent of the general partners or joint venture parties are residents of Iowa for Iowa income tax purposes.

☐ Yes ☐ No My business is an active corporation with the Iowa Secretary of State and has paid all fees required by the Secretary of State, has filed its most recent biennial report, and has not filed articles of dissolution.

☐ Yes ☐ No My business is a corporation whose articles of incorporation are filed in a state other than Iowa, the corporation has received a certificate of authority from the Iowa Secretary of State, has filed its most recent biennial report with the Secretary of State, and has neither received a certificate of withdrawal from the Secretary of state nor had its authority revoked.

☐ Yes ☐ No My business is a limited liability partnership which has filed a statement of qualification in this state and the statement has not been canceled.

☐ Yes ☐ No My business is a limited liability partnership which has filed a statement of qualification in a state other than Iowa, has filed a statement of foreign qualification in Iowa and a statement of cancellation has not been filed.

☐ Yes ☐ No My business is a limited partnership or limited liability limited partnership which has filed a certificate of limited partnership in this state, and has not filed a statement of termination.

☐ Yes ☐ No My business is a limited partnership or a limited liability limited partnership whose certificate of limited partnership is filed in a state other than Iowa, the limited partnership or limited liability limited partnership has received notification from the Iowa Secretary of state that the application for certificate of authority has been approved and no notice of cancellation has been filed by the limited partnership or the limited liability limited partnership.

☐ Yes ☐ No My business is a limited liability company whose certificate of organization is filed in Iowa and has not filed a statement of termination.

☐ Yes ☐ No My business is a limited liability company whose certificate of organization is filed in a state other than Iowa, has received a certificate of authority to transact business in Iowa and the certificate has not been revoked or canceled.

End of Section

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Special Conditions
Affirmative Action Compliance

The City of Ames Affirmative Action Program states that, “all contractors, subcontractors, vendors, and suppliers doing business on a non-emergency basis with the City or any agency of the City, under which the contract value of said business between the City and Contractor equals or exceeds twenty-five thousand dollars ($25,000.00), shall place on file with the City a statement of Nondiscrimination Policy which is satisfactory to the Affirmative Action Officer of the City”.

In order to comply with the aforementioned, the enclosed statement, “Assurance of Compliance with the City of Ames, Iowa, Affirmative Action Program”, must be completed, signed by an official who is authorized and empowered to sign for and enter into binding agreements on behalf of the company.

The statement must be returned to Casandra Eames, Contract Administration Officer, City of Ames, Iowa, identifying the Invitation to Bid to which it pertains. The forms need not be returned with the bid but must be approved prior to execution of the successful bidder’s contract. An approved Affirmative Action Compliance form is valid for all City of Ames projects bid by that firm for a period of one year from the date of approval.

Questions on this requirement should be addressed to Casandra Eames, Engagement Coordinator, City of Ames, 515 Clark Avenue, Ames, Iowa 50010. E-mail: casandra.eames@cityofames.org or phone (515) 239- 5219

Name of Firm: _____

Street Address: _____

City, State, & Zip: _____

Authorized Official: _____

Date: _____

Approved by: _____

Date: _____

For City of Ames Use Only

PART I. ASSURANCE OF COMPLIANCE WITH THE CITY OF AMES, IOWA AFFIRMATIVE ACTION PROGRAM

Please supply the name of submitting firm in the blank space below:

_____ HEREBY AGREES THAT it will comply with all requirements imposed by or pursuant to the regulations of the City of Ames Affirmative Action Program, to the end that, in accordance with Titles VI and VII of the Civil Rights Act of 1964 and other applicable State and Federal laws, orders, and regulations, no person shall, on the grounds of race, sex, color, creed, national origin, ancestry, religion, age, or disability, be subjected to discrimination in relation to any contract or activity for which _____ receives City funds and Hereby gives assurance that it will immediately take any measures necessary to effectuate this agreement.

_____ recognizes and agrees that such City funds will be granted in reliance with the agreements made in this assurance, and that the City shall have the right to seek judicial enforcement of this assurance and/or place its own sanctions when necessary. This assurance is binding on _____, its' successors, transferees, and assignees, and the person or persons whose signature appears below are authorized to sign this assurance on behalf of _____.

Part II.

A. Type of Business: _____

B. Equal Employment Opportunity Officer: _____
(leave blank if none is employed by the firm)

C. Do you have an adopted Equal Employment Opportunity Statement/ Affirmative Action Plan?
_____ Yes _____ No

D. If yes, how is this disseminated to employees?
☐ Handbook ☐ Training Sessions ☐ Orientation
☐ Other (specify) _____

E. Do you actively recruit?
Physically/mentally handicapped _____ Yes _____ No
Veterans _____ Yes _____ No

F. List any recruitment sources used to reach protected groups.

_____

_____

_____

G. Do you have a current Federal EEO-1 Report on file? _____ Yes _____ No

Employment Utilization Report
(See instructions on back)

YOU MAY SUBMIT A COPY OF YOUR CURRENT EEO-1 REPORT IN LIEU OF THIS PAGE

Date Prepared: _____
Company Name: _____
Address: _____
City: _____ Zip Code: _____

Telephone Number: _____
Signature: _____
Date Signed: _____

Firms are to complete columns 1 –8 only

1	2			3		4		5		6		7		8		9			10
Job Title and/or Classification	Total of all employees by job title or classification			White (not of Hispanic origin)		Black (not of Hispanic origin)		Hispanic		Asian or Pacific Islander		American Indian or Alaskan Native		Total number of Ethnic Minorities		Ethnic Minority %			Total Female %
	M	F	TOTAL	M	F	M	F	M	F	M	F	M	F	M	F	M	F	TOTAL	
	M	F	TOTAL	M	F	M	F	M	F	M	F	M	F	M	F	M	F	TOTAL	
	M	F	TOTAL	M	F	M	F	M	F	M	F	M	F	M	F	M	F	TOTAL	
	M	F	TOTAL	M	F	M	F	M	F	M	F	M	F	M	F	M	F	TOTAL	
	M	F	TOTAL	M	F	M	F	M	F	M	F	M	F	M	F	M	F	TOTAL	
	M	F	TOTAL	M	F	M	F	M	F	M	F	M	F	M	F	M	F	TOTAL	
	M	F	TOTAL	M	F	M	F	M	F	M	F	M	F	M	F	M	F	TOTAL	

Instructions for Filling out employment utilization report chart

Firms are to complete columns 1 through 8 and the information in the upper left and right hand corners.

Column 1	Enter the Title and/or Job Classification of employees (one line per title and/or classification. Firms may use broad categories such as “Administrative”, “Professional”, “Technical”, “Clerical”, and “Laborer”.
Column 2	Enter the total number of males, females, and total males plus females in the job title and/or classification.
Column 3	Enter the total number of male and total number of female employees in the job title and/or classification who are White (but not of Hispanic origin).
Column 4	Enter the total number of male and total number of female employees in the job title and/or classification who are Black (but not of Hispanic origin).
Column 5	Enter the total number of male and total number of female employees in the job title and/or classification who are Hispanic.
Column 6	Enter the total number of male and total number of female employees in the job title and/or classification who are Asian or Pacific Islanders.
Column 7	Enter the total number of male and total number of female employees in the job title and/or classification who are American Indian or Alaskan Native.
Column 8	Add columns 4 –7 to determine the total number of male and total number of female ethnic minorities. Use separate totals for males and females.
Column 9 & 10	Will be completed by the City of Ames.

APPENDIX A

During the performance of this contract, the contractor, for itself, its assignees and successors in interest (hereinafter referred to as the "contractor") agrees as follows:

1) **Compliance with Regulations:** The contractor shall comply with the Regulations relative to non-discrimination in Federally assisted programs of the Department of Transportation (hereinafter, "DOT') Title 49, Code of Federal Regulations, Part 21, as they may be amended from time to time, (hereinafter referred to as the Regulations), which are herein incorporated by reference and made a part of this contract.

2) **Nondiscrimination:** The contractor, with regard to the work performed by it during the contract, shall not discriminate on the grounds of race, color, national origin, sex, age, or disability in the selection and retention of subcontractors, including procurement of materials and leases of equipment. The contractor shall not participate either directly or indirectly in the discrimination prohibited by section 21.5 of the Regulations, including employment practices when the contract covers a program set forth in Appendix B of the Regulations.

3) **Solicitations for Subcontracts, Including Procurement of Materials and Equipment:** In all solicitations either by competitive bidding or negotiation made by the contractor for work to be performed under a subcontract, including procurement of materials or leases of equipment, each potential subcontractor or supplier shall be notified by the contractor of the contractor's obligations under this contract and the Regulations relative to non-discrimination on the grounds of race, color, national origin, sex, age, or disability.

4) **Information and Reports:** The contractor shall provide all information and reports required by the Regulations or directives issued pursuant there to, and shall permit access to its books, records, accounts, other sources of information, and its facilities as may be determined by the City of Ames, Iowa, the Iowa Department of Transportation or Federal Highway Administration to be pertinent to ascertain compliance with such Regulations, orders and instructions. Where any information required of a contractor is in the exclusive possession of another who fails or refuses to furnish this information the contractor shall so certify to the City of Ames, Iowa, the Iowa Department of Transportation or the Federal Highway Administration as appropriate, and shall set forth what efforts it has made to obtain the information.

5) **Sanctions for Noncompliance:** In the event of the contractor's noncompliance with the nondiscrimination provisions of this contract, the City of Ames, Iowa shall impose such contract sanctions as it, the Iowa Department of Transportation or the Federal Highway Administration may determine to be appropriate, including, but not limited to:

   a) withholding of payments to the contractor under the contract until the contractor complies, and/or
   b) Cancellation, termination or suspension of the contract, in whole or in part.

6) **Incorporation of Provisions:** The contractor shall include the provisions of paragraphs (1) through (6) in every subcontract, including procurement of materials and leases of equipment, unless exempt by the Regulations, or directives issued pursuant thereto. The contractor shall take such action with respect to any subcontract or procurement as the City of Ames, Iowa, the Iowa Department of Transportation or the Federal Highway Administration may direct as a means of enforcing such provisions including sanctions for non-compliance: Provided, however, that, in the event a contractor becomes involved in, or is threatened with, litigation with a subcontractor or supplier as a result of such direction, the contractor may request the City of Ames, Iowa or the Iowa Department of Transportation to enter into such litigation to protect the interests of the City of Ames, Iowa or the Iowa Department of Transportation; and, in addition, the contractor may request the United States to enter into such litigation to protect the interests of the United States

GENERAL NOTES FOR CONSTRUCTION

1. NOTICE TO PROCEED

1.1. The contractor shall not proceed with the work until receiving a notice to proceed from the owner's representative according to the conditions as given in the Notice To Bidders or prior to the pre-construction meeting.

2. SCHEDULE

2.1. The contractor shall submit to the engineer a schedule for the performance of the work items. This schedule shall be provided by the contractor at the project preconstruction conference. No work shall begin until a schedule has been submitted and accepted. The contractor shall then perform the work according to the accepted schedule.

2.2. The contractor shall contact the owner's representative 48 hours prior to the start of construction unless otherwise directed by the engineer.

2.3. The general contractor shall be responsible for the coordination of work between all equipment suppliers, crafts, subcontractors, and utility companies involved in the project, including staging of construction and construction details.

2.4. The contractor will be required to have a representative at the final inspection and will be responsible to open all manholes and intakes and make all areas of work open and accessible for inspection by City personnel.

3. PRE-CONSTRUCTION MEETING AND SUBMITTALS

3.1. A pre-construction meeting will be scheduled as directed by the owner.

3.2. If requested by the owner, the contractor shall submit the following documents at, or prior to, the pre-construction meeting:

3.2.1. A complete list of all employees that will be working within any City facility or on City property.

3.2.2. Shop drawings showing details of construction and identification of materials as requested by the owner.

3.2.3. Material Safety Data Sheets (MSDS) for applicable materials.

3.2.4. Project schedule showing beginning and completion dates for various portions of the work with the value of each portion.

3.2.5. A listing of the subcontractors assigned to each portion of the work not completed by the prime contractor, along with the bid items each subcontractor will be responsible for.

3.2.6. Names and 24-hour contact information for the contractor and subcontractors.

3.2.7. Contract price breakdown of lump sum bid(s) as requested by the owner.

3.2.8. Schedule of values for all of the work which shall include quantities and prices of items which when added together equal the contract price. If requested by the owner, the schedule shall divide the work into component parts in sufficient detail to serve as the basis for progress payments during performance of the work.

4. GENERAL CONDUCT OF PROJECT

4.1. The contractor shall take all possible steps to avoid inconvenience to property owners and the general public during the construction of the project. Such measures shall include dust control and

efforts to minimize noise and inconvenience to pedestrians and vehicular traffic. The project area shall be kept orderly at all times. All work, employees, equipment, and material shall be limited to the right-of-way and easements. Care will be taken to ensure maximum cooperation with the City and property owners concerning the scheduling of work.

4.2. The contractor shall appoint a superintendent, or their duly authorized representative, to be present and on-site at all times during construction.

5. CODES AND STANDARDS

5.1. The contractor shall conform to the safety requirements of the Williams-Steiger Occupational Safety and Health Act of 1970 and all current amendments.

5.2. The contractor shall also comply with all applicable laws, building and construction codes, and other requirements of the City of Ames.

5.3. The contractor shall procure all necessary permits for the construction of the work. The costs for all required jurisdictional permits and licenses will not be waived by the jurisdiction. The contractor's costs for permits, related inspections, and licenses shall be included in the prices bid on the proposal and shall not be considered as an extra.

5.4. In the case of a conflict between various codes, requirements of the more stringent code shall apply.

6. COORDINATION OF CONSTRUCTION

6.1. The contractor's workdays shall be limited to Monday through Friday. Objectionable levels of noise shall not take place between 7:00 p.m. and 7:00 a.m. The number of hours the contractor works on the above days will not be limited. If, for a valid reason, the contractor desires to work on Saturday or a City holiday and they have the approval of the engineer, the contractor shall reimburse the City of Ames for any extra engineering costs necessitated by the extra work. This extra engineering cost will include, but will not necessarily be limited to, inspectors' and surveyors' wages plus overtime and equipment used. The contractor may require the City to submit vouchers or payrolls in support of claims for such extra compensation.

6.2. Except for such work as may be required to properly maintain or protect completed or partially completed construction, or to maintain lights and barricades, no work will be permitted on Sundays or legal holidays.

6.3. Before starting to dig, the contractor shall call Iowa One-Call: 1-800-292-8989.

6.4. The contractor shall be required to give notice to the City of Ames construction supervisor of any street, lane, or drive closure at least 48 hours in advance. The contractor's superintendent and project inspector shall jointly deliver notification of driveway closures to the property owners at least 24 hours in advance. The contractor shall also notify CyRide, Ames Police Department dispatch, and the US Post Office in the event of a full street closure.

7. STATIONING

7.1. All stationing is based upon baseline measurements.

8. PROTECTION OF TREES

8.1. The contractor will take necessary precautions to protect trees that overhang the work area. All trees shall be tunneled in accordance with the City of Ames "Policy for Protection of Public Right of Way Trees" and the plans, unless otherwise noted. Where trees are present in areas of open cut construction, excavation shall be done by methods which take extra care not to damage roots 2" in diameter and larger. Any trees damaged by the contractor during construction shall be trimmed or

replaced, at the direction of the engineer, and at the contractor's expense. The contractor will be subject to a $500 fine for each tree that is damaged.

8.2. The contractor shall protect all trees from damage during construction in accordance with city standards. No open excavation is allowed within a tree dripline. The minimum distance of tunneling from any side of a tree shall be as follows:

8.2.1. 5 ft. for a 2 – 9 inch tree diameter.

8.2.2. 10 ft. for a 10 – 14 inch tree diameter.

8.2.3. 12 ft. for a 15 – 19 inch tree diameter.

8.2.4. 15 ft. for a tree diameter over 19 inches.

9. UTILITIES

9.1. The contractor shall exercise all due caution when working in the vicinity of pipelines carrying combustible or toxic materials which are present on this project. Pipeline locations shown on the plans represent the best information available at the time of plan preparation. Before performing earthwork, tiling, or excavation within 300 feet of an existing pipeline, the contractor shall notify the pipeline company and the pipeline company shall mark the location of the pipeline as required by section 479.47 of the *Code of Iowa*.

9.2. The location and elevations of utilities indicated on the plans are taken from existing public records. The exact location and elevation of all utilities must be determined by the contractor. It shall be the duty of the contractor to ascertain whether any additional facilities other than those shown on the plans may be present. Utilities damaged or broken by contractor's operations shall be repaired at no additional cost to the owner.

9.3. Prior to construction, the contractor shall uncover all utilities to verify their location and elevation and to identify potential conflicts. The contractor shall immediately notify the engineer of any potential conflicts.

9.4. Existing utility facilities such as utility poles, underground conduit, guy wires, underground carrier pipe, and service lines shall be relocated, removed, or adjusted by the respective utility companies. All utility work does not appear on the plans. Coordination with utilities companies for the location and access for relocation of their lines shall be the responsibility of the contractor.

9.5. The contractor shall be responsible for such utilities as water appurtenances, storm and sanitary sewer manholes, and intakes that are to be constructed or adjusted.

9.6. If the contractor damages a water service line, a licensed plumber must be retained to complete repairs to said service. In addition, the services of a licensed plumber will also be required for curb stop adjustments.

9.7. All service connections to mains and sewers (water, sanitary, and sump) must be made by a licensed plumber.

9.8. Coordination with others (utility companies and other contractors) for relocation or installation of utilities or items not in this contract shall be the responsibility of the contractor and the cost shall be considered incidental to this project.

<u>Utility Contacts:</u>

Iowa One Call	1-800-292-8989

Water & Sanitary Sewer	City of Ames: Dale Weber (515) 239-5551
Streets/Storm Sewer/Drain Tile	City of Ames: Matt Elbert (515) 239-5548
Ames Electric	Mark Imhoff (515) 239-5175
Traffic	Brad Becker (515) 231-3042
Gas	Alliant Energy: Curt Bolton 515-268-3485
Telephone/Internet	Century Link: Johnny Kang 515-336-6384
Telephone/Internet	Mediacom: Dan Zimmer 845-587-2495
Telephone/Internet	Aureon: Matthew Weiser (515) 830-0497
Telephone/Internet	Metronet: Jared Sharp (515) 230-7127

9.9. The City of Ames' underground facilities do not include service lines and laterals providing service to private properties. All City of Ames service locates are completed as a courtesy for the contractor. No guaranty of accuracy is offered, nor shall any be implied. It shall be up to the excavator to verify exact locations and ascertain the presence of any unmarked lines.

10. CERTIFICATIONS AND TESTS

10.1. Material Samples: Before a contract is awarded, the bidder may be required to furnish a statement of the origin, composition, and manufacture of any or all materials proposed for use in the performance of the contract, together with samples of the material. These samples will be considered as representative and typical of the material to be obtained from any particular source.

10.2. Material Tests: At any time during the course of the contract, the engineer may require that tests be conducted on any or all materials used in the performance of the contract.

10.3. Supplier Certification: Prior to the use of a product in the performance of the contract, the supplier of said product shall submit to the engineer a certificate informing the engineer that the supplier has examined the specifications contained herewith, and that their product satisfies the standards required of that type of product.

11. RIGHT-OF-WAY AND EASEMENT

11.1. The contractor shall confine their activities to City of Ames right-of-way or easements obtained by the City of Ames.

11.2. Copies of easements are available at the engineer's office. No activities or vehicles will be permitted outside of this working encroachment except upon established roadways or as designated by the engineer.

12. WASTE MATERIALS

12.1. All waste materials shall be disposed of at an approved landfill site or other waste disposal site. Disposal of waste materials shall be in accordance with all applicable Federal, State of Iowa, and local requirements. Applicable dumping fees will be the responsibility of the contractor.

13. SURVEYS AND STAKING

13.1. The contractor shall perform such surveying and staking as will be necessary for the construction to comply with the plans and specifications. Construction Survey and Staking shall be in accordance with IDOT Standard Specification Section 2526. Pedestrian Facility Construction Survey and Staking shall be in accordance with the City of Ames plans and specifications.

14. EXCAVATION SAFETY/COMPETENT PERSON

14.1. The contractor shall employ and have on site a “competent person” for all projects involving excavation of earth. A “competent person”, as defined by the U. S. Occupational Safety and Health Administration (OSHA), is “one who is capable of identifying existing and predictable hazards in the surroundings, or working conditions which are unsanitary, hazardous, or dangerous to employees, and who has authorization to take prompt corrective measures to eliminate them”. The contractor shall identify to the engineer in writing, the name and credentials of the “competent person” prior to the start of any work involving excavation of earth.

15. WATER SOURCE FOR CONSTRUCTION

15.1. It shall be the responsibility of the contractor to supply the water needed for their construction operations using a tank wagon or other similar type machinery. Water is available 24/7 at the bulk water station located at 710 East 13th Street. The bulk water station is coin or bill operated with no change made.

15.2. Water shall not be drawn from fire hydrants without the use of a hydrant meter. Application for the use of a hydrant meter is made by contacting the Water Meter Division of the City of Ames (515-239-5151). All procedures outlined by the Water Meter Division shall be followed.

15.3. The contractor should take note of the *Municipal Code* of the City of Ames, Iowa, which states that no person except an authorized employee of the City is allowed to open or close any hydrant connected to the City water supply. Any person violating these provisions is guilty of a misdemeanor and subject to a fine in a sum not exceeding $100.00 or imprisonment not to exceed thirty (30) days.

16. REMOVALS

16.1. Removal of existing features shall be considered incidental to other items of work on the project if not outlined specifically as a bid item. Contractor shall legally and properly dispose of all materials removed as part of this project.

16.2. The contractor shall coordinate removal and relocation of all permanent traffic signs with the engineer. The contractor shall notify the engineer 48 hours in advance of any need for removal of signs. All signs removed shall be delivered to the engineer. Payment shall be considered incidental to the contract.

16.3. The cost incurred where a section of removal is skipped or where paving is done in sections in order to maintain access to adjacent properties shall be incidental to the project. Contractor shall maintain access to residences at all times, unless otherwise noted on the plans.

16.4. Existing storm sewer that is designated to be removed shall be removed only when the construction has progressed to that location. Drainage shall be maintained at all times.

16.5. All fire hydrants, intake castings, and manhole castings removed as part of the project shall remain the property of the City of Ames. Contact the Public Works Operations Division (515-239-5550) once removed.

16.6. The contractor shall be responsible for replacement or re-establishment of survey monuments (property pins and section corners), which are removed or damaged during construction. Monuments shall be restored by a licensed land surveyor. The contractor shall notify the engineer at least two days in advance of any need to relocate and preserve monuments due to the proposed improvements.

16.7. The contractor shall notify the engineer or owner if rock is encountered during excavation. No separate payment for rock excavation will be made unless removal requires rock excavating equipment and prior written authorization by the engineer or owner is provided.

16.8. Pavement joint sawing shall be done using a wet saw method to prevent dust, or by early cut method when allowed. All pavement saw cuts are incidental to removal and replacement of pavement and driveways as applicable.

16.9. For city street crossings where permanent pavement will not be installed within one week from the time the trench is backfilled, the contractor is to place a temporary patch consisting of one-inch (1") thick cold patch asphalt or hot mix asphalt over the street backfill to the level of the existing street surface. If the temporary patch is to remain for more than 30 days, the patch shall be four inches (4") of PCC pavement. The contractor shall maintain the patch for the length of time the patch is in place. Placement and maintenance of any temporary patch will not be paid for separately and is considered incidental to the contract.

17. EROSION CONTROL

17.1. For all projects one acre or more in disturbed area and requiring an NPDES permit, the contractor agrees to the following statement:

I certify under penalty of law that I understand the terms and conditions of the general National Pollutant Discharge Elimination System (NPDES) permit that authorizes the stormwater discharges associated with industrial activity from the construction site as part of this certification. Further, by entering into a contract for this project, I understand that I am becoming a co-permittee, along with the City and my subcontractors, to the Iowa Department of Natural Resources NPDES General Permit No. 2 for "Storm Water Discharge Associated with Industrial Activity for Construction Activities" at the project site. As a co-permittee, I understand that I and my company are legally required under the Clean Water Act and the Code of Iowa to ensure compliance with the terms and conditions of the storm water pollution prevention plan developed under this NPDES permit and the terms of this NPDES permit.

17.2. Erosion control is the responsibility of the contractor during construction and until sod has been placed, or uniform perennial vegetative cover with a density of 70% for the area has been established.

17.3. Stabilization shall be completed immediately after completion of finish grading unless otherwise approved by the engineer.

17.4. The contractor must take precautions to prevent storm water runoff from being impeded or diverted due to construction operations. Areas disturbed by construction shall be graded to the finished grade.

17.5. If a project area is abandoned for a period of 14 days or longer, the contractor is required to stabilize that area at their own expense.

18. EARTHWORK

18.1. Any additional excavation required for ditching operations, small swales, or limited reshaping of adjacent areas to provide for drainage shall be considered incidental to the project.

18.2. The contractor shall be responsible for keeping sediment and debris deposited by construction activity off adjacent traffic lanes, parking lots, streets, and driveways. The project site shall be kept orderly at all times.

18.3. The contractor shall apply necessary moisture to the construction area and haul roads to prevent the spread of dust. Refer to article 1107.07 of the IDOT Standard Specifications for additional details.

18.4. Overhaul on this project shall be considered incidental and will not be measured or paid for separately.

19. CONCRETE

19.1. The contractor is cautioned not to obstruct or remove any unnecessary pavement, or to disturb the existing traffic pattern more than necessary for the proper execution of the work.

19.2. Special care shall be taken when forming at intersections; short lengths of forms or flexible forms may be necessary at these locations.

19.3. The estimated quantity for new concrete pavement includes all integral curb, all street returns, and special areas of repairs to connecting pavements.

20. MATERIALS TESTING

20.1. Laboratory tests shall be performed by the contractor unless otherwise noted. The contractor shall provide samples of materials required for laboratory tests.

20.2. Compaction testing shall be considered incidental to other items of work on the project if not outlined specifically as a bid item.

21. PEDESTRIAN FACILITY COMPLIANCE AND ACCEPTANCE

21.1. The contractor is responsible for constructing all new pedestrian facilities in accordance with the plans, specifications, and applicable standards. Pedestrian facilities include sidewalks, shared use paths, pedestrian ramps, and crosswalks.

21.1.1. Upon request, the engineer can provide assistance and guidance on plan interpretation. However, the contractor is solely responsible for implementing the plans.

21.1.1.1. The design and construction parameters of pedestrian ramps are relatively narrow. Minor errors in formwork or pavement finishes can significantly affect the final results. Because of this, special care and attention should be taken when setting formwork and/or finishing the various elements of pedestrian ramps including, but limited to, adjacent curb and gutter, ramp lip, truncated dome placement, widths, running slopes, and cross slopes.

21.1.1.2. A pay-item for Pedestrian Facility Construction Survey and Staking has been added to account for the anticipated extra effort to comply with the strict ADA standards on City of Ames projects. No extra payments will be made.

21.2. No payment will be made for pedestrian facilities as described in Section 21.1 until pedestrian facility compliance is verified by the engineer.

21.3. Initial review of pedestrian facility compliance will be made by the engineer no more than 5 business days after the contractor reports to the engineer that the entire shared use path section, sidewalk section, crosswalk section, or pedestrian ramp is complete. Partial acceptance of pedestrian facilities will not be made. (i.e. the 6” sidewalk ramp and landing pad will not be accepted until the 4” sidewalk tie-ins are completed and ALL elements of the pedestrian ramp are determined to be compliant.)

21.4. Compliance of pedestrian facilities will be determined by the engineer via the use of a smart level. Measurements will take place after construction and shall be within the tolerances called out in the plans. If any element falls outside the specified tolerances, the pedestrian facility will be determined non-compliant. The contractor shall remove and replace all non-compliant elements and any additional items necessary to bring the pedestrian facility into compliance such as, but not limited to, newly placed curb and gutter. Pedestrian facility replacements shall be completed at no additional cost to the city.

21.4.1. In the event the contractor does not agree with the engineer, they can present their own

information at no additional cost to the city. This may be through the use of another, properly calibrated smart level in the presence of the engineer, or through the use of a Total Station. No GPS verification will be allowed. The engineer will respond to the additional information provided by the contractor within 5 business days.

21.4.1.1. If the contractor presents data confirming non-compliance, the contractor shall remove and replace the pedestrian facility at no cost to the City.

21.4.1.2. If the contractor presents data confirming they are in compliance, and the City accepts that data, the Engineer will determine the pedestrian facility is within compliance.

21.4.1.3. If the contractor presents data showing they are in compliance, and the City has cause to believe the data may be in error, the City will re-evaluate the pedestrian facility. The City will then provide written documentation of the survey data, possible concerns, and required actions, if any are necessary for final acceptance.

21.4.2. In the event the contractor has cause to believe the city is in error after Section 21.4.1, a third-party survey can be requested in writing by the contractor. The city will then hire a third-party surveyor to verify the newly constructed pedestrian facility via the use of a total station.

21.4.2.1. By requesting this, the contractor is agreeing to pay the third-party surveyor fees through a change order of the contract if the pedestrian facility is determined out of compliance. The contractor also agrees to remove and replace any non-compliant pedestrian facility at no cost to the city.

21.4.2.2. If the pedestrian facility is determined to be compliant, the contractor will not be charged for any of the third-party survey work and the pedestrian facility will be determined compliant by the engineer.

21.4.3. Once compliance of the pedestrian facility has been verified and accepted, the contractor shall submit as-built drawings for each verified and accepted location to the Engineer. The as-built will include, but is not limited to, distances and slopes within the facility.

22. FINAL SUBMITTALS

22.1. Upon completion of the contract work, the contractor shall submit copies of project documents as requested by the owner. This may include, but is not limited to, as-built drawings certified by an architect or engineer licensed in the State of Iowa, final inspection documents, warranty certificates, and operation and maintenance manuals.

End of Section

Rev 3-4-20

SPECIAL PROVISIONS

1. GENERAL

1.1 These Special Provisions shall apply to the **2025/26 STORMWATER EROSION CONTROL PROGRAM (WORRELL CREEK)**

2. INSURANCE REQUIREMENTS

2.1 Minimum Scope Of Insurance: Coverage shall be at least as broad as:

2.1.1 Insurance Services Office form number CG 00 01 covering Commercial General Liability.

2.1.2 Insurance Services Office form number CA 00 01 covering Automobile Liability, comprehensive form.

2.1.3 Worker's Compensation insurance as required by the Laws of the State of Iowa and Employers Liability insurance.

2.2 Minimum Limits of Insurance: Contractor shall maintain limits no less than:

2.2.1 General Liability: $1,000,000 combined single limit per occurrence for bodily injury, personal injury and property damage.

2.2.2 Automobile Liability: $1,000,000 combined single limit per accident for bodily injury and property damage.

2.2.3 If required by statue, Workers' Compensation and Employers Liability: Statutory Workers' Compensation limits as required by the laws of the State of Iowa.

2.2.4 Builder's Risk insurance shall be in an amount not less than the total value of construction.

2.3 Deductibles and Self-insured Retentions: Any deductibles or self-insured retentions must be declared to and approved by the City of Ames. At the option of the City of Ames, either the insurer shall reduce or eliminate such deductibles or self-insured retentions as respects the City of Ames, its officials and employees; or the contractor shall procure a bond guaranteeing payment of losses and related investigations, claim administration and defense expenses.

2.4 Other Insurance Provisions: The policies are to contain, or to be endorsed to contain, the following provisions:

2.4.1 General Liability and Automobile Liability Coverages.

2.4.1.1 The City of Ames, its officials, employees, and volunteers are to be covered as insured as respects: liability arising out of activities performed by or on behalf of the contractor; products and completed operations of the contractor, premises owned, occupied or used by the contractor, or automobiles owned, leased, hired, or borrowed by the contractor. The coverage shall contain no special limitations on the scope of protection afforded to the Agency, its officers, officials, employees, or volunteers.

2.4.1.2 Any failure to comply with reporting provisions of the policies shall not affect coverage provided to the City of Ames, its officials, employees, or volunteers.

2.4.2 Workers' Compensation and Employers Liability Coverage.

2.4.3 To the fullest extent provided by the laws of Iowa, the insurer shall agree to waive all rights of subrogation against the City of Ames, its officials, employees, and volunteers for losses arising from work performed by the contractor for the City.

2.5 All Coverages: Each insurance policy required by this clause shall be endorsed to state that coverage shall not be suspended, voided, cancelled by either party, reduced in coverage or in limits except after thirty (30) days' prior written notice by certified mail, return receipt requested, has been given to the City.

2.6 Acceptability Of Insurers: Insurance is to be placed with insurers with a Bests' rating of no less than A:VII.

2.7 Verification Of Coverage: Contractor shall furnish the City with certificates of insurance and with original endorsements effecting coverage required by this clause. The certificates and endorsements for each insurance policy are to be signed by a person authorized by that insurer to bind coverage on its behalf. The certificates and endorsements are to be on standard insurance company forms or forms provided by the City and are to be received and approved by the City before work commences. The City reserves the right to require complete, certified copies of all required insurance policies, at any time.

2.8 Subcontractors: Contractor shall include all subcontractors as insured under its policies or shall furnish separate certificates and endorsements for each subcontractor. All coverages for subcontractors shall be subject to all of the requirements stated herein.

2.9 Indemnification: To the fullest extent permitted by law, the contractor shall indemnify and hold harmless the City of Ames, their agents, and employees from and against all claims, damages, losses, and expenses, including, but not limited to attorneys' fees arising out of or resulting from the performance of the work, provided that any such claim, damage, loss, or expense (1) is attributable to bodily injury, sickness, disease, or death, or to injury to or destruction of tangible property (other than the work itself) including the loss of use resulting therefrom; and (2) is caused in whole or in part by any negligent act or omission of the contractor, any subcontractor, anyone directly or indirectly employed by any of them or any one for whose acts, any of them may be liable.

2.10 In no case will the contractor's coverage be constructed to provide coverage for acts of negligence alleged to be caused by the sole negligence of employees of the City of Ames.

3. COMPLETION DATES

December 31, 2027

4. LIQUIDATED DAMAGES

4.1 Should the contractor fail to complete the work as specified and by the designated completion date or dates, they shall reimburse the City for any extra engineering costs necessitated by the continuance of the work beyond the time specified for completion. In addition, liquidated damages will be assessed as specified for work beyond the designated completion date or dates.

5. WARRANTIES AND GUARANTEES

5.1 Maintenance Of The Work: The contractor shall provide a maintenance bond for the improvements of this project. Unless otherwise stated, the length of the maintenance bond shall be **2 years**. The guaranteed maintenance period shall be **four (4) years** for new paving.

End of Section

TRAFFIC CONTROL

1. GENERAL REQUIREMENTS

1.1. Traffic control questions shall be discussed with the Traffic Engineer or the Project Engineer.

1.2. The Temporary Traffic Control bid item includes the measures required to accommodate pedestrian and vehicle access to adjacent businesses and residences throughout construction. Refer to the plan sheets for more information regarding access throughout construction.

1.3. Prior approval of the engineer is required for changes to the phasing shown in the plans.

1.4. All traffic control devices shall be furnished, erected, maintained, relocated, and removed by the contractor. The contractor shall provide traffic control maintenance during all working and non-working hours. The name and telephone number for the contractor's contact person responsible for traffic control matters shall be provided to the engineer.

1.5. Proposed sign spacing may be modified as approved by the engineer to meet existing field conditions or to prevent obstruction of the motorists' view of permanent signing.

1.6. "Traffic Control" shall include the cost for all traffic control measures required of the contractor except for those which are separate bid items or are incidental to other bid items. This includes, but is not limited to, vehicle, bicycle, and pedestrian traffic control.

1.7. The contractor may not impact traffic (vehicular or pedestrian) in a new phase until restoration of the current phase has been completed including, but not limited to, pedestrian access across street pavement and all required traffic control is in place.

1.8. The contractor shall work diligently towards completion of the project once the work is started. Failure to do so on the contractor's part may constitute a breach of contract and result in the owner seeking remedies described in the General Terms and Conditions and/or special conditions.

2. TRAFFIC CONTROL FOR CONSTRUCTION AND MAINTENANCE WORK WITHIN THE CITY'S RIGHT-OF-WAY

2.1. Refer to SUDAS Section 8030 for Standard Road Plans for Traffic Control. Arrow Boards shall be required for all Collector and Arterial roadways as defined by The Iowa DOT's Urban Federal Functional Classification Map of Ames, Iowa. Prior approval from the Traffic Engineer is required to waive the arrow board requirement.

2.2. Traffic control measures can be altered when work activities are very short-term (up to one hour). For these activities, vehicular equipped flashing devices may be used to warn and divert traffic. These devices must be mounted on the top of the vehicle and do not consist of flashing vehicular taillights.

2.3. The City will not be responsible for providing any traffic control devices unless otherwise noted.

2.4. If construction or maintenance is being performed within City right-of-way without proper traffic control devices, the City will shut down work activities immediately until the proper devices are placed.

2.5. Work zone speed limits shall be submitted to the Engineer via written request for approval per Municipal Code Sec. 26.79 (Street Work Zone Regulations). DOT jurisdictional roadway work zone speed limits require approval from the Iowa DOT – District 1.

Rev 01/13/2020 End of Section

City of Ames Supplemental Specifications to SUDAS (2025 Edition)

Date of Last Revision: 10-7-25

Division 1: General Provisions and Covenants

Section 1010: General Conditions

1.03 DEFINITIONS AND TERMS

Add: Care Period. If no warranty is listed in contract documents, care period is 9 months from date of application.

Add: Major Item of Work. Any contract item (pay item) for which the original contract amount plus authorized additions is more than 10% of the original contract sum, or $25,000, whichever is less.

Section 1040: Scope of work

1.06 INCREASE OR DECREASE OF WORK

B. **Delete and Replace with the Following:** Unless such alterations, increases, or decreases materially change the character of the work to be performed or the cost thereof, the altered work shall be paid for at the same unit prices as other parts of the work.

Quantity changes, for major items as defined by COA Supplemental Specification 1010.1.03, amounting to 20% or less of the total bid for an item shall not affect the unit price of that item.

When a major item of work, is increased in excess of 120% or decreased below 80% of the original contract quantity. Any allowance for an increase in quantity shall apply only to that portion in excess of 120% of the original contract item quantity. The adjustment in unit price, excluding profit, for an under run in excess of 20% will be computed on the difference between the actual quantity and 80% of the original contract quantity.

EXAMPLE:

If 100 units are in a contract and the item meets the major item definition and only 50 units are installed. The difference between 80% of the contract quantity and the actual installed quantity (50%) is 30 units.

20 units will be paid at the contract price

30 units will be paid at a new, agreed to, unit price.

If, however, the character of the work or the unit costs thereof is materially changed, due to unforeseen events, an allowance shall be made on such basis as may have been agreed to in advance of the performance of the work.

1.09 CHANGED SITE CONDITIONS

B. Compensation:

Add: 3. Under no circumstances will payment for down time be made by the City of Ames as project field issues are being resolved. The City of Ames will take all necessary action to resolve issues in a timely manner.

1.10 DISPUTED CLAIMS FOR EXTRA COMPENSATION

A. Basis of Claim for Extra Compensation:

Add: 6. Under no circumstances will payment for down time be made by the City of Ames as project field issues are being resolved. The City of Ames will take all necessary action to resolve issues in a timely manner.

1.11 DELAYS CAUSED BY THE JURISDICTION

Add: Under no circumstances will payment for down time be made by the City of Ames as project field issues are being resolved. The City of Ames will take all necessary action to resolve issues in a timely manner.

Section 1050: Control of work

1.12 SALVAGE

A. **Delete and Replace with the following:** All manhole and intake castings, hydrants, and valves shall be carefully salvaged and returned to the City of Ames.

Section 1060: Control of Materials

1.04 STORAGE OF MATERIALS

Add: On contracts for which the contract sum is $10,000 or more, payments may be allowed at the discretion of the Engineer.

Section 1070: Legal Relations and Responsibility to the Public

2.01 SANITATION

Add: If the duration of the project, in any phase, is 72 hours or more, on-site restroom facilities shall be provided. No additional payment will be made, and any costs shall be incidental.

2.02 CONVENIENCE AND SAFETY

B. Protection of Workers and the Public:

Delete: "when exposed to traffic or construction equipment in the right-of-way." **and Replace with:** "within the construction zone, no exceptions."

2.07 PROTECTION OF ABOVEGROUND AND UNDERGROUND FACILITIES

Add: E. The City of Ames performs locates for utility services (water and sewer) as these services, in the City of Ames, are owned by the property owner, not the City of Ames. Utility service locates for water and sewer are courtesy locates and the contractor is solely responsible for determining the exact location of all utility service connections. The City of Ames does not assume responsibility for the exactness of these courtesy locates and any damage caused by a contactor shall be immediately repaired at the Contractor's expense by a plumber licensed to do work in the City of Ames.

Add: F. Potholing activities within pavement: Core holes shall be replaced with a minimum size patch of 4'x4' or full sidewalk/shared use path panel unless otherwise approved by the Engineer, and the patch shall be Class C concrete. Class M concrete may be used with approval of the Engineer. Asphalt patches may be utilized only on asphalt/sealcoat streets and only with approval of the Engineer. Asphalt patches shall be a minimum of 4'x4' and the mix shall meet SUDAS Specification 7020. The core hole plug is not to be utilized to fill the hole. Pothole locations are to be filled and maintained with granular material immediately after use to ensure that the hole does not present a danger.

Add: G. Potholing activities outside pavement: Immediately after use, holes outside of the pavement shall be backfilled with sand to no closer than 8" from the top of the existing surrounding soil. These areas shall then be immediately filled with topsoil, seeded, and maintained at grade until permanent growth is fully established.

Add: H. Potholing activities within sidewalks and pedestrian ramps: If potholing activities affect any portion of a pedestrian ramp, any elements of the ramp that do not meet current ADA standards shall be replaced and brought into ADA compliance in accordance with Supplemental Specification Section 7030. The affected panels shall be removed and replaced with class C concrete. Class M concrete may be used with approval of the Engineer.

Add: I. Temporary ADA Compliance: Potholes shall be patched or temporarily made ADA compliant within 48 hours of potholing. All pothole locations shall be immediately filled with granular material and maintained such that there is no danger to the public. Protection in sidewalk areas shall meet ADA requirements for trip hazards. If the protection cannot meet ADA requirements, a fully compliant pedestrian detour shall be set up according to the City of Ames Standard Traffic Control Plans until the panels are replaced.

2.16 GARBAGE SERVICES

Add. 2.16 GARBAGE SERVICES: The contractor shall coordinate with local trash services for trash collection during the project with notification of project impacts to trash collection. No additional payment will be made unless otherwise specified in the contract documents**.**

Section 1080: Prosecution and Progress

1.01 SUBLETTING OR ASSIGNMENT OF CONTRACT

A. Work by Contractor:

Add: 4. Any and all service work shall be performed by a plumber licensed with the City of Ames and in accordance with the Ames Municipal Plumbing Code. The contractor shall coordinate the work to be done so that it does not impede the progress of the project as a whole.

Add: 5. All traffic signal service work shall be performed with a licensed IMSA Signal Level II technician onsite.

1.04 PRECONSTRUCTION CONFERENCE

Add: The contractor shall provide a minimum of 5 business days' notice to schedule a preconstruction meeting. No work or utility locates shall take place until the preconstruction conference has been held. Work shall commence no more than one month after the preconstruction meeting.

1.10 CONTRACTOR'S EMPLOYEES, METHODS, AND EQUIPMENT

B. Workers:

Add: 3. When working in the City of Ames, shirts shall be worn at all times. Clothing with profane or offensive words or designs are not allowed. Workers wearing profane or offensive words or designs must leave the construction site until wearing clothing that is deemed acceptable by City of Ames staff.

Division 2: Earthwork

Section 2010: Earthwork, Subgrade, and Subbase

1.08 MEASUREMENT AND PAYMENT

F. Below Grade Excavation (Core Out):

2. Payment:

Delete: "existing embankments or following proof rolling operations." **and Replace with:** "embankments constructed as part of the project or once the grade has been approved following a successful proof rolling test."

M. Compaction Testing:

1. **Delete and Replace with the following:** The contractor will be responsible for compaction testing and payment for testing unless otherwise specified in the contract documents.

Add: 4. Work shall not progress until all required compaction testing reports are submitted to the Jurisdiction by the Contractor, or their testing Subcontractor, and approved by the Jurisdiction.

2.04 FOUNDATION MATERIALS

D. Subbase:

1. Special Backfill:

Add: c. Recycled HMA (Hot Mix Asphalt) will not be allowed for special backfill under new PCC pavement.

3.04 EMBANKMENT CONSTRUCTION

C. Depositing Embankment Material:

1. Add: No embankments shall be built on frozen earth.

Add: F. Density Reports: Density reports shall be submitted to the Contractor and to the City within 3 days of the test being performed. No work shall progress until reports have been submitted, approved, and/or corrective action taken on deficient test results.

3.06 SUBGRADE PREPARATION

A. Uniform Composition:

4. **Add:** The City of Ames shall verify subgrade elevations prior to placement of subbase material.

Add: 5. A disk or plow shall be used for turning soil for drying. If conditions do not allow enough space for a disk or plow, the material shall be opened up for drying via other methods, proposed by the Contractor and with the approval of the Jurisdictional Engineer. Use of a ripper for turning soil will not be allowed.

B. Subgrade Stability:
1.**a. Delete:** A single axle or tandem truck fully loaded with rock or soil to the top of the truck's sideboards; or
b**. Delete:** A single axle truck loaded with a rear axle weight of 13,500 pounds and total vehicle weight of 20,000 pounds or a tandem axle truck loaded with rear axle weight of 34,000 pounds and a total weight of 46,000 pounds. Verify axle and truck weights by tickets from a certified scale.
Replace with: "Perform proof rolling with a tandem axel truck loaded with a minimum net weight of 15 tons of material. Proof rolling operations for verification of subgrade shall be jointly observed by the Contractor and City of Ames Staff."
2.**Delete:** "or rutting of more than 2 inches, measured from the top to the bottom of the rut at the outside edges". **and Replace with:** "Tire rutting during proof rolling will be unacceptable."
3. **Delete and Replace with the following:** If soft or yielding areas are located, the Contractor shall provide subgrade preparation per 2010.3.06.A.2 and allow adequate time for the material to dry at no additional cost. Should the area fail the second proof rolling operations, a method of stabilization will be determined and agreed to jointly by the Engineer and the Contractor. The agreed stabilization method will be paid for utilizing existing contract items. If no appropriate contract items exist, the stabilization will be paid for by extra work order.
D. Subgrade Check:
Add: Contractor shall have survey stakes and string line set prior to performing the subgrade check. Contractor and City of Ames staff shall jointly verify subgrade elevations.

3.08 SUBBASE
D. Final Elevation:
2. **Add:** Contractor shall have survey stakes and string line set prior to performing the subbase check. Contractor and City of Ames staff shall jointly verify subbase elevations.

3.09 FIELD QUALITY CONTROL
B. Moisture Content and Density:
1. **Delete and Replace with the following:** Ensure that moisture content falls within a range of -1% to +3% of optimum moisture.

Division 3: Trench and Trenchless Construction

Section 3010: Trench Excavation and Backfill

1.08 MEASUREMENT AND PAYMENT
F. Trench Compaction Testing:
Delete and Replace with the following: The contractor will be responsible for compaction testing and retesting and all testing and retesting payments unless otherwise specified in the contract documents. Density reports shall be submitted to the Contractor and to the City within 3 days of the test being performed. Work shall not progress until reports have been submitted, approved, and/or corrective action taken on deficient test results.

2.01 MATERIALS EXCAVATED FROM A TRENCH
C. Over-excavation:
Add: No additional compensation will be made for minor adjustments to elevations due to field conditions.

3.05 PIPE BEDDING AND BACKFILL
A. General:
Add: 7. Pipe embedment shall be R-2 for storm sewer pipe, F-3 for sanitary sewer pipe, and P-1 for water main.
Add: F. Compaction: Compaction shall be achieved utilizing equipment as outlined in Iowa DOT Standard Specification Section 2001, General Equipment Requirements.

3.06 TRENCH COMPACTION TESTING

C. Field Testing:

2. Test Failure and Retesting:

Delete: "the Engineer may require retesting as deemed necessary." **and Replace with:** "submit all failed test results to the Jurisdiction."

Section 3020: Trenchless Construction

3.04 TRENCHLESS INSTALLATION

Add: E. Impact on Existing Sewers: For any installation by trenchless construction, the Contractor shall verify that sanitary and storm sewer main, including residential services, have not been impacted by the installation. The method of verification shall be either by visual inspection at critical crossings jointly with City staff, or by televising. If televising is used, the report shall be submitted to the City for review prior to acceptance and payment for the work and/or closure of the right-of-way permit. Any locations discovered to be in conflict shall be repaired immediately at no cost to the City.

Division 4: Sewers and Drains

Section 4010: Sanitary Sewers

2.01 SANITARY SEWER (Gravity Mains)

A. Add: This gravity sewer main material may be used only with approval of the Engineer.
B. Add: This gravity sewer main material may be used only with approval of the Engineer.
C. Add: This gravity sewer main material may be used only with approval of the Engineer.
D. Add: This gravity sewer main material may be used only with approval of the Engineer.
H. Add: This gravity sewer main material may be used only with approval of the Engineer.
I. Add: This gravity sewer main material may be used only with approval of the Engineer.
J. Add: This gravity sewer main material may be used only with approval of the Engineer.

2.04 SANITARY SEWER SERVICES

A. Connection to Main:

4. VCP Main:

a. **Delete and Replace with the following:** Replace the section of VCP from nearest joint to nearest joint or a minimum of 5 feet with truss type PVC or other pipe material approved by the Engineer. Install a wye or tee service fitting as specified for the pipe material used.

Delete: b.

3.02 GRAVITY SEWER INSTALLATION

A. General:

7. **Delete and Replace with the following:** Use a watertight stopper, plug, or other approved means to protect the exposed upstream ends of the pipe and prevent soil sediment from entering the sanitary sewer system.

Add: 8. Sewer main stubs shall extend at least one full length of pipe from a manhole structure.

Add: 9. No use of repair or maintenance products on new construction without prior approval of Engineer.

B. Trenched:

3. **Add:** A pipe laser shall be used to verify line and grade.

3.06 SANITARY SEWER SERVICE STUBS

C.

5. **Delete:** "as required by the Jurisdiction or as specified in the contract documents." **and Replace with:** "with a 14-foot long wood 2x4 that is painted green and wrapped with metallic tape, or as required by the Jurisdiction, or as specified in the contract documents."

Section 4020: Storm Sewers

1.07 SPECIAL REQUIREMENTS

Add: Use Class R-2 Pipe Embedment from Figure 3010.102 (SW-102) for storm sewer pipe installations

3.02 PIPE INSTALLATION

A. General:

3. **Delete:** "non-shrink grout or"

Add: 9. No use of repair or maintenance products on new construction without prior approval of Engineer.

Section 4050: Pipe Rehabilitation

1.07 SPECIAL REQUIREMENTS

A. **Add:** Contractor shall coordinate with the City of Ames Water Meter Shop (515-239-5151) to determine the location of the water meter and all water meter requirements.

B. **Delete:** "Jurisdiction" **and Replace with:** "Contractor"

Section 4060: Cleaning, Inspection, and Testing of Sewers

2.01 TESTING EQUIPMENT

A. General:

B. Video Inspection:

3. **Add:** Electronic files saved to a portable media device such as a flash drive are preferred by the City of Ames.

Add: 4. Video inspectors shall be NASSCO, PACP Certified.

3.01 CLEANING

A. **Delete:** "flushing with high pressure water" **and Replace with:** "jetting"

3.02 VIDEO INSPECTION

A. General:

1. Remove and replace: Conduct video inspection of all new and rehabilitated sanitary and storm sewers pipe sections within 60 days of all backfill and compaction operations being completed, but prior to paving operations.

Add: 5. All service taps shall be installed prior to video inspection.

Add: 6. If the contractor fails to provide Video and Reports meeting SUDAS specifications, the City of Ames has the right to hire a 3rd party to provide them, at the expense of the contractor.

Division 5: Water Mains and Appurtenances

Section 5010: Pipe and Fittings

1.08 MEASUREMENT AND PAYMENT

Delete: C. 2. Fitting by Weight

Delete: E. Water Service Stubs by Length

2.02 BOLTS FOR WATER MAIN AND FITTINGS

B. Other Bolts and Nuts

Delete 2. Ductile Iron

2.03 FITTINGS

A. For DIP and PVC

1. a. Delete 16 inches and replace with 14 inches.

b. Delete 16 inches and replace with 14 inches.

2.04 CONCRETE THRUST BLOCKS

A. **Add:** Alternative concrete mixes or other materials may be used with approval of the Engineer.

2.05 PIPELINE ACCESSORIES

B. Tracer System:

1. Tracer Wire:

a. Open Cut:

2) Bimetallic Copper Clad Steel Conductor:

a) Size:

Delete and Replace with: #12 AWG

b. Directional Drilling/Boring:

1) Bimetallic Copper Clad Steel Conductor:

a) Size:

Delete and Replace with: #10 AWG

4. Splice Kit:

Delete and Replace with the following: Tracer wire splice kits shall be a 3M Direct Bury Splice (DBR/Y-6) or an equivalent system approved by the Engineer.

5. Tracer Wire Station: Add Use a steel wire tracer pedestal that bolts to the hydrant.

2.07 WATER SERVICE PIPE AND APPURTENANCES

B. Materials:

3. PVC Pipe:

Delete: "ASTM D 1785, Schedule 80 or ASTM D 2241, SDR 21." **and Replace with:** "C900 with wall thickness of DR 14."

5. Polyethylene Pipe:

Add: Can only be used from the curb box to the building.

3.01 PIPE INSTALLATION

A. General:

1. **Add:** "discolored," **after "use"**

8. **Delete:** "when specified in the contract documents,"

10. **Delete:** "during nights and non-working days." **and Replace with:** "immediately after individual pipe segments are installed in the trench."

B. Trenched:

1. **Add:** Use P-1 Pipe Embedment from Figure 3010.104 (SW-104) for water main pipe installations. Granular material shall not be used for bedding or backfill material.

3.05 TRACER SYSTEM INSTALLATION

C. **Delete:** "lower quadrant" **and Replace with:** "top"

F. **Add:** "(looped)" **after "wires"**

Add: H. Use only bimetallic copper clad steel conductor during boring operations per 5010.2.05,1,B.

Add: I. At tapping valves or cut-in valve installations, tracer wire is to be installed along the outside of all valve boxes, inserted into a 2" minimum vertical slot located below the bottom of the valve box lid, and looped in a continuous fashion.

Add: J. Contractor to supply splice and grounding rod location documentation prior to connectivity testing.

3.09 WATER SERVICE STUB

B. Delete: tapped horizontal minimum distance of 24 inches, Replace with: tapped horizontal minimum distance of 36 inches

Add: For multiple 2 inch and larger combination taps, a use a minimum horizontal distance of 6 feet.

Figure 5010.102 (WM-102)

Add to the end of the first sentence of Note 1: to maintain a continuous tracer wire run within the tracer wire system.

Section 5020: Valves, Fire Hydrants, and Appurtenances

1.08 MEASUREMENT AND PAYMENT

F. Valve Box Adjustment, Minor:

Add: Valve box adjustment rings will be incidental. Tracer wire connections, if present in the existing fixture, shall be restored incidental to any fixture adjustment.

G. Valve Box Extension:

1. Measurement:

Add: Tracer wire connections, if present in the existing fixture, shall be restored incidental to any fixture adjustment.

H. Valve Box Replacement:

3. Includes:

Add: Tracer wire connections, if present in the existing fixture, shall be restored incidental to any fixture adjustment.

J. Fire Hydrant Assembly Removal:

3. Includes:

Delete: "(if specified)"

K. Valve Removal:

3. Includes:

Delete: "(if specified)"

L. Valve Box Removal:

3. Includes:

Delete: "(if specified)"

2.01 VALVES

D. Tapping Valve Assemblies:

Add: 8. Thrust Blocks: Poured concrete reaction block meeting 5010.2.04 or mortared cap block shall be placed behind tapping valve sleeves for support. A maximum of 6 solid cap blocks (nominal 4"x 8"x 16") may be used. Only full blocks shall be used, no breaking of the blocks will be allowed. No other material shall be used without approval of the Engineer.

2.02 FIRE HYDRANT ASSEMBLY

B. Manufacturers:

Add: Allowable new or replacement hydrants in the City of Ames: *Clow, Model: Medallion*; *Mueller: Super Centurion*; and *Waterous, Model: Pacer (WB-67-250).*

C. Features:

Delete: 6.

Add: 7. Operating Nut: Pentagonal, size 1.5 inches.

Add: 8. Pumper Nozzle: 5 inch, with a 4.5 inch Storz type hydrant converter and nut cap, AWWA compliant.

Add: 9. Nozzle Threads: National Standard.

Add: 10. Main Valve Nominal Opening Size: Match hydrant run pipe size.

Add: 11. Nominal Bury Length: 6 feet.

Add: 12. Minimum Height: 32 inches from top operating nut to bury depth mark.

D. Painting:

2. **Add:** Public hydrants shall be green in color, matching: #2033 Hydrant Dark Green, industrial enamel.

2.03 APPURTENANCES

A. Flushing Device (Blowoff):

Delete and Replace with the following: Hydrants are required for blowoffs and for all 4" or larger water service stubs.

C. Valve Stem Extension:
Add: Valve stem extensions shall be a minimum 1" diameter solid steel shaft extension. Set screws on valve stem extensions are to be removed and not used for connection at the operating nut. Hollow shaft stems and stems with a roll pin at the bottom of the extension to allow pivoting of the stem at the valve will not be allowed.
Add: D. Holding Spools: Holding spools (minimum 12" long) are required between all valves and tees. No additional measurement or payment will be made.

3.03 FIRE HYDRANT
D. Fire Hydrant Depth Setting:
Add: 4. No more than one hydrant extension is allowed per hydrant.

3.04 ADJUSTMENT OF EXISTING VALVE BOX OR FIRE HYDRANT
A. Minor Valve Box Adjustment:
Add: Tracer wire connections, if present in existing fixture, shall be restored by placing a cut 1" below the lowest point on the valve box lid while the lid is inside of the valve box so as not to damage the tracer wire with the valve box lid and the valve box itself rubbing against each other. Final grade set by drop in valve box riser.
B. Valve Box Extension:
Add: Tracer wire connections, if present in existing fixture, shall be restored by placing a cut 1" below the lowest point on the valve box lid while the lid is inside of the valve box so as not to damage the tracer wire with the valve box lid and the valve box itself rubbing against each other. Final grade set by drop in valve box riser.
C. Valve Box Replacement:
Add: Tracer wire connections, if present in existing fixture, shall be restored by placing a 2" minimum vertical slot through valve box below the lowest point on the valve box lid while the lid is inside of the valve box so as not to damage the tracer wire with the valve box lid and the valve box itself rubbing against each other.

Figure 5020.201 (WM-201)
Add note: All pipe in the fire hydrant assembly shall be ductile iron, including the anchor pipe and riser pipe.
Add note: Unmixed dry concrete is not allowed for thrust blocks.

Section 5030: Testing and Disinfection

1.07 SPECIAL REQUIREMENTS
Add: Comply with the procedures and requirements stipulated in the supplemental document titled "City of Ames Water Main Disinfecting, Flushing, and Testing Using the Continuous-Feed Method".

3.04 PRESSURE AND LEAK TESTING
E. **Add:** All new fire hydrant assemblies 10 feet in length or greater shall be pressure tested.
I. **Delete and Replace with:** No leakage is allowed.
Delete: J.
Delete: K.

Division 6: Structures for Sanitary and Storm Sewers

Section 6010: Structures for Sanitary and Storm Sewers

2.02 PRECAST
Delete and Replace: Unless specified, use of pre-cast structures, for storm sewer intakes in the City of Ames, will be allowed only with approval of the Engineer. Approved structures shall comply with ASTM C 478 and no additional compensation will be made for coring into the structure due to minor field adjustments of inlet and outlet pipes and subdrains.

2.03 CAST-IN-PLACE

A. Concrete:

Add: An M-4 concrete mix may be used for intake bases with approval of the Engineer.

2.09 MANHOLE OR INTAKE ADJUSTMENT RINGS (Grade Rings)

A. **Delete:** 1. Reinforced Concrete Adjustment Rings:

2. High Density Polyethylene Adjustment Rings:

Add: e. For use on storm sewer structures only.

3. Expanded Polypropylene Adjustment Rings:

Add: d. Shall be used for sanitary sewer manholes. Contractor has the option to also use for storm sewer structures.

2.10 CASTINGS (Ring, Cover, Grate, and Extensions)

C. Composite: Add: Requires Engineer's prior approval for the use of composite castings.

E. Casting Types:

1. Manholes:

Add: Manhole castings shall be 2 piece fixed castings. Use of 3 piece casting for storm sewer manholes may be allowed with approval of the Engineer. For all manhole castings located in a flood plain, provide bolt down covers. All castings shall comply with figures SW-601 and SW-602. Concrete box outs for manholes in PCC paving shall comply with figure PV-103. Concrete box outs for manholes in HMA paving shall comply with figure PV-201. All manholes in paving shall be gasketed.

Table 6010.03: Manhole Casting Types

Footnote 2: **Delete:** "may" **and Replace with:** "shall"

2. Intakes:

b. **Delete:** "may" **and Replace with:** "shall"

2.11 ADDITIONAL MATERIALS FOR SANITARY SEWER MANHOLES

B. Riser Section Coating:

1. Exterior:

Delete and Replace with the following: All sanitary sewer manholes shall have bituminous waterproofing on all exterior concrete surfaces.

2.13 STEPS

Delete: 2.13 Section (Steps are not allowed.)

3.02 ADDITIONAL REQUIREMENTS FOR CAST-IN-PLACE CONCRETE STRUCTURES

A. Forms:

2. **Add:** On intake replacement projects the Jurisdictional Engineer may allow the exterior walls of the intake to be poured against undisturbed earth where the vertical face is true, and the wall thickness will not exceed 8 inches in width.

3.05 CONNECTION TO EXISTING MANHOLE OR INTAKE

C. Sanitary Sewer:

1. General:

Add: c. All connections shall be inspected by City of Ames staff prior to acceptance.

2. Cored Opening:

a. **Add:** Connector shall be "Link-Seal" modular type or approved equal.

Delete: 3. Cut and Chipped Opening (Knock-out)

D. Storm Sewer:

1. Delete: "and Chipped"

Delete: a.

2. Cored Opening:

Delete: a.

3.06 DROP CONNECTION TO SANITARY SEWER MANHOLE

A. Internal:

Delete: No internal sanitary manhole drop connections

Figure SW-308 Internal Drop Connection of Sanitary Sewer Manhole

Delete: Sheet (No internal sanitary manhole drop connections.)

Figure SW-514 Box Out Grate for Intakes

Delete: Sheet 3 (Not allowed in the City of Ames.)

Division 7: Streets and Related Work

Section 7010: Portland Cement Concrete Pavement

1.07 SPECIAL REQUIREMENTS

Add: A. Fixtures: When placing PCC, the Contractor shall protect adjacent fixtures from concrete splatter or direct contact with the concrete. Fixtures include, but are not limited to, light poles, light pole bases, controller cabinets, hand holes, buildings, manhole lids, water valve lids, and fire hydrants.

Add: B. Maturity Testing: If a valid maturity strength curve is not available for the concrete mix provided, a C4 mix shall be used with a minimum of 5 days cure prior to opening for sealing operations. The contractor, at their option, may hire an independent testing company to make, cure, and test flexural strength specimens in accordance with IDOT IM 316 to verify the pavement meets opening strength requirements should they wish to shorten the minimum cure time, at no additional cost to the City.

1.08 MEASUREMENT AND PAYMENT

A. PCC Pavement

3. Delete: (excluding cold weather protection; see Section 7010, 1.08, N)

N. PCC Cold Weather Protection:

Delete: Section, No payment for cold weather protection

3.01 Equipment

C. Concrete Placement Equipment:

1. Consolidating and Finishing Equipment:

b. Delete “Air Screeds”

Add: No use of Air Screeds allowed

3.02 PAVEMENT CONSTRUCTION

F. Concrete Pavement Placement:

1. **Delete and Replace with the following:** Use a slip-form paving machine for all pavement 8.5 feet or more in width and 150 feet or more in length. For pavement sections less than 8.5 feet in width and/or less than 150 feet in length, screed finish methods may be used.

Add: 10. Minimum Pavement Thickness Table:

Minimum PCC Pavement Thickness			
Street Classification	Pavement Thickness		
	Commercial / Industrial	Residential / Fringe	Rural
Local (on grade) (1)	8" (7" Reinforced)	8" (7" Reinforced)	8" (7" Reinforced)
Local (on minimum 6" subbase)	7"	7"	7"
Minor Collector (1)	8"	8"	8"
Major Collector	Special Design (See SUDAS Design Manual Section 5F)		
Minor/Major Arterial	Special Design (See SUDAS Design Manual Section 5F)		

(1) Load Transfer Devices Required

M. Pavement Backfill:
Add: "or slipform curb and gutter" **after "paving"**

3.03 CURB AND GUTTER CONSTRUCTION

A. **Add:** Construct curb and gutter as per the City of Ames curb standard with 30" width and heights of 7" at the face and 12" at the back with a 1" tilt onto curb. An 'ED' Joint is required at each end of a radius.
B. **Delete and Replace with the following:** Use a paving machine for curb and gutter sections 150 feet or more in length. For curb and gutter sections less than 150 feet in length, hand placement/finish methods may be used.
Add: C. No asphalt shall be placed against curb less than 72 hours old unless maturity testing of the curb has been successfully completed in accordance with IDOT IM 383 or flexural strength testing has been successfully completed in accordance with IDOT IM 316. All testing shall be done by the contractor and witnessed by City staff for verification.
Add: D. All curb and gutter shall be backfilled prior to placement of any adjacent pavement.

3.07 QUALITY CONTROL

C. Pavement Smoothness:
1. Straightedge:
Delete: "The Engineer will check PCC pavement surfaces with a 10 foot straightedge placed parallel to the centerline." **and Replace with:** "The Contractor will check PCC pavement surfaces in the presence of City staff with a 10 foot straight edge or "bump buggy" placed parallel to the centerline."

Figure 7010.101 (PV-101)

Sheet 3, Add: KT Joints should not be used
Remove: Note 11 (Sawing or sealing of joint not required) for BT joints

Figure 7010.102 (PV-102)

Delete: the 6" standard curb detail. (See the City of Ames curb detail below.)

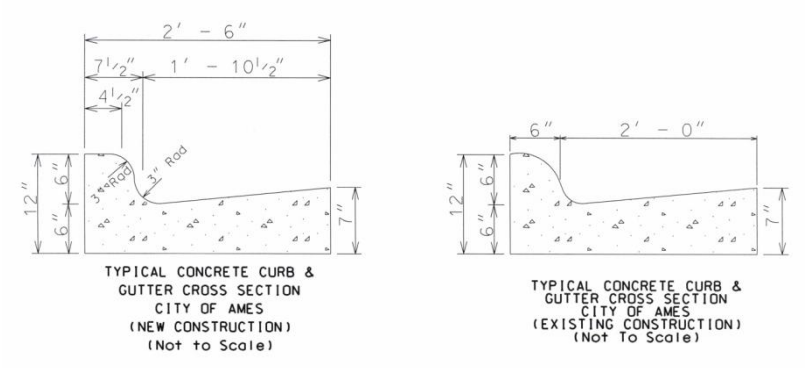

Figure 7010.103 (PV-103)

Add: Note 6 – Manhole Boxouts shall have a concrete depth of 12 inches and be 6'X6'

Section 7011: Portland Cement Concrete Overlays

1.08 MEASUREMENT AND PAYMENT

A. PCC Overlays:

1. PCC Overlay, Furnish Only:

c. Includes: **Delete and Replace:** Unit price includes the PCC furnished and incorporated into the PCC overlay.

Section 7020: Asphalt Pavement

1.07 SPECIAL REQUIREMENTS

Add: A. Asphalt surface placement in subdivisions shall be delayed a minimum of one calendar year from the final date of Asphalt base placement.

Add: B. Asphalt surface placement in subdivisions shall not take place in the fall season after the date of October 15th without the approval of the Engineer.

3.01 ASPHALT PAVEMENT

H. Minimum Pavement Thickness Table:

Minimum Asphalt Pavement Thickness									
Street Classification	Surface Course Thickness			Intermediate/Base Course Thickness			Total Pavement Thickness including Surface Course		
	C/I	Res	Rural	C/I	Res	Rural	C/I	Res	Rural
Local	2"	2"	2"	7"	6"	7"	9"	8"	9"
Minor Collector	2"	2"	2"	8"	7"	7"	10"	9"	9"
Major Collector	Special Design (See SUDAS Design Manual Section 5F)								
Minor / Major Arterial	Special Design (See SUDAS Design Manual Section 5F)								

C/I = Commercial/Industrial at 5% Trucks

Intermediate/Base Course Thickness may be reduced 1" for every 6" of subbase material placed for up to 12" of subbase material.

3.02 BASE WIDENING

D. Construction:

2. **Delete** "4 1/2" **and Replace with:** "4"

3.05 PAVEMENT SMOOTHNESS

A. Straightedge:

Delete: "The Engineer will check Asphalt pavement surfaces with a 10 foot straightedge placed parallel to the centerline." **and Replace with:** "The Contractor will check Asphalt pavement surfaces in the presence of City staff with a 10 foot straight edge or "bump buggy" placed parallel to the centerline."

Figure 7020.201 (PV-201)

Add: Note 5 – Manhole Boxouts shall have concrete depth of 12'' and be 6'X6'

Section 7030: Sidewalks, Shared Use Paths, and Driveways

1.07 SPECIAL REQUIREMENTS

Add: A. S-Sheets: Design elements for curb ramps to be shown on City approved "S-Sheets" similar to those utilized by the Iowa DOT.

Add: B. Pedestrian Facility Construction: Pedestrian facilities shall be installed in conjunction with street and curb and gutter improvements and verified per Section 7030.3.04.G. Acceptance of street and curb and gutter improvements will not be granted if this condition is not met.

Add: C. Pedestrian Facility Curb Drops: Grinding or cutting pedestrian facility curb drops is not permitted. Where pedestrian facility curb drops are required, the PCC curb and gutter shall be new construction or removed and replaced.

2.01 PORTLAND CEMENT CONCRETE

A. **Delete:** "A or"

B. **Table 7030.01: PCC Mixes**

Delete: "A or"

2.07 DETECTABLE WARNINGS

Delete and Replace with the following:-Detectable warning panels (truncated domes) shall be one of the following cast iron products:

DURALAST DETECTABLE WARNING SURFACE NATURAL FINISH EAST JORDAN IRON WORKS, INC. 800-874-4100	DETECTABLE WARNING PLATE MODEL# R-4984-0101 NATURAL FINISH NEENAH FOUNDRY COMPANY 800-558-5075

3.04 PCC SIDEWALKS, SHARED USE PATHS, AND DRIVEWAYS

F. Jointing:

2. Transverse Contraction Joints:

b. Sidewalks and Driveways:

3) **Delete and Replace with the following:** Transverse contraction joints shall be sawed within 12 hours of placement with a 1/8 inch blade saw from edge to edge.

4. Isolation Joints:

c. **Add:** Isolation joints shall be sealed, including joints that abut the back of curb.

Add: G. Pedestrian Facility Compliance and Acceptance:

1. General: The contractor is responsible for constructing all new pedestrian facilities in accordance with the plans, specifications, and applicable standards. Pedestrian facilities include sidewalks, shared use paths, pedestrian ramps, and crosswalks.

a. City and Subdivision Projects:

1) Upon request, the engineer can provide assistance and guidance on plan interpretation. However, the contractor is solely responsible for implementing the plans.

2) The design and construction parameters of pedestrian ramps are relatively narrow. Minor errors in formwork or pavement finishes can significantly affect the final results. Because of this, special care and attention should be taken when setting formwork and/or finishing the various elements of pedestrian ramps including, but not limited to, adjacent curb and gutter, ramp lip, truncated dome placement, widths, running slopes, and cross slopes.

3) A pay-item for Pedestrian Facility Construction Survey and Staking has been added to account for the anticipated extra effort to comply with the strict standards of all City of Ames projects. No extra payment for this item will be made.

4) The Contractor installing the pedestrian facilities shall have a set of construction plans on site.

b. Private Construction and Private Utility Projects:

1) The design of the affected facility shall be done by the project owner's engineer.

2) Upon request, the project owner's engineer can provide assistance and guidance on plan interpretation. However, the contractor is solely responsible for implementing the plans.

2. Payment: No payment will be made for pedestrian facilities as described in Section 21.1 until the pedestrian facility compliance with the approved plan is verified by the Engineer.

3. Review: Initial review of Pedestrian Facility plan compliance will be made by the Engineer no more than 5 business days after the Contractor reports to the Engineer that the entire shared use path section, sidewalk section, crosswalk section, or pedestrian ramp is complete. Partial acceptance of pedestrian facilities will not be made. (i.e. 6" sidewalk ramp and landing pad will not be accepted until 4" sidewalk tie-ins are completed and ALL elements of the pedestrian ramp are determined compliant.)

4. Determining Compliance: Plan compliance of pedestrian facilities will be determined by the Engineer via the use of a smart level. Measurement will take place after construction and shall be within the tolerances called out in the plans. If any element falls outside the specified tolerances, the pedestrian facility will be determined non-compliant. The contractor shall remove and replace all non-compliant elements and any additional items including, but not limited to, newly placed curb and gutter, as necessary in order to bring the pedestrian facility into compliance at no cost to the City.

a. In the event the contractor does not agree with the Engineer, they can present their own information at no additional cost to the City. This may be in the format of using another, properly calibrated smart level in the presence of the Engineer, or through the use of a total station. No GPS verification will be allowed. The Engineer will respond to the additional information provided by the contractor within 5 business days.

b. If the contractor presents data confirming non-compliance, the contractor shall remove and replace the pedestrian facility at no cost to the City.

c. If the contractor presents data confirming they are in compliance, and the City accepts that data, the Engineer will determine the pedestrian facility is within compliance.

d. If the contractor presents data showing they are in compliance, and the City has cause to believe the data may be in error, the City will re-evaluate the pedestrian facility. The City will then provide written documentation of the survey data, possible concerns, and required action if any are necessary for final acceptance.

5. 3rd Party Survey: In the event the contractor has cause to believe the City is in error after Section 7030.3.04.G.4, a third party survey can be requested, in writing, by the contractor. The City will then hire a third party surveyor to verify the newly constructed pedestrian facility via the use of a total station.

a. By requesting this, the contractor is agreeing to pay the third party surveyor fees through a change order of the contract if the pedestrian facility is determined out of compliance. The contractor also agrees to remove and replace any non-compliant pedestrian facility at no cost to the City.

b. If the pedestrian facility is determined to be compliant, the contractor will not be charged for any of the third party survey work and the pedestrian facility will be determined compliant by the Engineer.

6. As-Built Drawings: Once compliance of the pedestrian facility has been verified and accepted, the Contractor shall provide the Engineer with as-built drawings for each verified and accepted location. The as-built will include, but is not limited to, distances and slopes within the facility.

3.10 CLEANING

Add: D. Prior to opening the sidewalks and pedestrian crossings, the Contractor shall clean the detectable warning panels of all superfluous concrete and remove the plastic covering after the concrete is cured such that the panel surface is clean and the truncated surface is fully functional.

Figure 7030.101

Add note: Driveway curb opening widths for new pavement shall conform to Table 5L-4.01 of the SUDAS Design Manual. Expansion material shall be fiber board with a total of 1" of total expansion between the back of curb and either edge of the sidewalk (i.e. 1" at back of curb, none at edge of sidewalk **OR** ½" at back of curb and ½" at edge of sidewalk).

Figure 7030.102
Delete: Application of this detail shall not be used in the City of Ames. Integral driveways are not allowed without approval of the Jurisdictional Engineer.

Figure 7030.204
Add note: All ramp to pavement connections shall be BT-3 joints.

Figure 7030.205
Add note: All ramp to pavement connections shall be BT-3 joints.

Figure 7030.206
Add note: All ramp to pavement connections shall be BT-3 joints.

Figure 7030.207
Add note: All ramp to pavement connections shall be BT-3 joints.

Section 7040: Pavement Rehabilitation

1.08 MEASUREMENT AND PAYMENT

C. Partial Depth Patches:

4. Extra Payment:

Delete and Replace with the following: When partial depth patches are constructed to full depth at the direction of the Engineer, payment will be at the contract unit price for full depth patches or at the unit price negotiated via change order.

Division 8: Traffic Control

Section 8010: Traffic Signals

2.01 UNDERGROUND

A. Handhole:

1. General:

Add: d. No additional handholes are to be installed during construction unless approved by the Jurisdictional Engineer.

3. Composite Handhole and Cover:

Add: The final handhole before entering the controller cabinet shall be a 30 inch by 48 inch by 24 inch deep heavy duty QUAZITE® style enclosure, box identification #PG3048BA24, and shall have a Heavy Duty 2-Piece cover with 2 bolts set, cover identification #PG3048HS00, or approved equivalent box and cover.

B. Conduit:

Delete: 2. Steel Conduit and Fittings: (No rigid steel conduit is to be used in the City of Ames.)

C. Wiring and Cable:

2. Signal Cable:

Delete and Replace with the following: Signal Cable shall be multi-conductor copper wire, and meet the requirements of IMSA Specification 19-1. All Signal Cable shall be stranded 14 A.W.G. wire. All splices to IMSA Specification 19-1 cable must be done using moisture-resistant Scotchlok 314 type connector or an approved equivalent.

2.02 DETECTION

Add: Type and Model of pedestrian and vehicular detection shall be specified or submitted and approved by the Jurisdictional Engineer.

2.03 COMMUNICATIONS

Add: Type and Model of pedestrian and vehicular signal communication shall be specified or submitted and approved by the Jurisdictional Engineer.

2.04 CABINET AND CONTROLLER

Add: Type and Model of pedestrian and vehicular cabinets and controllers shall be specified or submitted and approved by the Jurisdictional Engineer.

2.05 POLES, HEADS, AND SIGNS

Add: Type and Model of pedestrian and vehicular poles, heads, and signs shall be specified or submitted and approved by the Jurisdictional Engineer.

2.05 Poles, Heads, and Signs

C. Traffic Signal Poles and Mast Arms

2. Pole Design: Delete 60 feet and replace with 55 feet

Section 8020: Pavement Markings

2.01 MATERIALS

B. Pavement marking materials include:

Add: 11. Preformed thermoplastic.

3.02 CONSTRUCTION

B. Surface Preparation:

Add: 5. Removal of existing pavement markings may be by vacuum blasting, shot blasting, or high pressure water blasting. Open abrasive blasting without containment will not be allowed. The equipment and method used shall be recommended by the manufacturer. Pavement grinding or grooving for removal of pavement markings, symbols, or legends will not be allowed without prior approval of the Engineer.

C. Painted Pavement Markings:

Add: Pavement markings shall be grooved, high-build waterborne paint pavement markings unless otherwise approved by the Engineer. Pavement markings installed outside of grooves shall be removed via water blasting and reinstalled within the grooves at the Contractor's expense. If waterborne or solvent based paint is allowed, longitudinal pavement markings on HMA (Hot Mix Asphalt) shall be applied in two passes, with beads spread during the second pass. The second pass shall be laid no sooner than two hours after the first pass. HMA pavement shall be clean and free of all debris prior to painting. Payment shall be per station (100 LF) of finished markings, regardless of the number of paint passes.

Add: L. Symbols and Legends: Symbols and legends shall be 90mil border contrast thermoplastic unless otherwise approved by the Engineer. Symbols and legends shall be grooved into the pavement per 8020.3.02.J. Pavement shall be cleaned and free of all debris prior to placing symbols as per 8020.3.02.B. Payment shall be per each symbol.

Section 8030: Temporary Traffic Control

1.03 SUBMITTALS

A. **Delete and Replace with the following:** Traffic control plans shall be submitted at least 48 hours in advance, that includes stages/phasing for approval by the Engineer. This is subject to change for emergency situations.

B. **Add:** "48 hours" **after "approval"**

3.01 INSTALLATION

B. Sign Posts

Add: The Engineer has the discretion to waive this requirement, upon specific request.

3.03 QUALITY CONTROL

A. Traffic Control Technician:

Add: The Engineer has the discretion to waive this requirement, upon specific request.

B. Monitoring and Documentation:

5.

Add: The Engineer has the discretion to waive the traffic control diary requirement, upon specific request.

Section 8040: Traffic Signals and Posts

1.08 MEASURE AND PAYMENT

C. Wood Posts: **Delete**

F. Round Steel Posts: **Delete**

H. Round Steel Post Anchors: **Delete**

2.03 POSTS

A. Wood Post: **Delete**

D. Rounds Steel Post and Anchors: **Delete**

Division 9: Site Work and Landscaping

Section 9010: Seeding

1.03 SUBMITTALS

Add: C. At the pre-construction meeting and/or prior to any contract work commencing, submit a written watering plan detailing the equipment to be used, the water source, and the manpower to be used towards meeting the specified watering requirements.

1.08 MEASUREMENT AND PAYMENT

A. Conventional Seeding:

1. Seeding:

a. Measurement:

Add: If construction limits or easement limits are not defined in the contract documents, the jurisdictional engineer shall determine the limits of measurement for pay.

3.04 CONVENTIONAL SEEDING

C. Seedbed Preparation, Permanent:

2. **Delete** "3 inches." **and Replace with:** "6 inches."

D. Seedbed Preparation, Temporary:

Delete "5 inches" **and Replace with:** "6 inches"

3.05 HYDRAULIC SEEDING

D. Seed Application, Fertilizing, and Mulching:

3. **Add:** "or other approved water source" **prior to "using"**

Section 9020: Sodding

1.03 SUBMITTALS

Add: D. At the pre-construction meeting and/or prior to any contract work commencing, submit a written watering plan detailing the equipment to be used, the water source, and the manpower to be used towards meeting the specified watering requirements.

1.08 MEASUREMENT AND PAYMENT

A. Sod:

1. Measurement:

Add: If construction limits or easement limits are not defined in the contract documents, the jurisdictional engineer shall determine the limits of measurement for pay.

3.01 PREPARATION OF SODBED

D. **Delete:** "depth of 3 inches." **and Replace with:** "depth of 6 inches."

Section 9030: Plant Material and Planting

1.03 SUBMITTALS

Add: F. At the pre-construction meeting and/or prior to any contract work commencing, submit a written watering plan detailing the equipment to be used, the water source, and the manpower to be used towards meeting the specified watering requirements.

Section 9040: Erosion and Sediment Control

1.08 MEASUREMENT AND PAYMENT

D. Filter Socks:
1. Installation:
b. Payment:
Add: "excluding any overlap." **to the end of the sentence**
2. Removal:
b. Payment:
Add: "excluding any overlap." **to the end of the sentence**

2.19 INLET PROTECTION

A. Drop-in Intake Protection:
Add: 4. Below grate inlet protection shall be installed as soon as possible after streets are paved.
Delete: B. Surface-applied Intake Protection: (Surface-applied intake protection shall not be used in the City of Ames.)

3.05 COMPOST BLANKETS

A. **Delete and Replace with:** When placed in conjunction with seeding, loosen the ground surface to a depth of 6 inches.

3.09 WATTLES

A. Installation:
7. **Add:** Installation per IDOT Figure EC-204 is also acceptable.

Division 11: Miscellaneous

Section 11,050: Concrete Washout

2.01 CONCRETE WASHOUT

C. Prohibited Products:
Add: "Unlined" **prior to "silt fence"**

ITEM #:	**10**
DATE:	**11-24-26**
DEPT:	**PW**

COUNCIL ACTION FORM

SUBJECT: 2026/27 MOORE MEMORIAL PARK SANITARY SEWER LINING

BACKGROUND:

This is the City's annual program for the rehabilitation and reconstruction of deficient sanitary sewer mains and deteriorated manholes at various locations throughout the community. **As part of a development incentive, the City will undertake the Moore Memorial Park Sanitary Sewer Cured-In-Place Pipe (CIPP) Lining Project. This improvement will increase available sewer capacity to accommodate an additional population equivalent of up to 500 people, or approximately 50 acres of the Greenbriar development, allowing a portion of the development's wastewater flows to be conveyed through the Northridge Heights trunkline.**

The project will include (CIPP) lining of approximately 886 linear feet of the existing 15-inch sanitary sewer main within Moore Memorial Park. City staff and WHKS have completed plans and specifications for the project, with the anticipated revenue and estimated expenses as follows:

Description	Available Revenue	Estimated Expenses
26/27 Sewer Utility Fund	$ 250,000	
Construction (est.)		$ 175,000
Engineering/Administration (est.)		$ 32,000
TOTAL	**$ 250,000**	**$ 207,000**

ALTERNATIVES:

1. Approve the preliminary plans and specifications for the 2026/27 Moore Memorial Park Sanitary Sewer CIPP Lining project, setting January 6, 2027, as the bid due date and January 12, 2026, as the date of Public Hearing.

2. Direct staff to revise the project.

3. Do not proceed with this project at this time.

CITY MANAGER'S RECOMMENDED ACTION:

By improving the existing sanitary sewer infrastructure along Moore Memorial Park, the City Council will demonstrate its continued commitment to supporting future development by increasing sanitary sewer capacity for growth in the north part of Ames. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, as described above.

ATTACHMENT(S):
Project Map.pdf

NORTHRIDGE PKWY

RIDGETOP CIR

PARK VISTA CIR

RIDGETOP CIR

SAMH01482

SAGM02241

SAMH02592

SAGM02242

FLOW

SAMH02591

SAGM03233

SAMH02588

FLOW

IOWAY CREEK

SCHILL, SAMUEL DAVID & JENNIFER JAYE
2502 RIDGETOP RD

MERTINS, JAMES W & MARILEE E
3028 NORTHRIDGE PKWY

STEIN, THOMAS E & KAREN L
2503 RIDGETOP RD

WANG, LIZHI
2400 RIDGETOP CIR

AMES, CITY OF
2527 PARK VISTA CIR REAR

AMES, CITY OF
3050 NORTHRIDGE PKWY

AMES, CITY OF
3050 NORTHRIDGE PKWY

PARCEL LINE (TYP.)

MOORE MEMORIAL PARK

2609 2601 2600 2522 2516 2510 2506 3120 3114 3110 3024 2427 2419 2430 2424 2910 2418 2412 2406 2404 2527 2523 2521 2517 2511 2507 3050

HORIZ.
60 0 60 120

N

whks
engineers + planners + land surveyors

REVISIONS

NO.	DATE	DESCRIPTION

LINING MAP

MOORE MEMORIAL PARK SANITARY SEWER CIPP LINING
AMES, IA

SCALE: AS SHOWN
WHKS PROJECT NO. 10440
DRAWN BY: JD
CHECKED BY: AK
SHEET M-1

ITEM #:	**11**
DATE:	**11-24-26**
DEPT:	**FLEET**

COUNCIL ACTION FORM

SUBJECT: PURCHASE OF WALKING FLOOR SOLID WASTE TRAILERS FOR RESOURCE RECOVERY

BACKGROUND:

With the anticipated opening of the Resource Recovery & Recycling Campus (R3C) in 2027, the City needs to purchase walking floor municipal waste trailers to haul refuse to the Carroll County Landfill and recyclable materials to a material recovery facility. It is estimated that over 60,000 tons of materials will need to be transported each year, resulting in over 2,400 truck trips annually.

Walking floor trailers use movable slats along the bottom of the trailer floor to move materials as needed. By sliding the slats in an alternating sequence, the materials can be shuffled to the end of the trailer and be discharged. These trailers are more costly and more complex than telescoping dump trailers, but are safer to use for unloading on unstable or sloped ground or when it is windy, all of which can be experienced at a facility such as the R3C.

Staff's initial plan was to obtain 10 new walking floor trailers for the new facility. **However, the bids received exceeded the available funds, so the City proceeded with only ordering seven new walking floor trailers earlier this year. To allow for three more trailers to be purchased within the budget, a bid was put out for three used walking floor trailers.**

On November 6, 2026, bids were received as follows:

Bidder	Trailer #1 Cost	Trailer #2 Cost	Trailer # 3 Cost
IMCO-Idaho (Interstate Manufacturing Inc); Rupert, ID	$61,750	$59,250	$58,500
MAC Waste Trailer, Inc; Alliance, OH	$70,735	$112,535	$112,535
Travis Body & Trailer; Houston, TX	$104,000	No Bid	No Bid
North American Trailer Sales LTD; Inver Grove Heights, MN	$120,000	No Bid	No Bid

Fleet and Resource Recovery staff evaluated the bids based on the age, condition, options, and cost of the trailers submitted. Using these factors, staff identified the best value as the trailer from Travis Body & Trailer in the amount of $104,000 and the two trailers from MAC Waste Trailer, Inc. in the amount of $225,070.

It should be noted that all the trailers from IMCO-Idaho, as well as Trailer 1 from MAC, although less expensive, were older in age, and staff did not believe there was enough information to fully assess their condition compared to the units chosen.

Funding for this purchase comes from the 2026/27 Resource Recovery and Recycling Campus Mobile Equipment Capital Improvements Project. This project contains $2,340,000 in contributions from the Electric Fund due to savings realized in operational expenses at the Power Plant once transfer operations begin and waste-to-energy operations cease.

The purchase of six semi-trucks has already been completed in the amount of $1,230,384, and seven new trailers in the amount of $942,585. **This leaves $167,031 available for this purchase; however, a shortage of $162,039 still remains for the purchase of these three trailers.**

Since Fleet Services will be responsible for the maintenance of these trailers, the quality of the units will have an impact on their operating budgets. For this reason, staff is recommending that the shortfall be loaned from the Fleet Services Reserve Fund, which is generated from interest on the reserve funds. Resource Recovery will pay back the principal and interest over a period of time, with interest calculated at the rate the funds would have otherwise earned. If there are any funds remaining from the R3C project or operational savings, repayment may occur sooner. The Fleet Services Reserve Fund is projected to have a balance of $1,610,842 at the end of FY 2026/27.

ALTERNATIVES:

1. Award a contract to Travis Body & Trailer, of Houston, TX, for the purchase of a walking floor solid waste trailer in the amount of $104,000 and MAC Waste Trailer, Inc., of Alliance, OH, for two walking floor solid waste trailers in the amount of $225,070.

2. Award a contract to another bidder for solid waste trailers.

3. Do not approve the purchase.

CITY MANAGER'S RECOMMENDED ACTION:

Approving a contract to obtain the additional three walking floor municipal trailers will allow for the R3C to have reliable transfer trailers in place for the beginning of hauling operations. The trailers will give the R3C the identified number of trailers needed for their operations. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1 as described above.

ITEM #:	**12**
DATE:	**11-24-26**
DEPT:	**FLEET**

COUNCIL ACTION FORM

SUBJECT: HYBRID 4WD CREW CAB PICKUP TRUCKS FOR PUBLIC WORKS ENGINEERING

BACKGROUND:

The Public Works Engineering Division utilizes pickup trucks for the inspection of construction projects throughout the city. Two existing units are scheduled for replacement through the City's vehicle replacement program. Fleet Services and Public Works Engineering staff have determined that full-size hybrid crew cab four-wheel-drive pickup trucks best meet operational requirements.

Bids for two full-size hybrid crew cab 4WD pickup trucks were received on November 9, 2026, in response to Invitation to Bid (ITB) # 2027-050. An optional item was also requested for a third pickup truck meeting the same specifications.

The bids for two full-size hybrid pickup trucks are as follows:

Bidder	Cost Per Pickup Truck	Extended Cost for Two (2) Pickup Trucks
Stivers Ford Lincoln Waukee, Iowa	$49,862	$93,724
Bill Colwell Investment, Inc. Hudson, Iowa	$47,123	$94,246
Fleetside Ford, Inc. Osceola, Iowa	$47,306	$94,612
Lindquist Ford, Inc. Bettendorf, Iowa	$48,101	$96,202
Ames Ford Lincoln Ames, Iowa	$48,672	$97,344
Dewy Ford Ankeny, Iowa	$48,897	$97,794

The low responsive bid was submitted by Stivers Ford Lincoln of Waukee, Iowa, in the amount of $93,724 for two vehicles, and staff has determined this bid to be acceptable. Staff has decided not to recommend the inclusion of the optional third pickup in the recommended award. Stivers Ford Lincoln indicated an estimated delivery time of three to four months after receipt of order.

Funding is available for this purchase as follows:

Vehicle replacement funds	$78,149
Estimated salvage value	$28,000
TOTAL FUNDS	**$106,149**

ALTERNATIVES:

1. Award a contract to Stivers Ford Lincoln of Waukee, IA for two (2) hybrid 4WD crew cab pickup trucks in the amount of $93,724.

2. Award to one of the other responsive bidders.

3. Reject the bids and do not purchase these vehicles.

CITY MANAGER'S RECOMMENDED ACTION:

The Fleet Services Department and Public Works Department staff agree that the bid submitted by Stivers Ford Lincoln provides equipment that meets the City's specifications at the best price. Staff does not recommend proceeding with award of the third optional unit. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1 as described above.

Item No. 13

MEMO

To: Mayor and City Council

From: Nan Beach, Deputy City Clerk

Date: November 24, 2026

Subject: Contract and Bond Approval

There is no Council Action Form for the 2026-27 Airport Airside Improvements Project (Reconstruction of Runway 01-19) with Flynn Company, Inc., of Dubuque, IA, in the amount of $19,118,791. City Council approval of the contract and bond for the project is simply fulfilling a State Code requirement.

ITEM #:	**14**
DATE:	**11-24-26**
DEPT:	**ADMIN**

COUNCIL ACTION FORM

SUBJECT: GRANICUS, LLC LIVECAST AND ENCODER SOFTWARE SUBSCRIPTION REMOVAL - CHANGE ORDER NO. 1

BACKGROUND:

The City of Ames entered into a Master Subscription Agreement with Granicus, LLC, effective October 1, 2023, for software and subscription services used by City departments, including Communications and Outreach. The agreement includes GovMeetings LiveCAST and Granicus LiveCAST Encoding Software, which were used to support the production and archiving of public meetings.

In February 2026, the City's encoder equipment stopped responding. In working with Granicus to address the issue, City staff learned that the encoder had reached end of life at the end of 2025. **While evaluating replacement options, staff also explored whether the City could discontinue LiveCAST while retaining its other Granicus services. Granicus provided written confirmation that the LiveCAST costs would be removed if the City elected to discontinue the service.**

Based on that information, the City did not purchase replacement encoder hardware and instead developed an alternative meeting video workflow. The new workflow has successfully supported public meetings and helps position the City to meet upcoming ADA accessibility requirements. The City subsequently requested removal of the LiveCAST services from its Granicus agreement.

Change Order No. 1 to the Granicus Master Subscription Agreement removes the GovMeetings LiveCAST and Granicus LiveCAST Encoding Software subscriptions, effective October 1, 2026. All remaining subscriptions and agreement terms remain in effect.

The removal of these subscriptions reduces the annual FY 2026/27 amount under Purchase Order No. 066528 by $11,081.26, from $41,087.05 to $30,005.79. In addition, Granicus will provide a one-time credit of $6,464.07 for the period March 1, 2026, through September 30, 2026, when the City was not utilizing the terminating subscriptions. Because the prior fiscal year purchase order is closed, the amendment provides for this credit to be applied against the invoice associated with the current fiscal year.

The amount of this change order exceeds the threshold that can be approved administratively by staff. Therefore, City Council action is required to approve the change. These software services were funded through the City Manager/City Clerk Media Production Services budget. The resulting cost reductions and credit, totaling $17,545.33, will be returned to that fund.

ALTERNATIVES:

1. Approve Change Order No. 1 with Granicus, LLC of Washington, DC in the amount of $17,545.33 for an FY 2026/27 cost reduction of $11,081.26 to remove LiveCast and Encoder software subscriptions and a credit of $6,464.07 for the FY2026 period in which the City was not utilizing service.

2. Do not approve the change order.

CITY MANAGER'S RECOMMENDED ACTION:

The City has transitioned to an alternative workflow for producing and archiving public meetings and no longer requires the Live Cast and Encoder subscriptions. Removing these services will reduce the City's annual subscription costs by $11,081.26. The amendment also provides a $6,464.07 credit for the period in which the City was not utilizing the services. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1 as stated above.

ITEM #:	**15**
DATE:	**11-24-26**
DEPT:	**PW**

COUNCIL ACTION FORM

SUBJECT: RESOURCE RECOVERY AND RECYCLING CAMPUS CONSTRUCTION MATERIAL TESTING

BACKGROUND:

The Resource Recovery and Recycling Campus (R3C) project represents a new method for handling solid waste, recycling, and yard waste for the City of Ames and partner agencies.

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

Following contract award, City staff solicited quotes from qualified firms in April 2026 for construction materials testing services for the project. A contract was awarded to Braun Intertec Corporation of Urbandale, IA in the amount of $48,793.50. Change Order No. 1 was approved by the City Council on May 26, 2026, in the amount of $3,668 to include material testing for onsite paving.

Due to the historically wet summer and fall in 2026, construction sequencing has had to be continually modified to ensure that progress is being made toward project completion dates. This modification in sequences has led to additional testing of subgrade material, reduced efficiency in the number of concrete pours, and additional trips and tests necessary for inspection and paving materials. These changes in the sequence have been made in an effort to stay on schedule with overall project, with completion ultimately still anticipated in Spring 2027.

While the sequence changes do not impact the construction costs, they do have an impact on the efficiency of the construction material inspections and testing necessary to support the project. As such, additional trips and material testing are necessary. The added scope is proposed in Change Order No. 2 in the amount of $38,928.50.

This added scope of work will increase the overall expense to $91,390, which requires City Council approval in accordance with Purchasing Policy. **There is funding available within the existing project budget to support this additional material testing expense.**

A revised project budget is provided below:

Budgeted Revenues		**Budgeted Expenses**	
Revenue Abated G.O. Bonds	$22,006,730	Land Acquisition (220, 306, 312, 318, 400 Freel Drive)	$1,077,500
Fleet Services Reserve Fund	425,000	Due Diligence prior to closing	15,465
FY 2025/26 Stormwater Quality Improvements CIP	159,077	Conceptual Design and Financial Modeling	50,000
Electric Services Rebate	3,000	Final Design	965,715
Solid Waste Alternatives Program (SWAP) Grants	100,000	Final Design Contingency **(revised)**	58,610
		Permitting	36,930.85
		Builder's Risk Insurance	25,444
		Construction Contracts (as bid)	$19,619,767
		Previously approved change orders	(1,358,109.12)
		Construction Incentives	100,000
		Items by Owner (FFE/Cameras/Fiber Network/Tree Clearing)	266,600
		Construction Contingency	337,556.97
		Construction Inspection **(revised)**	**91,390**
		Construction Manager Fee (Fixed fees plus 2.25% of contract amounts)	958,927.30
		Construction Manager General Conditions Costs (est.)	448,000
R3C Construction Revenue Subtotal	**$22,693,807**	**R3C Construction Subtotal**	**$22,693,807**
Electric Utility Fund	$2,340,000	Mobile Equipment - New Transfer Trucks (6x) (actual)	$1,230,384
G.O. Bonds	$975,000	Mobile Equipment - New Transfer Trailers (7x) (actual)	942,585
Unobligated G.O. Bonds	225,000	Mobile Equipment - Used Transfer Trailers (3x) (est.)	180,000
Water Utility Fund	40,000	Freel Drive Paving (as bid + contract admin)	$1,102,310
Total Project Revenues	**$26,273,807**	**Total Project Expenses**	**$26,080,804.03**

ALTERNATIVES:

1. Approve Change Order No. 2 with Braun Intertec Corporation, of Urbandale, IA, in the amount of $38,928.50.

2. Direct staff to pursue other alternatives to provide construction material testing services for the R3C project.

CITY MANAGER'S RECOMMENDED ACTION:

The addition of this scope of work to Braun Intertec allows for the most cost-effective means to provide these critical construction material testing services. The project sequencing has been modified to meet the overall project schedule and has led to the need for the additional testing scope. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative 1, as described above.

ATTACHMENT(S):
Change Order No. 2 Materials Testing and Inspections Services

CITY OF ames™

CHANGE ORDER NO. 2

CONTRACT / BID NO:	2026-105
PURCHASE ORDER NO:	065771

Date: November 17, 2026

Project:	Materials Testing and Inspection Services for Resource Recovery & Rec

Contractor Name:	Braun Intertec Corporation
Address:	11001 Hampshire Ave South
City, State, & Zip Code:	Minneapolis, MN 55438

Change Orders Approved to Date:			
1	$ 3,668.00	3	
2		4	
5		6	
7		8	
9		10	

The contract is modified as follows upon execution of this Change Order. The changes included in this change order are made in order to carry out the original intent of the contract. The changes included in this change order are to be accomplished in accordance with the terms, stipulations, and conditions of the original contract as though included herein.

ACTION	DESCRIPTION	COST
1	Additional services for onsite concrete paving construction material testing services per change proposal dated May 14, 2026. Original contract per bid# 2026-105.	38928.50
	TOTAL AMOUNT - CHANGE ORDER # 2 :	$ 38,928.50

Contract Price:

Original contract price:	$ 48,793.50
Change orders approved to date:	$ 3,668.00
Amount of this change order:	$ 38,928.50
Adjusted contract price including this change order:	$ 91,390.00

Recommended by:

Justin Clausen, Director
City of Ames Public Works

11/19/2026
Date

Accepted by City of Ames:

John A. Haila, Mayor
City of Ames

Date

Accepted for Contractor:

Signature
Senior Manager
Title
11-8-26
Date

ITEM #:	**16**
DATE:	**11-24-26**
DEPT:	**PW**

COUNCIL ACTION FORM

SUBJECT: 2026/27 COLLECTOR STREET PAVEMENT IMPROVEMENTS (STATE AVE)

BACKGROUND:

The Collector Street Pavement Improvements Program is an annual program for the reconstruction or rehabilitation of concrete streets in the Capital Improvement Plan (CIP). The 2026/27 program location is State Avenue from Mortensen Road to Arbor Street. State Avenue is anticipated to undergo full-depth concrete replacement with curb and gutter. The reconstruction of State Avenue was prioritized to address roadway needs prior to the completion of Fire Station #2. The project was moved up during the CIP development to be completed during 2027 in advance of the relocation of Fire Station #2 to State Avenue.

On July 14, 2026, City Council approved a Professional Services Agreement with Olsson of Des Moines, IA, for the 2026/27 Collector Street Pavement Improvements on State Avenue in the amount of $149,680. **That contract did not include the design for the State Avenue and Mortenson Road intersection.**

Amendment No. 1 in the amount of $6,430 was approved by staff. New sanitary main was added to the project to allow for Fire Station 2 to connect into the existing sanitary system. This amendment include survey for the design of the new sanitary main for the permanent easement agreement with Iowa State University.

Amendment No. 2 in the amount of $4,200 was approved by staff. This amendment includes advanced survey for the design of the State Avenue and Mortensen Road intersection.

Amendment No. 3 (this action)

During preliminary design, it was determined that a southbound turning lane is needed on State Avenue at the Mortensen Road intersection to help accommodate turning traffic volumes and emergency response vehicles. Adjusting the lanes and intersection geometry on the north side of Mortensen Road, along with including northbound turning on State Avenue for the south side of Mortensen Road, makes it practical to complete the entire intersection design now. Completing the full intersection design at this time provides three key benefits:

- Addresses the deteriorated condition of the existing pavement within the intersection.
- Keeps north and south access open through the intersection during future work planned CIP work along Mortensen Road.
- Minimizes future construction impacts on Fire Station 2 response times.

The proposed amendment to the professional services agreement with Olsson would complete the design of the State Avenue and Mortensen Road intersection in the amount of $45,065.

A summary of revenues and projected expenses is shown below:

Funding Source	Revenues	Expenses
GO Bonds	$2,800,000	
Construction (East.)		**$2,300,000**
Engineering - Olsson PSA		149,680
PSA Amendment 1		6,430
PSA Amendment 2		4,200
PSA Amendment 3 (this action)		**45,065**
Administration		294,625
TOTAL	**$2,800,000**	**$2,800,000**

ALTERNATIVES:

1. Approve Amendment No. 3 to the professional services agreement with Olsson, of Des Moines, IA, for the 2026/27 Collector Street Pavement Improvements Program (State Avenue) in the amount of $45,065.

2. Do not approve the amendment.

CITY MANAGER'S RECOMMENDED ACTION:

This amendment will allow for needed improvements to the State Avenue and Mortensen Road intersection to be completed with the State Avenue project. The need for the improvements became apparent as the design work progressed. Addressing the intersection improvements now will reduce the impact that turning traffic and emergency response vehicles experience upon completion of the State Avenue reconstruction. This improvement will also help reduce response times for emergency vehicles at the intersection. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, as noted above.

ATTACHMENT(S):
20261124_026-03098_Letter Agreement Amendment_03_Combined.pdf
2026-27 Collector State Ave Location Map.pdf

LETTER AGREEMENT
AMENDMENT #3

Date: November 24, 2026

This AMENDMENT ("Amendment") shall amend and become a part of the Letter Agreement for Professional Services dated July 14, 2026, between City of Ames, Iowa ("Client") and Olsson, Inc. ("Olsson") providing for professional services for the following Project (the "Agreement"):

PROJECT DESCRIPTION AND LOCATION

Project Description: 2026/2027 Collector Street Pavement Improvements
State Avenue (Mortensen Road to Arbor Street)

SCOPE OF SERVICES

Client and Olsson hereby agree that Olsson's Scope of Services under the Agreement is amended by adding the services specifically described below for the additional compensation set forth below:

See Attachment A for Scope of Services

SCHEDULE FOR OLSSON'S SERVICES

The Schedule for Services shown in the Letter Agreement for Professional Services executed by the Client and Olsson dated July 14, 2026, shall be modified as shown below. Unless otherwise agreed, Olsson expects to perform its services covered by this Amendment as follows:

Anticipated Start Date	July 15, 2026
Check Plans (95%):	~~November 12, 2026~~ January 8, 2027
Final Plans (100% PS&E):	~~December 3, 2026~~ February 5, 2027
Final Plans and Specs to Ames City Council:	February 23, 2027
Anticipated Bid Letting Date:	~~January 20, 2027~~ March 17, 2027

1717 Ingersoll Avenue / Suite 111 / Des Moines, IA 50309
O 515.331.6517 / Olsson.com

Report of Bids and Award Recommendation to Ames City Council:	March 23, 2027
Anticipated Completion Date:	April 30, 2027

Olsson will endeavor to start its services on the Anticipated Start Date and to complete its services on the Anticipated Completion Date. However, the Anticipated Start Date, the Anticipated Completion Date, and any milestone dates are approximate only, and Olsson reserves the right to adjust its schedule and any or all of those dates at its sole discretion, for any reason, including, but not limited to, delays caused by Client or delays caused by third parties.

COMPENSATION

For the additional Scope of Services specifically set forth in this Amendment, Client shall pay Olsson the following fee in addition to the fee(s) set forth in the Agreement:

Olsson's Scope of Services under this amendment will be provided on a time-and-expense basis not to exceed $45,065.00.

TERMS AND CONDITIONS OF SERVICE

All provisions of the original Agreement not specifically amended herein shall remain unchanged.

If this Contract Amendment satisfactorily sets forth your understanding of our agreement, please sign in the space provided below. Retain a copy for your files and return an executed original to Olsson via email: dbovee@olsson.com. This proposal will be open for acceptance for a period of 14 days from the date set forth above, unless changed by us in writing.

OLSSON, INC.

By _____ By _____

Aaron Keller, P.E. David J. Bovee, P.E.

1717 Ingersoll Avenue / Suite 111 / Des Moines, IA 50309
O 515.331.6517 / Olsson.com

By signing below, you acknowledge that you have full authority to bind Client to the terms of this Amendment. If you accept this Amendment, please sign:

City of Ames, Iowa

By _____
Signature

Printed Name _____

Title _____ Dated: _____

Attachments

Attachment A – Scope of Services
Attachment B – Location Map

SCOPE OF SERVICES - ATTACHMENT A

This exhibit is hereby attached to and made a part of the Letter Agreement Amendment #3 for Professional Services dated November 24, 2026, between the City of Ames, Iowa ("Client") and Olsson, Inc. ("Olsson") providing for professional services. Olsson's Scope of Services for the Agreement is indicated below.

PROJECT DESCRIPTION AND LOCATION

Project Description: 2026/2027 Collector Street Pavement Improvements
State Avenue (Mortensen Road to Arbor Street)

SCOPE OF SERVICES

During the Preliminary Plan review process, the Client elected to include full intersection reconstruction for the State Avenue and Mortensen Road intersection. The design will include left turn lanes in the northbound and southbound directions of State Avenue. The existing lane configurations will be used for the eastbound and westbound legs of Mortensen Road. Also included is relocating the State Avenue shared-use path connection approaching Mortensen Road from the north. This connection will remain adjacent to the west right-of-way line of State Avenue. The shared-use path will not extend south of Mortensen Road along State Avenue.

Olsson shall provide the following additional services (Scope of Services) to Client for the Project:

1. Project Management: Manage the Scope of Services for the project with management and oversight of project budget and schedule. Provide overall management of all identified project tasks. Manage scope, schedule, and budget by notifying the Client when requests to modify items impact any of the three. Prepare and submit contract amendments in a timely manner for approval by the Client.
2. Project Team Coordination Meeting: We have included one (1) 1-hour internal design coordination meetings for the project team.
3. Quality Control: We have included time for additional quality assurance and quality control (QA/QC) review of the additional design elements. Formal QA/QC reviews will be conducted concurrently with the Client reviews at 95 percent, and final deliverable stages.
4. Design layout for widening the south leg of the State Avenue and Mortensen Road intersection approach to include a northbound left turn lane with 150-feet of storage and 15:1 left turn lane taper. A width of 41-feet from back of curb to back of curb is proposed and a 45:1 taper for the redirected through lanes based on a 45-mph design speed.
5. Redesign the north leg of the southbound State Avenue approach roadway to include a southbound left turn lane with 150-feet of storage and a 15:1 left turn lane taper.

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O 515.331.6517 / Olsson.com

6. Redesign the preliminary horizontal and vertical alignments for State Avenue and the shared-use path approaches Mortensen Road from the north.

7. Olsson will update the design's model, incorporating the additions required for the intersection of State Avenue and Mortensen Road, the widening of State Avenue, south of Mortensen Road, and the modifications to State Avenue and the shared-use path, approaching Mortensen Road from the north.

8. The following plan sheet sets will be added or modified to include the design and redesign of the State Avenue improvements at Mortensen Road:

    a. **Typical Sections (B sheets):** Olsson will include additional typical sections for the additional widening of State Avenue, south of Mortensen Road.

    b. **Plan and Profiles – State Avenue (D Sheets):** Olsson will add additional profile sheets to include the widening along State Avenue, south of Mortensen Road.

    c. **Plan and Profiles, Shared-use Path (F sheets):** Olsson will modify the existing plan and profiles to include the relocation of the shared-use path along State Avenue's existing west right-of-way line approaching Mortensen Road from the north.

    d. **Traffic Control and Staging (J sheets):** Olsson will develop additional Traffic Control Detour plans and modify the staging plan and notes to incorporate the intersection of State Avenue and Mortensen Road.

    e. **Intersection Geometric, Staking, and Jointing (L sheets):** Olsson will include geometric, staking and jointing information for the addition of the State Avenue and Mortensen Road intersection and the widening and turn lanes along State Avenue, south of Mortensen Road.

    f. **Stormwater Design (M sheets):** Olsson will design an open drainage system with curb openings and letdown flumes to convey surface runoff to existing roadway ditches. A SUDAS-based hydraulic analysis will evaluate curb opening spacing, gutter flow, and allowable spread to confirm design performance. Olsson will provide a brief tech memo to document proposed drainage improvements; however, a formal drainage report will not be required.

    g. **Sidewalk Plans and ADA Compliance Plans (S sheets):** Develop curb ramp layouts in all four quadrants of the State Avenue and Mortensen Road intersection meeting current PROWAG requirements. The existing shared-use path along the north side of Mortensen Road will remain and not be replaced, except in locations required for other project work and to meet ADA compliance. Curb ramp compliance calculations will be developed and tabulated for the four quadrants.

    h. **Detailed Cross Sections (W sheets):** Develop detailed cross sections to illustrate typical conditions for the widening of State Avenue, south of Mortensen Road, and modify the current cross section along State Avenue, north of Mortensen Road required for the additional left turn lanes.

ASSUMPTIONS AND CLARIFICATIONS

The following items are assumptions, clarifications, and understandings that further define the expected scope of work:

1. Roadway and General Project Assumptions:
    - The existing traffic signal at the intersection of State Avenue and Mortensen Road will not require modifications as part of the project. The Client will be responsible for coordinating and designing any modifications required due to the intersection improvements.
    - Work along Mortensen Road will not extend beyond the intersection radius returns.
    - Client will determine disposition of the existing sanitary sewer manhole and mains and the existing storm sewer network crossing the project.
    - Utility potholing will be the responsibility of the respective utility companies, if required.
    - Lighting design will not be required; however, Olsson can provide this service if desired.
    - Temporary construction easements, if required, will be signed by Iowa State University staff and Iowa Board of Regents approval is not anticipated.

EXCLUSIONS AND ADDITIONAL SERVICES

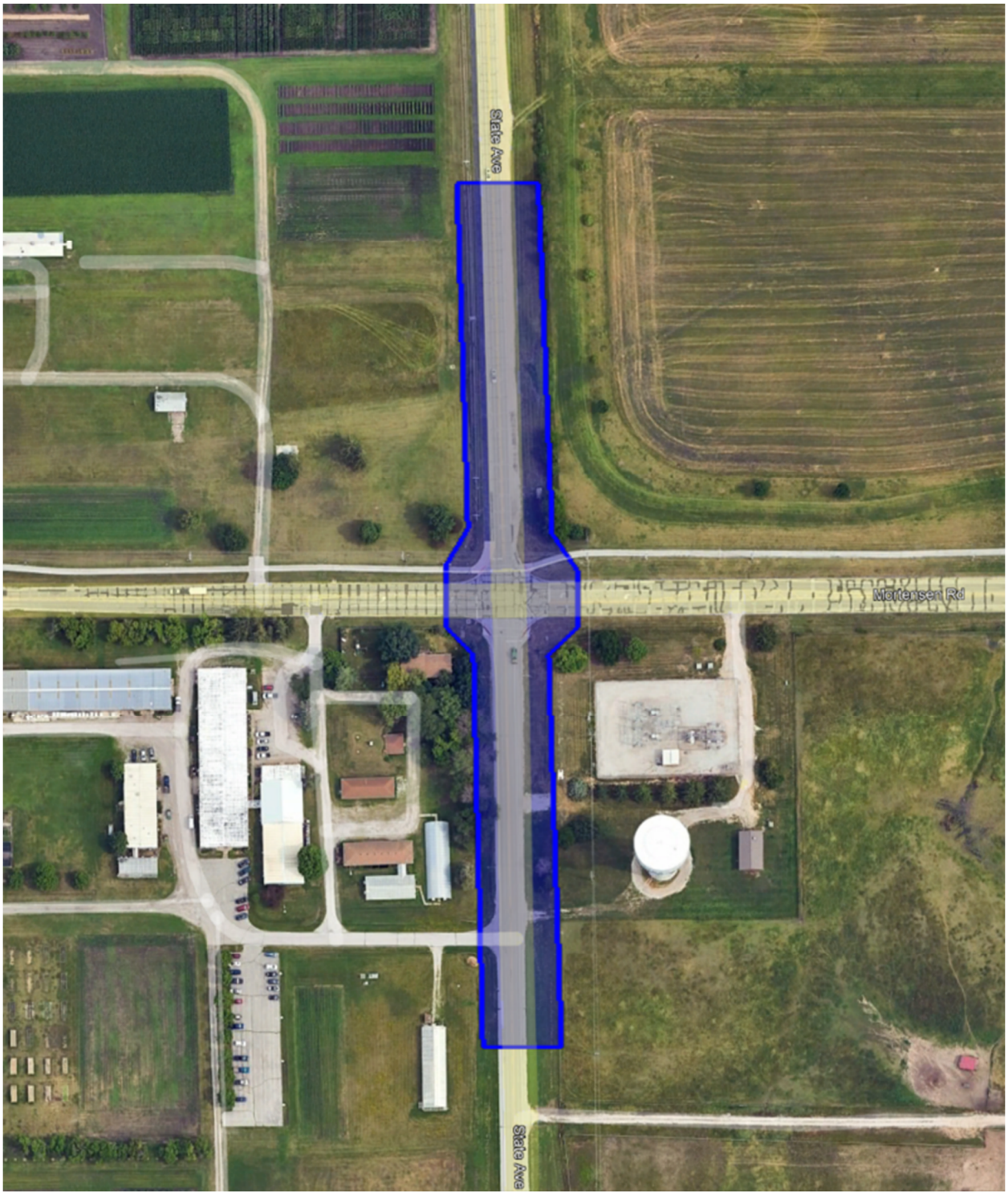
The following items are excluded from the Scope of Services and can be provided as an additional service upon request:

- Any service, analysis, design, or deliverable beyond those specifically included in the Scope of Services.
- Additional plan revisions beyond those identified in the Project Assumptions and Clarifications.
- Enclosed storm sewer design.
- Retaining wall design.
- Full traffic signal design.
- Roadway Lighting.
- Permit fees.
- Site visits beyond those listed herein.
- Environmental reviews and permitting.
- Right-of-Way negotiation and acquisition services.
- Soil boring and geotechnical exploration services.
- Geotechnical Engineering Services.
- Special inspections and non-destructive testing.
- Laboratory testing expenses.
- Accommodation for multiple bid packages or early procurement packages.
- Construction staking.
- Construction materials testing.

Should Client request work in addition to the Scope of Services, Olsson shall invoice Client for such additional services (Optional Additional Services) at the standard hourly billing labor rate charged for those employees actually performing the work, plus reimbursable expenses if any. Olsson shall not commence work on Optional Additional Services without Client's prior written approval.

ATTACHMENT B

LOCATION MAP



2026/27 Collector Street Pavement Improvements

State Ave



ITEM #:	**17**
DATE:	**11-24-26**
DEPT:	**W&PC**

COUNCIL ACTION FORM

SUBJECT: WATER POLLUTION CONTROL FACILITY NUTRIENT REDUCTION MODIFICATIONS PHASE 1 PROJECT - CHANGE ORDER #13

BACKGROUND:

On August 13, 2024, City Council awarded a contract to Woodruff Construction for modifications to the Water Pollution Control Facility (WPCF) in the amount of $53,370,000. These modifications are the first of two construction phases that will ultimately enable the facility to achieve the goals of the Iowa Nutrient Reduction Strategy.

As is common with large construction contracts, this project has required multiple change orders. To date, 12 change orders have been approved for a combined total adjustment in the contract price of $242,457.22. Details regarding the scope and amounts of each change order are outlined below in Table 1.

A 13th change order has been prepared and is ready for Council approval. It contains two items. The first (an increase of $86,606.23) is to modify and expand the electrical infrastructure serving the North Building Complex. This item was requested by City staff. The electrical contractor already on-site has the electrical manhole and trenching associated with this area open as part of the ongoing project.

The adopted FY 2026/27 CIP includes $50,000 to perform this work. Staff will reduce that during the mid-year budget adjustment, retaining $20,000 for City staff to finish the electrical work in the north buildings. The second component of the change order is a credit (-$4,482.60) associated with replacing a planned section of concrete gutter with asphalt gutter near the Sludge Pumping Building. This revision was requested by City staff to improve snow removal operations and ongoing maintenance activities. The asphalt gutter will continue to provide the required drainage function while better accommodating maintenance equipment.

Table 1: Change Order Summary

Change Order #1 Credit for Enviromix, fire alarms, canopy; reroute gate power circuit; expansion joint changes.	(231,878.79)
Change Order #2 Modifications to the ceiling and lighting in portions of the Administration Building.	(25,280.00)
Change Order #3 Changes to Control Box A & B; changes to framing elements, reimbursement for special inspections.	10,835.86

Change Order #4 Changes to door framing; changes to ceiling tiles; changes to electrical outlets; additional painting requested by staff.	13,459.25
Change Order #5 Changes to valves & piping in Structure 10; changes to reinforcing and electrical at Structure 20; add booster fan; casework changes in admin building; add (2) well supply tanks and well control modifications; Deletion of gate valve in Control Box A (later restored as part of Change Order #9); misc changes in Structure 20.	(40,743.03)
Change Order #6 Integrate doors into fire alarm in Admin; change paving to PCC for (8) parking stalls; credit for brass tags vs stainless; credit for rehab slide gate valves in Structure 10 versus replacement; Structure 200 berm elevation changes; corner guards in Structure 200; changes to the 4" DCW line near the RWPs.	$71,844.57
Change Order #7 Add asbestos and lead abatement for demolition of old admin building; add remote control for trolley hoist; misc electrical changes; add door holder/closer; extend water line in grit building; additional fencing; removal of unknown foundation under old admin building; add additional wireless access points.	$44,527.37
Change Order #8 Relocate overhead door; door hardware change; credit from water line relocation; door opener to Room 20012; add corner guards in admin building; substitute PLC type.	$3,843.61
Change Order #9 Credit for eliminating crimp connectors; install water supply, drain, and install owner-supplied sink in shop; credit for eliminating hangers on energy recovery unit duct; remove and replace gate door in Control Box A.	$81,739.80
Change order #10 Supply and install (6) new VFDs for the Raw Wastewater Pumps, add (4) load transfer plates, credit for expansion joint material change, no-cost correction to Change Order #9.	$230,920.52
Change Order #11 Remove and replace flow meter FM-8; remove and replace pinch valve PHV-03; install new plug valve ahead of PHV-03; supply owner-installed float switch for Disinfection Building ERW; credit for substituting HDPE tees in lieu of ductile iron tees around Structure 80; provide and install 30 lf of sidewalk adjacent to Structure 10.	$55,909.91
Change Order #12 Remove an existing 3-way plug valve and replace with 8-inch glass lined ductile iron cross fitting; deduct credit for eliminating painting in grit loadout area.	$27,278.15
Change Order #13 - *this action* Electrical system repairs to the north building complex; substitute HMA curb and gutter sections in place of concrete near the Sludge Pumping Building.	**$82,123,63**
Total Approved Change Orders (Including this action) **Percent of Original Contract**	**$324,580.85** **0.61%**

Table 2 below summarizes the overall project budget.

Table 2: Total Project Funding & Expenses

	Funding	Expenses
Prior Years		
FY 2023	1,000,472	
FY 2024	1,438,643	
FY 2025	18,573,090	
FY 2026 (Preliminary)	26,608,806	
FY 2027 (Includes pending carryovers)	15,018,184	
WTFAP Grant - Iowa Finance Authority	500,000	
Engineering		6,038,000
Construction		
Original Contract		53,370,000
Change Order #1		(231,878)
Change Order #2		(25,280)
Change Order #3		10,836
Change Order #4		13,459
Change Order #5		(40,743)
Change Order #6		71,845
Change Order #7		44,527
Change Order #8		3,844
Change Order #9		81,380
Change Order #10		230,921
Change Order #11		55,910
Change Order #12		27,278
Change Order #13 - *this action*		**82,124**
Owner Allowance (furnishings, etc.)		400,000
All Other Expenses		122,675
TOTAL	**63,139,195**	**60,254,898**
Remaining Available Contingency		**2,884,297**

The cost of the electrical work in Change Order #13 will be partially offset by the $30,000 reduction in the CIP project described above. The remaining expense will come from the project contingency.

It should be noted that the SRF program is a reimbursement program, meaning that the City first spends the money, then the program reimburses for eligible expenses. This method ensures the City will only borrow for expenses the City Council has authorized and are necessary to complete the project, thus minimizing interest expense associated with the improvements.

ALTERNATIVES:

1. Approve Change Order #13 to the contract with Woodruff Construction for the Water Pollution Control Facility Nutrient Reduction Modifications Phase 1 Project in the amount of $82,123.63.

2. Do not approve the change order. This would reject the recommended changes to the contract documents.

CITY MANAGER'S RECOMMENDED ACTION:

The proposed changes are to maintain and improve the reliability and function of the Water Pollution Control Plant Modifications. The consultant, contractor, and City staff have worked closely together to come up with reasonable, cost-effective recommendations. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1 as described above.

ATTACHMENT(S):
CO13 w Encl.pdf

STRAND ASSOCIATES®
Excellence in Engineering℠

Strand Associates, Inc.®
910 West Wingra Drive
Madison, WI 53715
(P) 608.251.4843
www.strand.com

November 17, 2026

CHANGE ORDER NO. 13

PROJECT:	Nutrient Reduction Modifications–Phase 1
OWNER:	City of Ames, Iowa
CONTRACT:	2024-089
CONTRACTOR:	Woodruff Construction, Inc.

Description of Change

13a	Replace the 50-amp, 3-pole breaker in DP-160 with a 100-amp, 3-pole breaker. Relocate EH-01 to the grass north of the road and west of the Equalization Basins, extend 2-inch conduit and provide an additional 2-inch conduit from DP-160 to EH-01. Provide a new handhole east of the North Building Complex. Provide two 2-inch conduits from EH-01 along the existing roadway to the new handhole. Provide a stainless steel NEMA 4x disconnect switch located on a mounting stand with a concrete pad located on the east side of the heated North Building north of the existing doors. Stand shall be per detail C/990-E5.02 and equipment pad shall be per detail C/990-H5.02. Provide two 2-inch conduits from the new handhole to the new disconnect switch. Provide 3~2/0 and a #6 ground in one of the 2-inch conduits from DP-160 to the new disconnect switch. Coordinate final location of new handhole and equipment pad with OWNER prior to installation. Option No. 1 of PCO No. 070 is enclosed.	ADD	$86,606.23
13b	Eliminate 129 linear feet of Portland cement concrete gutter located east of Structure 110–Sludge Pumping Building and replace it with 129 linear feet of hot mix asphalt gutter.	(DEDUCT)	($4,482.60)
TOTAL VALUE OF THIS CHANGE ORDER:		ADD	$82,123.63

Contract Price Adjustment

Original Contract Price	$53,370,000.00
Previous Change Order Adjustments	$242,457.22
Adjustment in Contract Price this Change Order	$82,123.63
Current Contract Price including this Change Order	$53,694,580.85

Contract Substantial Completion Date Adjustment

Original Contract Substantial Completion Date	March 31, 2027
Contract Substantial Completion Date Adjustments due to previous Change Orders	0 Days
Contract Substantial Completion Date Adjustments due to this Change Order	0 Days
Current Substantial Contract Completion Dates including all Change Orders	March 31, 2027

Contract Final Completion Date Adjustment

Original Contract Final Completion Date	June 30, 2027
Contract Final Completion Date Adjustments due to previous Change Orders	0 Days
Contract Final Completion Date Adjustments due to this Change Order	0 Days
Current Final Contract Completion Dates including all Change Orders	June 30, 2027

This document shall become a supplement to the Contract and all provisions will apply hereto.

RECOMMENDED

ENGINEER–Strand Associates, Inc.® — Date: 11/17/2026

APPROVED

CONTRACTOR–Woodruff Construction, Inc. — Date: 11/17/26

RECOMMENDED

OWNER–City of Ames, Iowa — Date: 11-18-2026

APPROVED

OWNER–City of Ames, Iowa — Date

The content in this document is technical in nature and is intended for an audience with specific training and expertise and therefore may not fully conform to WCAG 2.1 Level AA accessibility criteria. If you require the content of this document in an alternative format for conformance with WCAG 2.1 Level AA, please contact OWNER. OWNER, as the Web site administrator and operator, is responsible for ensuring that posted content on its Web site conforms to applicable accessibility criteria.

WOODRUFF CONSTRUCTION

100% Employee Owned

1920 Philadelphia St, Ste 102 | Ames, IA 50010
Ph: (515) 232-4535 Fax: (515) 232-4538

9/18/2026

JENNY RUDDY
STRAND ASSOCIATES
910 WEST WINGRA DRIVE
MADISON, WI 53715

RE: NUTRIENT REDUCTION MODIFICATIONS – PHASE 1
AMES, IA

SUBJ: Potential Change Order #070 – North Storage Complex Power

Dear Jenny Ruddy:

Per Cost Proposal Request 028, we are proposing the following:

- **CPR-028 Scope Option 1:** $86,606.23
- ~~**CPR-028 Scope Option 2:** $40,462.48~~
- ~~**CPR-028 Scope Option 3:** $15,256.57~~

The schedule analysis determines the resulting changed activity sequence to add (0) ZERO WORKING DAYS to the project. This cost is included in the above price.

Your written approval is required by 10/2/2026. Action after that date will result in additional costs and added time, which will then be added to the above price.

When this potential change order is signed by the Owner and a copy is returned to the contractor, approval of change(s) is effective IMMEDIATELY and we will proceed with the change(s) described above. Approved changes will be included in a future contract change order. If you require additional clarification, please contact me. Thank you for your prompt response.

Sincerely,

WOODRUFF CONSTRUCTION, INC.

zphillips

Zach Phillips
Senior Project Manager

cc: File

_____/_____ _____/_____
Owner Approval / Date Engineer Approval / Date

WOODRUFF CONSTRUCTION, INC
1890 KOUNTRY LANE, FORT DODGE, IA 50501
Ph : (515)576-1118 Fax: 515-955-2170

Change Request # 70.1

Price Breakdown

Description: NORTH COMPLEX POWER - OPTION 1 (CPR-028)
Add 100A/3P breaker in DP-160, move EH-01 to grass north of the road, add additonal 2" conduit from DP-160 to EH-01, extend 2-2" conduit from EH-01 to Handhole east of road at north building complex, extend 2-2" conduits from North ground box to North building, add 4X disconnect with concrete pad, and supply and install cable from DP-160 to disconnect.

Description	Quantity	Unit	Unit Price	Price
CPR-028 - OPTION 1 - VME	1.00	LS	$75,522.48	$75,522.48
FINAL GRADING + TOPSOIL DRESSING	835.00	SY	$3.44	$2,872.40
CLASS A ROADSTONE ROAD DRESSING	30.00	ton	$58.00	$1,740.00

Subtotal:	0.00	0.00	0.00	0.00	80,134.88	0.00	**80,134.88**
Bonds & Insurance					$80,134.88	2.50%	$2,003.37
OH&P - Self Perform					$4,612.40	15.00%	$691.86
OH&P - Subcontractors					$75,522.48	5.00%	$3,776.12
						Total:	**$86,606.23**

WOODRUFF CONSTRUCTION, INC
1890 KOUNTRY LANE, FORT DODGE, IA 50501
Ph : (515)576-1118 Fax: 515-955-2170

Change Request # 70.2

Price Breakdown

Description: NORTH COMPLEX POWER - OPTION 2 (CPR-028)
Add 100A/3P breaker in DP-160, move EH-01 to grass north of the road, add additonal 2" conduit from DP-160 to EH-01, extend 2-2" conduit from EH-01 to Handhole east of road at North building complex, extend 2-2" conduits from North ground box to North building.

Description	Quantity	Unit	Unit Price	Price
CPR-028 - OPTION 2 - VME	1.00	LS	$33,232.01	$33,232.01
FINAL GRADING + TOPSOIL DRESSING	835.00	SY	$3.44	$2,872.40
CLASS A ROADSTONE ROAD DRESSING	20.00	ton	$58.00	$1,160.00

Subtotal:	0.00	0.00	0.00	0.00	37,264.41	0.00		**37,264.41**

Bonds & Insurance	$37,264.41	2.50%	$931.61
OH&P - Self Perform	$4,032.40	15.00%	$604.86
OH&P - Subcontractors	$33,232.01	5.00%	$1,661.60
		Total:	**$40,462.48**

WOODRUFF CONSTRUCTION, INC
1890 KOUNTRY LANE, FORT DODGE, IA 50501
Ph : (515)576-1118 Fax: 515-955-2170

Change Request # 70.3

Price Breakdown

Description: NORTH COMPLEX POWER - OPTION 3 (CPR-028)
Add 100A/3P breaker in DP-160, move EH-01 to grass North of the road, add additonal 2" conduit from DP-160 to EH-01.

Description	Quantity	Unit	Unit Price	Price
CPR-028 - OPTION 3 - VME	1.00	LS	$14,192.16	$14,192.16

Subtotal:	0.00	0.00	0.00	0.00	14,192.16	0.00	**14,192.16**

Bonds & Insurance	$14,192.16	2.50%	$354.80
OH&P - Subcontractors	$14,192.16	5.00%	$709.61
		Total:	**$15,256.57**

PROPOSAL REQUEST

Van Maanen Electric, Inc.
500 Iowa Speedway Drive
Newton, IA 50208
Telephone: 641-791-9473

CCN # CPR-028 OPTION 1
Date: 9/13/2026
Project Name: Ames Nutrient Reduction Mods Phase 1
Project Number: Ames Nutrient Reduction Mods Phase 1
Page Number: 1

Woodruff Construction
Contact: Zach Phillips
1920 Philadelphia St, Ste 102
Ames, IA 50010
E-mail: zachp@woodruff.build

Work Description

Scope: Add 100A/3P breaker in DP-160, move EH-01 to grass north of the road, add additonal 2" conduit from DP-160 to EH-01, extend 2-2" conduit from EH-01 to Handhole east of road at north building complex, extend 2-2" conduits from north ground box to north building, add 4X disconnect with concrete pad, and supply and install cable from DP-160 to disconnect. Excludes final grading or seeding. All pricing includes trenching or excavating. No boring included.

Breakdown

Description	Qty
2" CONDUIT - RMC - GALV	10
2" LOCKNUT - STEEL	4
2" BUSHING GRDG INSUL 150 DEG	2
2" MEASURE CUT & THREAD LABOR - RMC - GALV	2
2" BUSHING - ALUM	1
2" CONDUIT - PVC40	1,770
2" ELBOW 90 DEG - PVC40	12
2" COUPLING - PVC	26
2" ADAPTER FEM - PVC	3
2" END BELL - PVC	7
PVC CEMENT STANDARD (1-QUART)	12
2" CONDUIT - RMC - GALV PVC CTD	5
# 6 XHHW BLACK	1,060
#2/0 XHHW BLACK	3,180
HL 24X36X24 BOX W/ TIER 8 ELECTRIC COVER	1
100A 3P BREAKER - NEMA 1	1
100A 250/600V DSN SW NON-FUS - NEMA 4X	1
EXCAVATION CLAY (24"X36" DEEP)	960
BACKFILL/COMP CLAY (24"X36" DEEP)	960
4" DIAM CORE 6" THICK WALL	1
Mini Excvator	1
Skidloader	1
rock	1
Concrete Pad	1
Stand	1
Totals	**8,023**

Summary

General Materials		41,320.91
Davis Bacon Wages	(273.82 Hrs @ $88.93)	24,350.81
O&M		9,850.76

ORIGINAL

PROPOSAL REQUEST

Van Maanen Electric, Inc.
500 Iowa Speedway Drive
Newton, IA 50208

CCN # CPR-028 OPTION 1
Date: 9/13/2026
Project Name: Ames Nutrient Reduction Mods Phase 1
Project Number: Ames Nutrient Reduction Mods Phase 1
Page Number: 2

Summary (Cont'd)

Final Amount	**$75,522.48**

Van Maanen Authorization:

Project Manager: Matt Van Maanen
Phone Number: 641-791-9473
E-mail: matt@vanmaanenelectric.com

Signature: _____ Date: _____

Woodruff Construction Authorization

Name: Zach Phillips

Signature: _____ Date: _____

ORIGINAL

PROPOSAL REQUEST

Van Maanen Electric, Inc.
500 Iowa Speedway Drive
Newton, IA 50208
Telephone: 641-791-9473

CCN # CPR-028 OPTION 2
Date: 9/13/2026
Project Name: Ames Nutrient Reduction Mods Phase 1
Project Number: Ames Nutrient Reduction Mods Phase 1
Page Number: 1

Woodruff Construction
Contact: Zach Phillips
1920 Philadelphia St, Ste 102
Ames, IA 50010
E-mail: zachp@woodruff.build

Work Description

Scope: Add 100A/3P breaker in DP-160, move EH-01 to grass north of the road, add additonal 2" conduit from DP-160 to EH-01, extend 2-2" conduit from EH-01 to Handhole east of road at north building complex, extend 2-2" conduits from north ground box to north building. Excludes final grading or seeding. All pricing includes trenching or excavating. No boring included.

Breakdown

Description	Qty
2" BUSHING - ALUM	1
2" CONDUIT - PVC40	1,770
2" ELBOW 90 DEG - PVC40	10
2" COUPLING - PVC	22
2" ADAPTER FEM - PVC	1
2" END BELL - PVC	7
PVC CEMENT STANDARD (1-QUART)	12
2" CONDUIT - RMC - GALV PVC CTD	5
HL 24X36X24 BOX W/ TIER 8 ELECTRIC COVER	1
100A 3P BREAKER - NEMA 1	1
EXCAVATION CLAY (24"X36" DEEP)	960
BACKFILL/COMP CLAY (24"X36" DEEP)	960
4" DIAM CORE 6" THICK WALL	1
Mini Excvator	1
Skidloader	1
rock	1
Totals	**3,754**

Summary

General Materials		14,684.61
Davis Bacon Wages	(159.82 Hrs @ $88.93)	14,212.79
O&M		4,334.61
Final Amount		**$33,232.01**

Van Maanen Authorization:

Project Manager: Matt Van Maanen
Phone Number: 641-791-9473
E-mail: matt@vanmaanenelectric.com

ORIGINAL

PROPOSAL REQUEST

Van Maanen Electric, Inc.
500 Iowa Speedway Drive
Newton, IA 50208
Telephone: 641-791-9473

CCN # CPR-028 OPTION 3
Date: 9/13/2026
Project Name: Ames Nutrient Reduction Mods Phase 1
Project Number: Ames Nutrient Reduction Mods Phase 1
Page Number: 1

Woodruff Construction
Contact: Zach Phillips
1920 Philadelphia St, Ste 102
Ames, IA 50010
E-mail: zachp@woodruff.build

Work Description

Scope: Add 100A/3P breaker in DP-160, move EH-01 to grass north of the road, add additonal 2" conduit from DP-160 to EH-01. Excludes final grading or seeding. All pricing includes trenching or excavating. No boring included.

Breakdown

Description	Qty
2" BUSHING - ALUM	1
2" CONDUIT - PVC40	450
2" ELBOW 90 DEG - PVC40	2
2" COUPLING - PVC	6
2" ADAPTER FEM - PVC	1
2" END BELL - PVC	1
PVC CEMENT STANDARD (1-QUART)	4
2" CONDUIT - RMC - GALV PVC CTD	5
100A 3P BREAKER - NEMA 1	1
EXCAVATION CLAY (24"X36" DEEP)	300
BACKFILL/COMP CLAY (24"X36" DEEP)	300
4" DIAM CORE 6" THICK WALL	1
Mini Excvator	1
Skidloader	1
Totals	**1,074**

Summary

General Materials		5,942.50
Davis Bacon Wages	(71.95 Hrs @ $88.93)	6,398.51
O&M		1,851.15
Final Amount		**$14,192.16**

Van Maanen Authorization:

Project Manager: Matt Van Maanen
Phone Number: 641-791-9473
E-mail: matt@vanmaanenelectric.com

Signature: _____ Date: _____

ORIGINAL

Cost Proposal Request
Nutrient Reduction Modifications–Phase 1
City of Ames, Iowa
Contract 2024-089
February 12, 2025

COST PROPOSAL REQUEST NO.: 028

TO: Woodruff Construction, Inc.
ISSUED BY: Travis Anderson

DISTRIBUTION

Zach Phillips — Woodruff Construction, Inc.
Tyler VerMeer — City of Ames
Travis Anderson — Strand Associates, Inc.®

Please submit an itemized quotation for changes in the Contract Price and Time incidental to proposed modifications to the Contract Documents described herein.

DESCRIPTIONS AFFECTING THE DRAWINGS

Provide separate pricing for the three options described below. Coordinate final locations of handholes and new equipment with OWNER.

Drawing 990-E7.02

028-01 Options 1, ~~2, and 3.~~ Replace the 50-amp, 3-pole breaker in DP-160 with a 100-amp, 3-pole breaker.

Drawing 05-E1.01/05-E4.03

028-02 Options 1, ~~2, and 3~~: Move EH-01 to the grass north of the road and west of the Equalization Basin. Extend the 2" conduit and provide a second 2" conduit from DP-160 to EH-01.

028-03 Options 1 ~~and 2.~~ Provide two 2-inch conduits along the existing roadway from the new EH-01 location described above to a new handhole east of the North Building Complex.

~~028-04 Option 2: Provide two 2-inch conduits from the new handhole east of the North Building Complex and stub out conduits by North Building. Cap for termination by OWNER.~~

028-05 Option 1: Provide two 2-inch conduits from the new handhole east of the North Building Complex to a stainless steel NEMA 4X disconnect switch located on a mounting stand with a concrete pad on the east side of the heated North Building. Stand shall be per detail C/990-E5.02 and concrete pad per detail C/990-H5.02.

028-06 Option 1: Provide 3~2/0 and a #6 ground in one of the 2-inch conduits from DP-160 to the new disconnect switch.

WOODRUFF CONSTRUCTION

100% Employee Owned

1920 Philadelphia St, Ste 102 | Ames, IA 50010
Ph: (515) 232-4535 Fax: (515) 232-4538

11/2/2026

JENNY RUDDY
STRAND ASSOCIATES
910 WEST WINGRA DRIVE
MADISON, WI 53715

RE: NUTRIENT REDUCTION MODIFICATIONS – PHASE 1
AMES, IA

SUBJ: Potential Change Order #075 – PCC Gutter Credit – R1

Dear Jenny Ruddy:

Per RFI 242, we are proposing the following:

- Eliminate 129 LF of PCC gutter located between asphalt near the Sludge Pumping Building.
- Replace PCC gutter with asphalt.

Our total **credit** for the subject changed work is **($4,482.60)**. All supporting documentation is attached.

The schedule analysis determines the resulting changed activity sequence to add (0) ZERO WORKING DAYS to the project. This cost is included in the above price.

Your written approval is required by 11/9/2026. Action after that date will result in additional costs and added time, which will then be added to the above price.

When this potential change order is signed by the Owner and a copy is returned to the contractor, approval of change(s) is effective IMMEDIATELY and we will proceed with the change(s) described above. Approved changes will be included in a future contract change order. If you require additional clarification, please contact me. Thank you for your prompt response.

Sincerely,

WOODRUFF CONSTRUCTION, INC.

zphillips

Zach Phillips
Senior Project Manager

cc: File

_____/_____
Owner Approval / Date

_____/_____
Engineer Approval / Date

WOODRUFF CONSTRUCTION, INC
1890 KOUNTRY LANE, FORT DODGE, IA 50501
Ph : (515)576-1118 Fax: 515-955-2170

Change Request # 75

Price Breakdown

Description: RFI 242 PCC GUTTER CREDIT
Per RFI 242, remove PCC gutter between the asphalt drive and install asphalt in its place.

Description	Quantity	Unit	Unit Price	Price
REMOVE PCC GUTTER	-129.00	lf	$44.75	$-5,772.75
ADDITIONAL ASPHALT	28.67	SY	$45.00	$1,290.15

Subtotal:	0.00	0.00	0.00	0.00	-4,482.60	0.00		**-4,482.60**

Total: **$-4,482.60**

STRAND ASSOCIATES®
*Excellence in Engineering*SM

Request for Information

Contract.:	2024-089	RFI No.:	242
Project Name:	Nutrient Reduction Modifications Phase 1	Date Received:	10/21/2026
Owner:	City of Ames	Date Required:	10/24/2026
Contractor:	Woodruff Construction, Inc.	Date Responded:	10 /22/2026
Specification Section:		Page No.:	
Drawing Sheet No.:		Detail:	

REQUEST:
Is it acceptable to install the gutter line located between separate section of asphalt by Building 110 with HMA instead of PCC? After talking with Tyler, there is some concern with the snow removal process. We will be able to maintain storm water flow through this area if its done with HMA.

PROPOSED SOLUTION (If applicable):

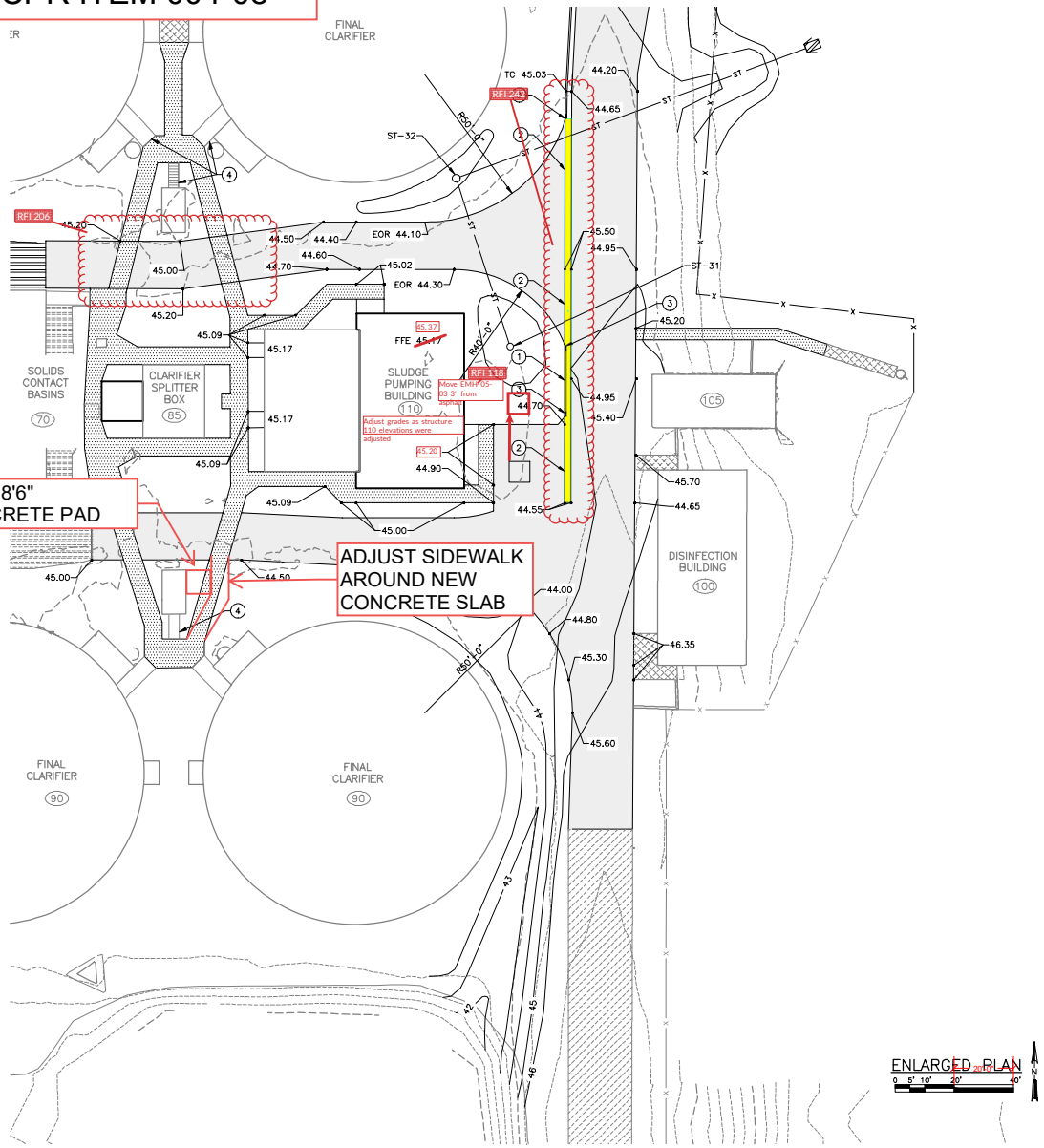
By:	Signature:	Date: ____/____/____

RESPONSE:

SAI: The proposed change is acceptable. Provide a credit for the difference in cost between HMA and PCC for this stretch of gutter.

By: Sam Greiner	Signature: Sam Greiner	Date: 10 / 22 /2026

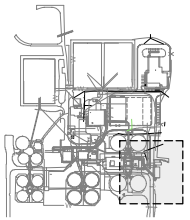
CPR ITEM 004-08



ENLARGED SITE PLAN

KEY NOTES:

1. 24" CURB AND GUTTER (G 990-C5.02)
2. 24" DRIVEWAY SECTION (G 990-C5.02)
3. 18" LONG TAPERED CURB HEAD.
4. REMOVE AND REINSTALL METAL STAIRS AS REQUIRED FOR NEW WORK. PROVIDE NEW CONCRETE FOOTING FOR STAIRS THAT ARE REINSTALLED.



KEY PLAN
NO SCALE

LEGEND:

- EXISTING ASPHALT PAVEMENT
- EXISTING CONCRETE PAVEMENT
- EXISTING SIDEWALK
- EXISTING GRAVEL
- NEW ASPHALT PAVEMENT
- NEW SIDEWALK
- EROSION CONTROL MAT
- STONE MULCH
- NEW GRAVEL
- NEW CONCRETE PAVEMENT

IOWA ONE CALL
1-800-292-8989
www.iowaonecall.com

NO.	REVISIONS	DATE
1	ISSUED FOR CONSTRUCTION	09/19/24

SITE
CIVIL
ENLARGED GRADING PLAN - 4
NUTRIENT REDUCTION MODIFICATIONS - PHASE 1
WATER POLLUTION CONTROL FACILITY IMPROVEMENTS
AMES, IOWA

JOB NO.
4429.009

PROJECT MGR.
TRAVIS ANDERSON

STRAND ASSOCIATES®

SHEET
22
05-C4.04

File: S:\MAD\4400--4499\4429\009\Drawings\CAD\ACAD\Drawings\05-C4.04.dwg Time: Sep 12, 2024 - 10:27am

Item No. 18

MEMO

To: Mayor & City Council

From: Justin Clausen, P.E., CPWP-M Public Works Director

Date: November 24, 2026

Subject: Sunset Ridge 11th Addition - Letter of Credit Reduction

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

ATTACHMENT(S):
Sunset Ridge 11th Addition - Partial Release 4 Nov16.2026.docx

CITY OF ames

Smart Choice

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

November 17, 2026

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

RE: Sunset Ridge 11th Addition Financial Security Reduction 4

I hereby certify that of the sidewalks, all the 2-inch HMA base, required as a condition for approval of the final plat of **Sunset Ridge 11th Addition,** has been completed in an acceptable manner by **various contractors.** The above-mentioned improvements have been inspected by the Engineering Division of the Public Works Department of the City of Ames, Iowa and found to meet City specifications and standards.

As a result of this certification, it is recommended that the financial security for public improvements on file with the City for this subdivision be reduced to **$10,680.** The remaining work covered by this financial security includes pedestrian ramp as-builts.

Sincerely,

Justin Clausen, P.E., CPWP-M
Interim Public Works Director

JC/MB

cc: Finance, Contractor, Planning & Housing, Subdivision file

Sunset Ridge 11th Subdivision
November 17, 2026

Items completed as a part of this reduction:

Description	Unit	Quantity
Sidewalk Pavement, PCC, 4”	SY	258
Street Trees	EA	19
COSESCO	AC	500

Items remaining as a part of this reduction:

Description	Unit	Quantity
SIDEWALK PAVEMENT, PCC, 6”	SY	57
DETECTABLE WARNING PANELS	SF	100

Item No. 19

MEMO

To: Mayor & City Council

From: Justin Clausen, P.E., CPWP-M Public Works Director

Date: November 24, 2026

Subject: Ansley Subdivision 1st Addition - Letter of Credit Reduction

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

ATTACHMENT(S):
Ansley 1st Addition Financial Security Reduction 8.docx

CITY OF ames

Smart Choice

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

November 17, 2026

City Clerk
City of Ames
Ames, Iowa 50010

RE: Ansley Subdivision 1st Addition Financial Security Reduction No. 8

City Clerk:

I hereby certify that public improvements have been partially completed including topsoil and sidewalk required as a condition for approval of the final plat of **Ansley Subdivision 1st Addition,** have been completed in an acceptable manner by **Various Contractors.** The above-mentioned improvements have been inspected by the Engineering Division of the Public Works Department of the City of Ames, Iowa and found to meet City specifications and standards.

As a result of this certification, it is recommended that the financial security for public improvements on file with the City for this subdivision be reduced to **$102,620.25**.

Sincerely,

Justin Clausen, P.E, CPWP-M
Public Works Director

JC/MB

cc: Finance, Developer, Planning & Housing, Subdivision file

Items completed as part of this reduction of financial security.

ITEM	UNIT	Qty
Sidewalk	SY	51
Topsoil	CY	1515

Item No. 20

MEMO

To: Mayor & City Council

From: Justin Clausen, P.E., CPWP-M Public Works Director

Date: November 24, 2026

Subject: Ansley 3rd Addition - Letter of Credit Reduction

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

ATTACHMENT(S):
Ansley 3rd Addition LOC Reduction 5.docx

CITY OF ames

Smart Choice

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

November 17, 2026

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

RE: Ansley 3rd Addition Subdivision Letter of Credit Reduction No. 5

Mayor and Council Members:

I hereby certify that public improvements including partial completion of HMA Surface Pavement, Sidewalk (Future Homeowner), and Street Trees required as a condition for approval of the final plat of **Ansley 3rd Addition,** have been completed in an acceptable manner by **Various Contractors.** The above-mentioned improvements have been inspected by the Engineering Division of the Public Works Department of the City of Ames, Iowa and found to meet City specifications and standards. Improvements outstanding to be completed at this time include COSESCO (erosion control), sidewalk, pedestrian ramps, pavement markings, street trees, street lights, seeding.

As a result of this certification, it is recommended that the financial security for public improvements on file with the City for this subdivision be reduced to **$60,745.00.**

Sincerely,

Justin Clausen, P.E, CPWP-M
Public Works Director

JC/MB

cc: Finance, Developer, Planning & Housing, Subdivision file

Ansley 3rd Addition
November 17, 2026

Items completed as part of this reduction of financial security for Ansley 3rd Addition Subdivision.

ITEM	UNIT	Qty
PAVEMENT, HMA, 4 INCH SURFACE	SY	1821
SIDEWALK, PCC, 5 INCH (FUTURE HOMEOWNER)	SY	75
STREET TREES	EA	3

Items remaining as part of this reduction of financial security for Ansley 3rd Addition Subdivision.

ITEM	UNIT	Qty
PAVEMENT, PCC, 6 INCH - PRIVATE	SY	1476
SIDEWALK, PCC, 5 INCH (FUTURE HOMEOWNER)	SY	720
SIDEWALK, PCC, 5 INCH	SY	115
SIDEWALK, PCC, 6 INCH	SY	64
DETECTABLE WARNING	SF	80
PAINTED PAVEMENT MARKINGS, SOLVENT/WATERBORNE	LS	1
EROSION CONTROL - COSESCO	AC	4.78
STREET TREES	EA	21
STREET LIGHTS	EA	5

Item No. 21

MEMO

To: Mayor & City Council

From: Justin Clausen, P.E., CPWP-M Public Works Director

Date: November 24, 2026

Subject: North Sunset Ridge 1st Addition - Letter of Credit Reduction

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

ATTACHMENT(S):
North Sunset Ridge 1st Addition LOC Reduction 2.docx

CITY OF ames

Smart Choice

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

November 17, 2026

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

RE: North Sunset Ridge 1st Addition Financial Security Reduction 2

I hereby certify partial completion of the public improvements including pipe aprons, intakes, sidewalk (future homeowners), and street trees required as a condition for approval of the final plat of **North Sunset Ridge 1st Addition,** has been completed in an acceptable manner by **various contractors.** The above-mentioned improvements have been inspected by the Engineering Division of the Public Works Department of the City of Ames, Iowa and found to meet City specifications and standards.

As a result of this certification, it is recommended that the financial security for public improvements on file with the City for this subdivision be reduced to **$333,056.** The remaining work covered by this financial security includes curb and gutter, HMA pavement surface, manhole adjustments, shared use paths, pedestrian ramp as-builts, sidewalks, street trees and erosion control.

Sincerely,

Justin Clausen, P.E., CPWP-M
Public Works Director

JC/MB

cc: Finance, Contractor, Planning & Housing, Subdivision file

North Sunset Ridge 1st Subdivision
November 17, 2026

Items completed as a part of this reduction:

Description	Unit	Quantity
PIPE APRON, RCP, 15IN	EA	1
PIPE APRON, RCP, 18IN	EA	1
PIPE APRON, RCP, 24IN	EA	1
PIPE APRON, RCP, 30IN	EA	4
INTAKE, SW-512 (POND OUTLET)	EA	1
SIDEWALK, PCC, 5” (FUTURE HOMEOWNERS)	SY	163
STREET TREES	EA	24

Items remaining as a part of this reduction:

Description	Unit	Quantity
CURB AND GUTTER, 2.5FT, 6"	LF	4127
PAVEMENT, HMA, SURFACE, 2"	SY	5605
MANHOLE ADJUSTMENTS FOR SURFACE COURSE	EA	9
SHARED USE PATH, PCC, 5"	SY	229
SIDEWALK, PCC, 5" (FUTURE HOMEOWNERS)	SY	1012
SIDEWALK, PCC, 5"	SY	22
SIDEWALK, PCC, 6"	SY	58
DETECTABLE WARNING	SF	112
EROSION CONTROL - COSESCO	AC	18.60
STREET TREES	EA	55

ITEM #:	**22**
DATE:	**11-24-26**
DEPT:	**P&H**

COUNCIL ACTION FORM

SUBJECT: PLAT OF SURVEY FOR A BOUNDARY LINE ADJUSTMENT AT 2700, 2702 AND 2766 NORTH DAKOTA AVENUE IN RURAL STORY COUNTY

BACKGROUND:

This request relates to a proposed plat of survey for properties located at 2700, 2702 and 2766 North Dakota Avenue. **The proposed plat of survey is a boundary line adjustment between three existing parcels** (see attached location map). **All three parcels are outside the Ames corporate limits, but within the 2-mile area where the City of Ames has review jurisdiction for land divisions in addition to Story County.**

The subject properties are within the Urban Reserve and Natural Area (see attached map excerpt). Adjusting the boundaries of existing parcels in a manner that does not create new developable area is consistent with the policies of the Urban Reserve described within Ames Plan 2040.

The existing 9.42-acre parcel at 2702 North Dakota Avenue includes a dwelling. It abuts the two other subject parcels located to the northwest at 2766 North Dakota Avenue which is 2.47 acres and also contains a dwelling. The third parcel located to the east and contains row crop land at 29.34 acres. The existing parcels will be reconfigured into Parcels K, M and L (see attached Plat of Survey).

The 2700 North Dakota parcel will be increased in size to 3.61 acres and the east boundary line shifted to the east. The parcel at 2766 North Dakota Avenue will be decreased in size to 2.73 acres. And the parcel at 2700 North Dakota will be adjusted in size to 36.14 acres and will expand to the west and north. Parcel M is being identified as a "No Build" parcel. Parcels K and L will continue to have dwellings maintained on them.

As a boundary line adjustment, no infrastructure improvements are required. Therefore, no requests for waivers of subdivision standards and accompanying covenants are required.

Approval of this plat of survey will allow the applicant to prepare the official plat of survey and submit it to the Planning and Housing Director for review. The Director will sign the plat of survey confirming that it fully conforms to all conditions of approval. The prepared plat of survey may then be signed by the surveyor, who will submit it for recording in the Office of the Story County Recorder.

ALTERNATIVES:

1. Approve the proposed plat of survey.

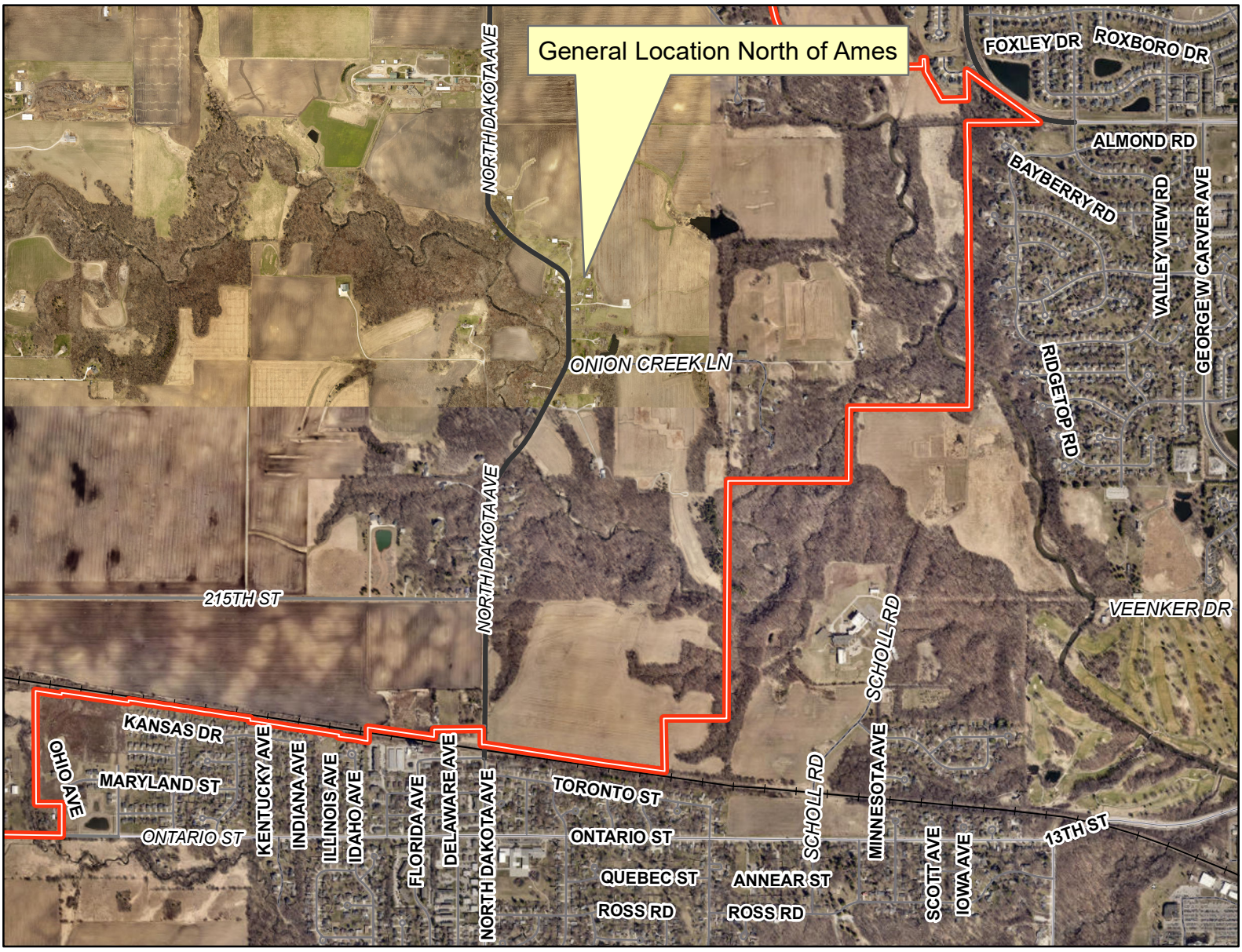
2. Deny the proposed plat of survey on the basis that the City Council finds that the requirements for plats of survey as described in Section 23.309 have not been satisfied.

3. Refer this request back to staff and/or the owner for additional information.

CITY MANAGER'S RECOMMENDED ACTION:

The proposed boundary line adjustment does not trigger any additional infrastructure improvements per City requirements. Staff finds that the proposed plat of survey complies with Ames Plan 2040, as no new development parcels are being created. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1.

ATTACHMENT(S):
General location Overview.pdf
2700, 2702, 2766 North Dakota Avenue Existing Conditions.pdf
Plat of Survey 2700, 2702, 2766 North Dakota

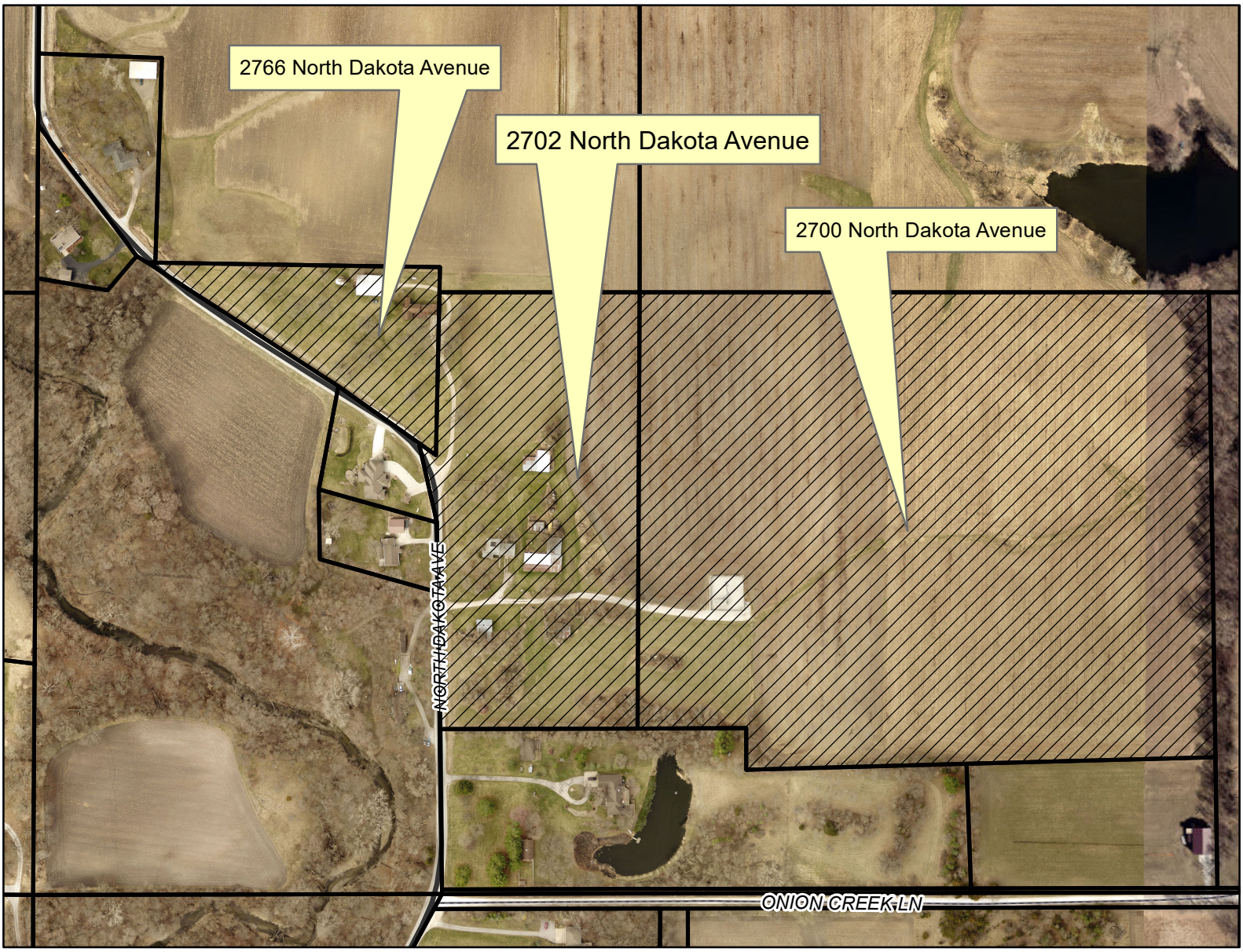


N

General Location Overview

Legend

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

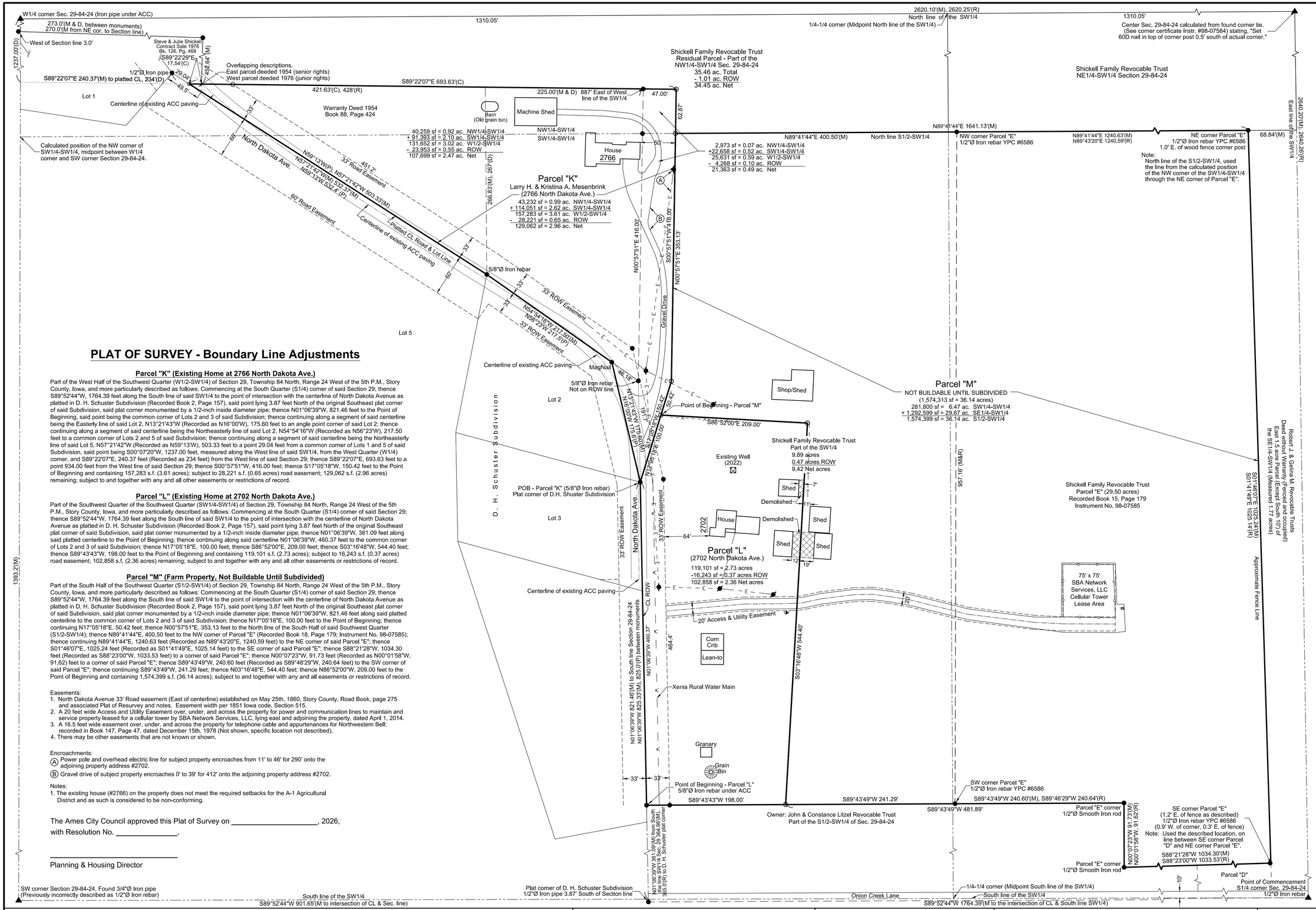


Existing Conditions & Location
2700, 2702, 2766 North Dakota Ave
(Hatched In)

N

Legend

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



PLAT OF SURVEY - Boundary Line Adjustments

Parcel "K" (Existing Home at 2766 North Dakota Ave.)

Part of the West Half of the Southwest Quarter (W1/2-SW1/4) of Section 29, Township 84 North, Range 24 West of the 5th P.M., Story County, Iowa, and more particularly described as follows: Commencing at the South Quarter (S1/4) corner of said Section 29; thence S89°52'44"W, 1764.39 feet along the South line of said SW1/4 to the point of intersection with the centerline of North Dakota Avenue as platted in D. H. Schuster Subdivision (Recorded Book 2, Page 157), said point lying 3.87 feet North of the original Southeast plat corner of said Subdivision, said plat corner monumented by a 1/2-inch inside diameter pipe; thence N01°06'39"W, 821.46 feet to the Point of Beginning, said point being the common corner of Lots 2 and 3 of said Subdivision; thence continuing along a segment of said centerline being the Easterly line of said Lot 2, N13°21'43"W (Recorded as N16°00'W), 175.60 feet to an angle point corner of said Lot 2; thence continuing along a segment of said centerline being the Northeasterly line of said Lot 2, N54°54'16"W (Recorded as N56°23'W), 217.50 feet to a common corner of Lots 2 and 5 of said Subdivision; thence continuing along a segment of said centerline being the Northeasterly line of said Lot 5, N57°21'42"W (Recorded as N59°13'W), 503.33 feet to a point 29.04 feet from a common corner of Lots 1 and 5 of said Subdivision, said point being S00°07'20"W, 1237.00 feet, measured along the West line of said SW1/4, from the West Quarter (W1/4) corner, and S89°22'07"E, 240.37 feet (Recorded as 234 feet) from the West line of said Section 29; thence S89°22'07"E, 693.63 feet to a point 934.00 feet from the West line of said Section 29; thence S00°57'51"W, 416.00 feet; thence S17°05'18"W, 150.42 feet to the Point of Beginning and containing 157,283 s.f. (3.61 acres); subject to 28,221 s.f. (0.65 acres) road easement; 129,062 s.f. (2.96 acres) remaining; subject to and together with any and all other easements or restrictions of record.

Parcel "L" (Existing Home at 2702 North Dakota Ave.)

Part of the Southwest Quarter of the Southwest Quarter (SW1/4-SW1/4) of Section 29, Township 84 North, Range 24 West of the 5th P.M., Story County, Iowa, and more particularly described as follows: Commencing at the South Quarter (S1/4) corner of said Section 29; thence S89°52'44"W, 1764.39 feet along the South line of said SW1/4 to the point of intersection with the centerline of North Dakota Avenue as platted in D. H. Schuster Subdivision (Recorded Book 2, Page 157), said point lying 3.87 feet North of the original Southeast plat corner of said Subdivision; thence N01°06'39"W, 361.09 feet along said platted centerline to the Point of Beginning; thence continuing along said centerline N01°06'39"W, 460.37 feet to the common corner of Lots 2 and 3 of said Subdivision; thence N17°05'18"E, 100.00 feet; thence S86°52'00"E, 209.00 feet; thence S03°16'48"W, 544.40 feet; thence S89°43'43"W, 198.00 feet to the Point of Beginning and containing 119,101 s.f. (2.73 acres); subject to 16,243 s.f. (0.37 acres) road easement; 102,858 s.f. (2.36 acres) remaining; subject to and together with any and all other easements or restrictions of record.

Parcel "M" (Farm Property, Not Buildable Until Subdivided)

Part of the South Half of the Southwest Quarter (S1/2-SW1/4) of Section 29, Township 84 North, Range 24 West of the 5th P.M., Story County, Iowa, and more particularly described as follows: Commencing at the South Quarter (S1/4) corner of said Section 29; thence S89°52'44"W, 1764.39 feet along the South line of said SW1/4 to the point of intersection with the centerline of North Dakota Avenue as platted in D. H. Schuster Subdivision (Recorded Book 2, Page 157), said point lying 3.87 feet North of the original Southeast plat corner of said Subdivision, said plat corner monumented by a 1/2-inch inside diameter pipe; thence N01°06'39"W, 821.46 feet along said platted centerline to the common corner of Lots 2 and 3 of said Subdivision; thence N17°05'18"E, 100.00 feet to the Point of Beginning; thence continuing N17°05'18"E, 50.42 feet; thence N00°57'51"E, 353.13 feet to the North line of the South Half of said Southwest Quarter (S1/2-SW1/4); thence N89°41'44"E, 400.50 feet to the NW corner of Parcel "E" (Recorded Book 18, Page 179; Instrument No. 98-07585); thence continuing N89°41'44"E, 1240.63 feet (Recorded as N89°43'20"E, 1240.59 feet) to the NE corner of said Parcel "E"; thence S01°46'07"E, 1025.24 feet (Recorded as S01°41'49"E, 1025.14 feet) to the SE corner of said Parcel "E"; thence S88°21'28"W, 1034.30 feet (Recorded as S88°23'00"W, 1033.53 feet) to a corner of said Parcel "E"; thence N00°07'23"W, 91.73 feet (Recorded as N00°01'58"W, 91.62) feet to a corner of said Parcel "E"; thence S89°43'49"W, 240.60 feet (Recorded as S89°46'29"W, 240.64 feet) to the SW corner of said Parcel "E"; thence continuing S89°43'49"W, 241.29 feet; thence N03°16'48"E, 544.40 feet; thence N86°52'00"W, 209.00 feet to the Point of Beginning and containing 1,574,399 s.f. (36.14 acres); subject to and together with any and all easements or restrictions of record.

Easements:
1. North Dakota Avenue 33' Road easement (East of centerline) established on May 25th, 1860, Story County, Road Book, page 275 and associated Plat of Resurvey and notes. Easement width per 1851 Iowa code, Section 515.
2. A 20 feet wide Access and Utility Easement over, under, and across the property for power and communication lines to maintain and service property leased for a cellular tower by SBA Network Services, LLC, lying east and adjoining the property, dated April 1, 2014.
3. A 16.5 feet wide easement over, under, and across the property for telephone cable and appurtenances for Northwestern Bell; recorded in Book 147, Page 47, dated December 15th, 1978 (Not shown, specific location not described).
4. There may be other easements that are not known or shown.

Encroachments:
- (A) Power pole and overhead electric line for subject property encroaches from 11' to 46' for 290' onto the adjoining property address #2702.
- (B) Gravel drive of subject property encroaches 0' to 39' for 412' onto the adjoining property address #2702.

Notes:
1. The existing house (#2766) on the property does not meet the required setbacks for the A-1 Agricultural District and as such is considered to be non-conforming.

The Ames City Council approved this Plat of Survey on _____, 2026, with Resolution No. _____.

_____
Planning & Housing Director

Recorder Use Only

Index Legend

Type...: Plat of Survey - Boundary Line Adjustments
Description...: Part of the SW1/4 of Section 29-84-24
Address...: 2702 & 2766 North Dakota Ave., Ames
Zoning...: A-1, Agricultural
Requestor...: Steven & Julie Shickell (Co-trustees)
515-509-3170; jmshickell@aol.com
Owners...: Shickell Family Revocable Trust
c/o Steven L. Shickell
2872 North Dakota Ave.
Ames, IA 50014
Larry & Kristin Mesenbrink
2766 North Dakota Ave.
Ames, IA 50014
Surveyor...: Brian R. Campbell, PE, PLS
Return to...: Campbell Engineering & Surveying, Inc.
925 E 1st St. - Suite I
Ankeny, IA 50021
(515) 963-4385
info@cesiowa.com

Legend

Ø	Diameter
2702	Address
ACC	Asphalt Cement Concrete
CL	Centerline
(D)	Deeded Distance
(M)	Measured Distance
(P)	Platted Distance
(R)	Recorded Distance
POB	Point of Beginning
ROW	Right-of-way
YPC	Yellow Plastic Cap
○	Set 1/2"Ø Iron rebar with YPC #12846
▲	Found Monument at Government corner
●	Found 1/2"Ø Iron rebar with YPC #12846, unless noted.

Note:
Basis of bearings is the Iowa Regional Coordinate System.

0 30' 60'
1" = 60'

I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Professional Land Surveyor under the laws of the State of Iowa.

Signed: Brian R. Campbell
Brian R. Campbell, P.E., P.L.S.
Date....: 11/17/2026 License Number: 12846
*My license renewal date is December 31, 2027.

BRIAN R. CAMPBELL 12846 IOWA

Campbell Engineering & Surveying
925 E 1st St., Suite I
Ankeny, Iowa 50021
Phone...: (515) 963-4385
E-mail...: info@cesiowa.com

PLAT OF SURVEY - Boundary Line Adjustments
Parcels "K", "L", and "M"
Shickell Family Revocable Trust and
Larry and Kristin Mesenbrink
2702 & 2766 North Dakota Ave., Ames
Part of the SW1/4 of Section 29-84-24

FIELD WORK.: BRC/CGC	7/25-10/5/2025	PROJECT #:	
DRAWN BY....: BRC	6/15/2026	FILE #.....: PS2601	
REVISED BY...: BRC	8/3/2026	SCALE	SHEET
REVISED BY...: BRC	10/6/2026	VERT.:	1
REVISED BY...: BRC	10/26/2026	HORIZ.: 1"=60'	Of 1
REVISED BY...:	11/17/2026		

ITEM #:	**23**
DATE:	**11-24-26**
DEPT:	**P&H**

COUNCIL ACTION FORM

SUBJECT: DATA CENTER ZONING TEXT AMENDMENT OPTIONS

BACKGROUND:

This report outlines several zoning-related follow-up items regarding data centers, which the City Council directed staff to investigate earlier this summer. **No final action is being requested by City staff at this meeting.**

The City Council held a public forum regarding data center uses in June 2026. The discussion was precipitated by a request from a company named LightEdge for a lease of approximately 10 acres of City land to construct and operate a data center. Data centers vary in size and purpose, but are inclusive of many types of automated data processing and data storage activities, often referred to at the smaller scale as edge or collocate facilities and at the largest scale as hyperscalers for data warehousing and AI training models.

The City has a dedicated webpage for information related to data centers (www.cityofames.org/datacenter) that includes the original public comments, any updates on data center information, and materials from the Resident Data Center Study Committees. **It is important to note that since July 2026, there are no ongoing lease negotiations or discussions with LightEdge and the consideration of data center issues is now reflective of data center development in the entire community rather than one specific project.**

On July 14, City Council reviewed a report with a summary of public comments and staff responses regarding certain regulatory options for how to address data center development and operations. This report was the basis for additional discussion by the City Council and action steps directed by the City Council on July 28.

On July 28, City Council directed staff to investigate 17 separate topics related to data centers. While these investigations are underway, the Council adopted a resolution for a temporary pause on processing any permits related to data centers until May 1, 2027. Attached are the complete original referred tasks. Staff divided the tasks into three broad categories, described below:

Category 1- Zoning related issues about defining the use, allowable locations, and applicable development regulations. **Zoning issues are the focus of this report.**

Category 2- Review of the City's Noise Ordinance for normal and low frequency noises. An initial discussion is planned to occur in December or January.

Category 3- Utility requirements for large electric and water users regarding municipal supplied utilities. This will occur in December or January.

City Council also created a 15-member community task force, known as the Resident Data Center Study Committee, on September 22 to separately review the specific issues regarding heat generation and localized temperature increases, and impacts on wildlife, habitats, and human health. The task force report to the Council is expected in February.

As discussed in July, data centers have a variety of sizes and configurations. There exists in central Iowa a variety of local experiences with all types of data center sizes. **Staff's review o Iowa jurisdictions and national examples has led to a handful of defining characteristics that staff believes are the most important aspects to address with zoning related standards related to issues identified by Council in July.**

The more egregious examples of data center incompatibility clearly come from situations where the use was allowed "by right" in an industrial office type of zoning district that also abuts residential zoning. Examples may include facilities within 100-200 feet from a neighborhood with a combination of tall buildings and external cooling and power systems that generate high levels of externalities. A number of good and bad examples come from Loudon County, Virginia and the surrounding area, which has an extraordinarily high concentration of data centers, developed over the past two decades.

Some of the most critical details to address based upon these examples are cooling systems and the use of on-site primary power and backup power generation. With this in mind, siting requirements addressing separation standards are the most critical zoning issue.

As staff worked through options below, it appears that the best default approach is to separate large data centers from residential zoning districts and to apply performance standards. This approach would occur through defining the zoning districts that allow for the use, a size allowance, and also a separation distance from residential zoning as a starting point for addressing compatibility.

Staff also assumes that pertinent building codes, fire codes, and development regulations that apply to other uses will also apply to any data center development, such as storm water management, lighting controls, utility connection requirements, pollution control requirements, and noise standards. Therefore, these topics are not revisited in this report.

Following this general approach allows for a large amount of industrial land to be available for data centers, but excludes commercial areas and areas adjacent to residential zoning districts.

ZONING ISSUES:

Attached are the original zoning related referral items. At the crux of the referrals are these five zoning issues:

1. Defining a data center as a use.
2. Determining categories, if any, for small versus large data centers.
3. Determining the permitting process using either an exclusive special purpose district or a defined unique data center site plan permit, either type approved by City Council.
4. Identifying what zoning districts would allow for data centers.

5. Development standards that would apply, regardless of permitting process.

As staff has prepared this report, it has reviewed numerous examples and resources from other parts of the country. The University of Iowa is developing a resource library and Georgia Tech has a comprehensive set of resources available online as two example of resources. Within Iowa, there are limited data center ordinances in place, noting an exception for Linn County and Palo. Generally, there has been more activity by counties in Iowa than cities regarding data center development.

However, staff is aware that Clinton, Iowa is on a similar path as Ames and is in the process of developing a comprehensive data center ordinance to address a proposed large hyperscale campus by QTS. Norwalk, Iowa is also looking to establish a specific ordinance, even though they have already approved a data center for development. Staff focused on city or urban development based ordinances and examples in preparation of this report.

Zoning Issue 1: Data Center Definition

Currently, modern data centers are not well defined in the Zoning Ordinance. The Planning Director has made an interpretation that the use aligns with an Industrial Use category of processing versus an office use category of data processing utilizing personnel. **The City needs to create a definition of a data center in the Zoning Ordinance to appropriately regulate the use.**

At the time of creating a pause on permitting of data centers, the enacting resolution included the following definition:

WHEREAS, for purposes of this Resolution, "data centers" are defined as "facilities whose primary service is data processing or data storage, and is used to house computer systems and associated components, such as central processing units, graphical processing units, neural networks, quantum bits, quantum processors, memory, data routing, data storage, server farm, crypto currency mining or processing, virtual private networks, virtual servers, artificial intelligence (AI) training or processing, image processing, cloud computing, email servicing, or any other term applicable to facilities which are used for such purposes shall be deemed to be a data center. Data processing as an accessory use to a principal use in the same building is limited to a maximum of 10,000 square feet in order not to be considered a primary use."

Staff has reviewed a number of ordinances with definitions of data centers as principal and accessory uses. **Staff believes the definition above is inclusive of activities commonly associated with data center functions and is appropriate to use as a principal use definition.**

Regarding accessory functions to a principal use, meaning it is not the primary use of a building and provides support to the company within the building, the above definition referencing 10,000 square feet may be adjusted to fit other decisions regarding the data center use. **The final accessory definition will need to have a defined standard for staff to evaluate based upon size or proportion of a building. The definition will also need to clarify that the function of the data center is not for the purpose of renting or leasing out services to other businesses and can only serve the business operating in the building with an allowed primary use.**

At the time of finalizing the definitions, accessory functions and equipment of data centers will also need to be addressed. For example, how electric substations are permitted and how power generation as a primary function or a backup function is accounted for in the permitting process.

Staff thinks it is also critical that with either the definition of the use or with the development standard, it is important to establish 1) a limitation on the onsite primary power generation and 2) that either a closed loop cooling system or other high efficiency use of potable water for cooling is required. Staff addresses this in more detail later.

Recommendation #1: Staff recommends moving forward the current definition provided above along with planned updates as needed, especially for accessory uses.

Zoning Issue 2: Data Center Categories

Data centers cover a broad spectrum of business activities, with different scales of activities and building sizes. Historically, data center activities were synonymous with communication for phone companies, fiber companies, and wireless companies. For example, a telephone exchange building is an example of a data center function that would be included with the data center definition. These activities changed with the advent of the cloud and more remote computing capabilities as technology and speeds improved.

Based upon public input and staff assessment of common use concerns, the larger a building or a greater concentration of buildings does correlate to concerns regarding resource use and land use compatibility. Companies utilize a variety of terms for different business models, but the following are generally used to describe these facilities, from smallest to largest. Purposes can overlap between the types.

Edge Data Centers are small distributed facilities intended to be located near the customer to assist in speeding up data services and reducing latency. Staff does not have a local example to reference for this scale of use.

Colocation Data Centers can provide edge services to a company, but they also have a primary model of leasing or renting data processing equipment and services to local or regional companies where proximity to the service is valuable. They typically are a single building and can vary in size from 30,000 to 100,000+ square feet.

The LightEdge business from the summer of 2026 was a colocation business model with 30,000 to 50,000 square foot buildings referenced as examples in Altoona. Numerous other examples exist in the Metro area (e.g., Oppidan's 60,000 square foot facility in Des Moines and an Edged Des Moines facility recently opened in Ankeny on Four Mile Road that is over 100,000 square feet). Typically, the facility processing capacity within a building shell is built out in phases based upon customer demands for service.

While no hard and fast definition exists for water and electric use for these facilities, it would be common to rely on air cooling or closed loop cooling systems compared to the use of large amounts of water with evaporative cooling due to the smaller size and scale. Staff estimates a general range of electric demand of between 3 Megawatts and 15 Megawatts, per facility of this type.

Hyperscaler Data Centers, for this discussion, are inclusive of AI training, cloud computing,

and data warehousing that occurs by a single user on an extremely large scale, usually as a campus of buildings**.** However, there are purpose-built facilities operated by large companies (e.g., Microsoft, Meta, and Apple), and data center development companies that build facilities for companies (e.g., QTS operates in Iowa developing large scale facilities).

Iowa has many examples of these types of facilities. The most significant facility near Ames is the Meta campus located in Altoona, which has been in development for over 10 years and includes over 600 acres and 5.5 million square feet of data center floor area with an assessed value exceeding $1 billion dollars. Other major facilities include the Microsoft facilities in West Des Moines, Google in Council Bluffs, and the Apple facility under construction in Waukee. All of these projects have different approaches to individual building design and size, but the overall magnitude of buildings and campus size distinguishes this use from other data centers.

Facilities of this type will typically have individual one-story buildings of 200,000+ square feet ranging up to very large building footprints that include mezzanine levels totaling 600,000 square per building. Individual resource uses of water and electricity are not always known for these facilities, but in terms of scale the Meta Campus powered by MidAmerican Energy has been reported to exceed 1 Gigawatt of power.

Water usage is not typically released on a customer basis and the issue of cooling system type is the defining feature in regard to water consumption. West Des Moines indicated that Microsoft was not a top 25 water user within its City and that data centers utilized 2.4% of the city's overall water usage in 2025. However, examples for large facilities in other locations that rely upon evaporative cooling use millions of gallons a day for cooling and require substantial infrastructure investments to serve them. Cedar Rapids has an example of a Google facility utilizing large volumes of water and a QTS facility relying on a closed loop type of facility with minimal water use.

These facilities are typically purpose-built for a hyperscaler business and will be multi-building campuses that can be built out over a 5-10 year timeframe. One of the most important issues to manage with hyperscale facility buildout is the temporary construction impacts related to the high volume of workers and potential impacts to public infrastructure during development. This issue is addressed with later recommendations related to permitting.

Recommendation #2: Define a collocate type of facility separately from a large hyperscaler facility, under the presumption that a more streamlined permitting process would apply to smaller facilities.

A collocate facility exceeds neither a 100,000 square foot size limitation or a 10MW designed electric demand.

Additionally, a colocation type of facility would also require a separation distance of 500 feet between properties that contain a data center.

All data centers that do not meet the above standards would be treated as large scale facilities whether they are one building or a campus.

Recommendation #3: If Council supports #2, defining a combination of buildings and land under common ownership as a large facility would be required to avoid piecemealing.

Recommendation #4: If City Council does not want to distinguish data center size for permitting purposes, staff does not recommend any additional sizing or definitional terms as all sizes of facilities will have the same permitting requirements and process.

Zoning Issue 3: Data Center Permitting

The City could establish a new permit process for data center major Site Plan approval or a separate zoning district for data centers using a rezoning process for a Special Purpose zoning district.

Staff believes that either of these options would include a public hearing process with City Council approval. A public hearing would be mandatory with any required rezoning.

The City's Major Site Development Plan approval process requires City Council approval and includes courtesy notice to adjacent residents, but is not a formal public hearing.

Each option will need to define the expected application requirements that augment existing requirements in order to address the unique concerns and characteristics of data centers.

The fundamental difference between a Site Plan approach and a rezoning approach to a Special Purpose District is the predictability of the process related to the criteria of approval. Generally, Site Plan approval criteria focus on physical aspects of a project, whereas a rezoning approach considers physical and other policy interests of the City, generally defined through the Ames Plan 2040 Comprehensive Plan.

Generally, cities balance the need for predictability and attractiveness of development options to a potential customer with the needs for public awareness, time requirements, and decision-making discretion when determining the appropriate level of permitting process.

Either version of permitting would require a project narrative and description of use, detailed site plans, building plans, landscaping plans, utility plans, use analysis report, lighting plans, and stormwater management plans as is required today.

In addition, staff believes other information must be explicitly required to comprehensively assess a proposed data center.

Additional details include:

- cooling system specifications,
- backup generator, fuel type, and battery specifications,
- noise assessment,
- community benefit and infrastructure agreements, if needed
- written verification by power provider of available capacity,
- identification of electric service equipment needed on and offsite, e.g., substations,

switch gear, transmission line routes,
- water usage study,
- construction traffic study and management if needed.
- security and fencing plan
- establish commensurate application fees and peer review consultant fees to be paid by the applicant

Once the application requirements are set, approval criteria for a data center rezoning process or site plan permit will be needed that provide greater clarity than existing permitting processes for unique data center issues to approve or disapprove a proposal. Potentially, cumulative issues of nearby facilities will also need to be considered with a proposal.

Recommendation #5: Determine whether to pursue a rezoning to a Special Purpose District process or a special data center Site Plan approval process and include additional application requirements listed above.

Staff recommends that if there are two types of facilities, that a large facility automatically requires a Special Purpose District zoning for approval. A collocate facility would then require a data center Site Plan.

Recommendation #6: Augment current approval criteria to address unique aspects of data centers and update the infrastructure utility impact language that currently focuses on line-capacity and not overall supply capacity. Note that this issue from a cost perspective will be addressed in the Utility issues discussion in January.

Zoning Issue 4: Allowed Zoning Districts

Establishing where the use is allowed sets the basic development and permitting process for a data center as is the case for all uses in the City. Due to data center attributes of 1) low employee and customer activity, 2) size, and 3) scale of facilities, **staff believes data centers should only be permitted with industrial zones where similar types of activities may already be permitted. Additionally, a separation requirement regardless of zoning district should apply to provide buffer of use from nearby residential zoning districts.**

Ames currently has four industrial zoning districts: General Industrial (GI), Planned Industrial (PI), Research Park and Innovation District (RI), and Intensive Industrial (II). A map depicting the industrial zones with a 1,000 foot buffer from residential zones is attached. When considering location and purpose of the four industrial zoning districts**, staff believes that the base zones of II and GI are the most appropriate locations for any type of data center, whether collocate or larger size facilities.**

There are approximately 1,200 acres of land in the Prairie View Industrial Park east of I-35 primarily planned for II zoning, most of which is undeveloped at this time. This area was brought into the city for the primary purpose of expanding large industrial development opportunities. Prairie View is served by City of Ames water and sewer infrastructure. However, both electric and natural gas service is provided by Alliant Energy.

GI is a legacy industrial zoning district that applies to most of the east side of the city and it includes small industrial and services uses and large manufacturing facilities like 3M and

Danfoss.

PI zoning also allows for large facilities, but is primarily office and R&D, and does not permit smaller industrial and service uses.
RI zoning is uniquely created for the ISURP with a mix of office, R&D, commercial, and residential uses. The City of Ames is the electric, water, and sewer provider for almost all of the land within the GI, PI, and RI zoning districts.

Both PI and RI are adjacent to residential zoning districts. GI is mostly isolated from residential, with the exception of a cluster of mobile home parks along South Dayton Place. II has no adjacent residential zoning or planned residential zoning between HWY 30 and the Union Pacific Railroad.

An alternative to setting a base zone that accommodates the data center uses is to only apply a new special purpose district, as the only zoning option for siting a data center, see Issue 3 above.

Staff believes a 1,000 foot separation distance from residential zoning creates a substantial and cautious buffer related to operational concerns of a data center. A separation distances could be reduced depending on other standards that may be adopted related to building setbacks, power generation, cooling systems. Staff has not seen a rationale for larger separation distances from residential zoning districts within cities if other standards are also applied, primarily for noise mitigation.

Recommendation #7: Allow collocate facilities only within GI or II zoning districts and require a 1,000 foot buffer of a data center site from residential zoning districts regardless of its base zoning district, subject to Council approval of a data center Site Plan.

Recommendation #8: Require large facilities to only be located within a Special Purpose District approved through a rezoning process by the City Council. (Note if there is no size differentiation, all data centers would use this process)

Within a Special Purpose District zone, it would include the minimum 1,000-foot separation requirement and additional permitting requirements and standards.

Zoning Issue 5: Development Standards

Staff has articulated above that a 1,000 foot separation requirement from residential zoning districts should be required for data center facilities.

Other current development requirements warrant revision for data center types of facilities. The City's current industrial standards are design to accommodate a wide range of facilities and have minimal design expectations due to the various types of uses and size of uses. At a minimum, site setbacks need to be increased to create space for design and compatibility features. Current front setbacks are as little as 10 feet in GI.

Staff believes front setbacks of a minimum of 100 feet for landscaping purposes, exclusive of power line transmission easements, is desirable with greater setbacks for larger campuses. Additionally, staff is advocating side and rear setbacks at a minimum

of 50 feet with no allowance for encroachment of HVAC, accessory structures, and backup power generators unless authorized via City Council approval.

Landscaping standards will require parking lot and front yard landscaping. **Staff believes use of berms and other decorative landscaping features will be desirable along with requirements that security fencing be set behind front yard landscaping.** The Meta Campus in Altoona is an outstanding example of a large campus facility with excellent perimeter buffering and overall aesthetics.

Data center building design varies greatly. There are currently no design requirements in GI or II for building materials or architecture. **Staff believes that building material guidelines of tilt-up concrete or other masonry and architectural grade building systems be required in lieu of allowing prefab metal buildings and other less-substantive building designs, subject to the Council approval process.**

Height limits have a unique regulatory value for this type of use due to the stacking of equipment inside of the buildings and ensuring the use is consistent with projected electric and water usage. **Collocate facilities should be one story (20 feet) and potentially allow for a mezzanine level. Large facilities could be one story or taller as is the case with the Altoona Meta facility.** Some facilities will locate HVAC within buildings and on upper floors to mitigate noise and address space constraints, for these large facilities height limits of up to 75 feet is proposed.

As mentioned earlier within the definition section, the standards need to address operational and auxiliary aspects of the use. The City can specify a requirement for a highly efficient potable water or air cooled system compared to an evaporative system that consumes large amounts of potable water. This expectation is supplemented by the application process requirement to designated the cooling system type and a water supply study to address the operations of the facility.

Power generation has two concerns: potential noise and localized pollution. Backup generators are permitted by the DNR and limited to operation of 100 hours per year for testing and other purposes. Actual use in an emergency of lost power has no annual limit. The City Council may want to consider limiting the number of backup generator capacity to match projected power demand as a check and balance in projected electric load demand is also possible.

Some data centers have pursued installation of their own primary power generation to alleviate concerns of power from the grid. These types of generators are natural gas fired or diesel fueled generators that require permitting under the Clean Air Act by the EPA and DNR. A Small Modular Reactor (SMR) concept for nuclear power is also on the market and could become more prevalent as an on-site energy source. Staff believes that primary power generators are not appropriate within the City of Ames and proposes to restrict any type of generator used for primary power purposes.

Recommendation #9:

- Create a height limit of one-story plus mezzanine for collocate facilities
- Create a 75-foot height limit for large facilities
- Create additional front yard setbacks, side setbacks, and rear setbacks compared to existing industrial zoning districts.
- Restrict mechanical equipment and accessory structure from encroachment within setbacks.
- Create a more defined landscape buffer approach for site perimeters.
- Require perimeter or primary building façade architectural requirements addressing visual interest and high quality materials.
- Require closed loop cooling, air cooled system or other high efficiency potable water cooling system
- Restrict generators to backup generators, no primary power generation
- Update City Lighting Code to address lighting temperature color and intensity of lighting on a site

ALTERNATIVES:

1. Direct staff to place this item on the December 15, 2026 Council agenda to provide direction to staff to draft zoning ordinance amendments.

   Following the December meeting, Staff would then prepare a draft ordinance for public review, set a Planning and Zoning Commission hearing date, present a final draft to City Council, and then set a date of hearing for final approval of an ordinance amendment zoning and development standards.

2. Direct staff to provide additional information in conjunction with the future discussion.

3. Provide other direction to staff regarding how to proceed.

CITY MANAGER'S RECOMMENDED ACTION:

Data centers are a complex issue because of the variety of types of businesses and the context in which they may operate in an urban environment. Staff has identified what it believes are the minimum zoning standards and permitting process needed to address concerns identified in July.

T**he key issue for Council is to determine a preferred approval process (Recommendation #5), and then to apply updated definitions and standards as discussed in this report.** Staff has consolidated the recommendations within the body of the report into an attachment for easier tracking of the specifics.

No final action is requested at this meeting. This report serves as a restart of the data center conversation and refresher regarding issues that were previously discussed.

Consistent with the original timeline to complete updated ordinances in the spring of 2027,

December 15 would be the next available meeting date to for the City Council to provide final direction on how to proceed. Therefore, it is the recommendation of the City Manager that the City Council adopts Alternative #1, as described above.

ATTACHMENT(S):
Data Center Residential Buffer Map.pdf
July Next Steps Directed to Staff Recommendations List.docx

General Area of Prairie View Industrial Park

Legend

- AMES INCORPORATED LIMITS
- Buffered Residential Zones Nearest to IND
- 1000 Foot Buffer From Zoning Boundary

Industrial Zoning Areas

- Intensive Industrial Zone
- Agricultural Zone "A" (sec 29.600)

Industrial

- General Industrial Zone "GI" (sec 29.901)
- Planned Industrial Zone "PI" (sec 29.902)
- Research Park Innovation District "RI" (sec 29.903)

Special Purpose

- Government/Airport District "S-GA" (sec 29.1002)

City Council reviewed a staff report on July 28th that described various next steps that could be taken by the City Council. Below are the specific items directed to City staff, utilizing the original Item # references.

BATCH #1 – ZONING

1. Distinguish data centers as a use in the current Zoning Ordinance separately from the existing data processing use definition.

2.Restrict data centers based on building size, the use of on-site power generation, and the type of cooling system used (include maximum MW demand)

3. Restrict data centers to only certain zoning districts or implement separation distances from certain uses.

7. Change the development approval process for data centers to a Rezoning process with either a Master Plan or Overlay that allows for a contract rezoning with a high degree of City Council discretion.

4. Require more specific information to be provided in an Industrial Zoning Use Analysis Report required for new industrial developments.

16. Investigate the possible public benefits of any type of data center. Include an explanation of how the assessor views the taxability of data centers. ***(Not directly addressed at this time with the Zoning Report)***

17. Review how compliance with any lease or development agreement will be ensured, such as the sanctions that exist for a violation. (*Not directly addressed at this time with the Zoning Report)*

If needed,

5. Strengthen Site Development Plan Requirements for Industrial projects in order to provide a clearer basis to deny projects that are not able to mitigate their impacts.

6. Revise Site Development Plan Requirements to incorporate impacts to the utilities rather than related only to the utility lines which is the current requirement.

BATCH #2 – NOISE

8. **Change noise regulations to more adequately capture noise from low-frequency sources.**

9. **Make penalties for noise regulation more effective to produce compliance.**

BATCH #3 – UTILITIES

14. **Research whether other communities have imposed requirements on data centers to purchase renewable energy or source their energy from renewables through mechanisms such as credits, rooftop solar, or a cash payment to the utility for renewable investment.**

18. **Explain how customers are prioritized for re-energization in the event of an interruption due to an energy shortage or emergency.**

10. **Eliminate the discrepancies between the Electric tariff and the Utilities chapter. Data centers could be considered only on a contract rate basis, which allows for a negotiation of the upfront costs for infrastructure to be charged to the data centers.**

13. **Research water quality issues related to data centers and disposal or water from a closed-loop system, including impacts from leaks or flushing the system, and whether the Water Pollution Control Facility has the capability to handle the discharge.**

11. **Incorporate an excess facilities threshold and criteria into the Water Utility regulations to obligate "large" water customers to pay upfront for the infrastructure to serve them.**

12. **Incorporate an excess facilities threshold and criteria into the Wastewater Utility regulations to obligate large sanitary sewer customers to pay upfront for the infrastructure to serve them.**

Recommendation #1: Staff recommends moving forward the current definition provided above along with planned updates as needed, especially for accessory uses.

Recommendation #2: Define a collocate type of facility separately from a large hyperscaler facility, under the presumption that a more streamlined permitting process would apply to smaller facilities.

A collocate facility exceeds neither a 100,000 square foot size limitation or a 10MW designed electric demand.

Additionally, a colocation type of facility would also require a separation distance of 500 feet between properties that contain a data center.

All data centers that do not meet the above standards would be treated as large scale facilities whether they are one building or a campus.

Recommendation #3: If Council supports #2, defining a combination of buildings and land under common ownership as a large facility would be required to avoid piecemealing.

Recommendation #4: If City Council does not want to distinguish data center size for permitting purposes, staff does not recommend any additional sizing or definitional terms as all sizes of facilities will have the same permitting requirements and process.

Recommendation #5: Determine whether to pursue a rezoning to a Special Purpose District process or a special data center Site Plan approval process and include additional application requirements, listed below.

Staff recommends that if there are two types of facilities, that a large facility automatically requires a Special Purpose District zoning for approval. A collocate facility would then require a data center Site Plan.

Additional Application Requirements-

- cooling system specifications,
- backup generator, fuel type, and battery specifications, noise assessment,
- community benefit and infrastructure agreements, if needed written verification by power provider of available capacity,
- identification of electric service equipment needed on and offsite, e.g., substations,
- switch gear, transmission line routes,
- water usage study,
- construction traffic study and management if needed.
- security and fencing plan
- establish commensurate application fees and peer review consultant fees to be paid by the applicant

Recommendation #6: Augment current approval criteria to address unique aspects of data centers and update the infrastructure utility impact language that currently focuses on line-capacity and not overall supply capacity. Note that this issue from a cost perspective will be addressed in the Utility issues discussion in January.

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Within a Special Purpose District zone, it would include the minimum 1,000-foot separation requirement and additional permitting requirements and standards.

Recommendation #9:

- Create a height limit of one-story plus mezzanine for collocate facilities Create a 75-foot height limit for large facilities
- Create additional front yard setbacks, side setbacks, and rear setbacks compared to existing industrial zoning districts.
- Restrict mechanical equipment and accessory structure from encroachment within setbacks.
- Create a more defined landscape buffer approach for site perimeters.
- Require perimeter or primary building façade architectural requirements addressing visual interest and high quality materials.
- Require closed loop cooling, air cooled system or other high efficiency potable water cooling system
- Restrict generators to backup generators, no primary power generation
- Update City Lighting Code to address lighting temperature color and intensity of lighting on a site

ITEM #:	**24**
DEPT:	**P&H**

Staff Report

HOME OCCUPATION TEXT AMENDMENT

November 24, 2026

BACKGROUND:

Katelyn Koppes has made a request to City Council to consider a Text amendment to the Ames Municipal Code regarding Home Occupations. **In a letter submitted on September 8th, Ms. Koppes has requested that chiropractic offices be permitted as a home occupation in order to operate a chiropractic practice from her home at 4618 Twain Street.** This proposal was discussed in a memo to City Council on October 14th.

Currently under Ames Municipal Code, the Home Occupation standards stated in section 29.1304(6) include a list of Prohibited Uses for Home Occupations including medical and dental offices. Chiropractic services are prohibited due to the requirement of being a licensed medical professional and they fit with the definition of medical office use. Non-medical office uses are allowed home occupations.

In 2023, the Home Occupation standards were amended to comply with new Iowa state law regarding allowances for Home Occupations and limits and City permitting requirements. The list of Prohibited Uses was amended to include medical and dental offices in 2023.

With the 2023 amendment, Home Occupations became permitted by right, subject to certain criteria ensuring they were “No Impact.” No permit or staff review is required for a Home Occupation meeting the criteria. This differs from the previous Home Occupation regulations that had two categories of uses: 1) those permitted through an administrative review process and 2) those that were considered more impactful or Special Home Occupations and permitted through a public process by the Zoning Board of Adjustment (ZBA).

Prior to the 2023 amendment, physicians and other licensed medical practitioners were allowed as Special Home Occupations through a discretionary review process with the Zoning Board of Adjustment.

REQUIREMENTS AND STANDARDS

If City Council were to initiate a change to allow the use, it would still be required to meet the following standards:

- Not more than 10 vehicular trips related to the business per day shall be allowed. A trip to and from the Home Occupation location shall count as one trip.
- No more than 4 client or customer vehicles related to the Home Occupation during any given hour shall be allowed on the site.

- The maximum number of clients/customers at any one time shall not exceed four.
- The activity shall be conducted in a manner that will not alter the normal residential character of the premises.

OPTIONS:

The Home Occupation Text Amendment request is intended to benefit chiropractic practices by allowing them to be operated in a chiropractor's home.

Option 1: Allow for Chiropractic and Similar Uses as a Home Occupation

City Council could direct staff to have Ms. Koppes submit an application for a Text Amendment to except chiropractic and similar services of acupuncture and massage uses from the prohibited medical and dental office uses under the Home Occupation standards. **This would continue to prohibit more traditional medical practices as Home Occupations.**

This type of amendment would apply throughout the City.

Option 2: No changes to the Ames Municipal Code at this time.

City Council could respond by declining to pursue a Text Amendment for Home Occupations involving chiropractic practices. This would require the applicant to locate the practice in a zoning district where offices are a Permitted Use, such as a commercial zone.

STAFF COMMENTS:

Generally, medical office uses are expected to have a higher parking demand and trip generation than other office uses for employees and patients. This would be the primary rationale to have them as a prohibited use.

In this case, as detailed in Ms. Koppes letter, the type of uses related to this request will not be of the same intensity as regular medical and dental office uses. They may reasonably be able to abide by the customer and employee limits and not generate code enforcement complaints.

Staff have reviewed Ms. Koppes proposal and recommends Option 1: Allow for Chiropractic and Similar Uses as a Home Occupation.

If City Council votes in favor of the text amendment, the applicant can then file an application and pay the fee for the text amendment. The proposed text amendment will then go to the Planning and Zoning commission for a vote and then the proposed text amendment will return to City Council for approval.

ATTACHMENT(S):
1. K. Koppes - Text Amendment for Home Occupation.pdf

Hall, Renee

From: senek8078 <senebou4@gmail.com>
Sent: Tuesday, September 8, 2026 9:00 AM
To: Hall, Renee
Subject: Business Proposal - Follow up Per Recommendation of Benjamin Campbell
Attachments: Business Proposal for City Council.pdf

You don't often get email from senebou4@gmail.com. Learn why this is important

[External Email]

Dear Renee Hall,

I received your contact information from Benjamin Campbell, the City Planner for Ames. I am seeking approval for a small at home chiropractic business. Mr. Campbell recommended I ask for a text amendment to the Home Occupation regulation asking for a modification for a chiropractic practice as a home occupation. In the letter, are the details of the structure of the business still honoring the city's goal for a quiet residential area.

Sincerely,

Katey Koppes

Katelyn Koppes, D.C. * 4618 Twain Street *Ames, IA 50014 * (262)408-9967 *
senebou4@gmail.com

September 2, 2026

Renee Hall
City Clerk, City of Ames
515 Clark Ave.
Ames, IA 50010

Dear Mrs. Hall:

I received your contact information from Benjamin Campbell, the City Planner for Ames. I am seeking approval for a small at home chiropractic business. Mr. Campbell recommended I ask for a text amendment to the Home Occupation regulation asking for a modification for a chiropractic practice as a home occupation. In the letter, are the details of the structure of the business still honoring the city's goal for a quiet residential area.

First, I fully understand the city's position on operating a business in a residential area. I enjoy the peaceful atmosphere of my neighborhood and have no intention of disrupting that feel or the overall flow of our neighborhood. My goal is first and foremost to be a stay-at-home mom, while seeing a few chiropractic patients on the side.

Seeing a few chiropractic patients from my home would look very different than operating a full-scale medical practice in several ways. First, chiropractic is a separate entity from medicine. In chiropractic, we do not prescribe medications, draw blood, give injections, or produce any hazardous waste. We use only our hands to apply gentle force to restore normal function in the human body. As such, chiropractic is not considered a branch of conventional medical practice. In addition, my hours of operation would be significantly less than a medical clinic, keeping additional traffic at a level that would be virtually unnoticed.

After researching the city codes for Ames, I found that according to the American Legal Publishing Code Library for Ames per section (b), "The activity shall be conducted in a manner that will not alter the normal residential character of the premises." This is important to me as well. My research shows that according to the American Legal Publishing Code Library for Ames, a home occupation office space permits up to 10 vehicles per day, with up to 4 family members per vehicle, between the hours of 6:30 AM - 7:00 PM. My proposed hours and operating guidelines are as follows:

Each appointment would be 15 minutes long to allow suitable time for me to properly care for each patient and to also avoid creating a traffic issue with only four appointment times per hour and only eight total appointment times per day. My intended hours of operation would be:

- Tuesday: 3:00 PM - 5:00 PM

- Wednesday: 9:00 AM - 11:00 AM

- Thursday: 3:00 PM - 5:00 PM

- Friday: 9:00 AM - 11:00 AM

I would not have a need to employ any staff and would have patients park only in my driveway. The area I would use for seeing patients would be less than 650 square feet, making the office space less than 50% of the gross floor area. The only equipment I would need would be a single computer, a single TV monitor, and three small chiropractic tables. I would operate with full knowledge of all city ordinances and would purposely preserve a residential feel in my neighborhood. I look forward to your reply and will be happy to answer any additional questions you might have.

Sincerely,

ITEM #:	**25**
DATE:	**11-24-26**
DEPT:	**P&H**

COUNCIL ACTION FORM

SUBJECT: **SOUTH DAYTON PLACE URBAN RENEWAL AREA**

BACKGROUND:

City Council directed staff to create the South Dayton Place Urban Renewal Area (URA) at their November 10, 2026, meeting after receiving communication in the non-agenda packet from Dickson Jensen on behalf of the property owners, David and Kimberly Jensen, about future development plans for the area. The property is zoned Highway Oriented Commercial (HOC) and designated for future General Commercial development by Ames Plan 2040.

The URA is proposed to comprise approximately 40 acres including the following rights-of-way and three properties located south of Highway 30 along South Dayton Place:

- Two properties are owned by David and Kimberly Jensen in agricultural production. An agricultural consent has obtained from the property owner.

- One property is owned by Aerdemis, LLC, that is currently used as a salvage yard. The City has an ongoing code enforcement case related to the salvage yard use.

- Road right-of-ways, including SE 18th, Dayton Place, and S Dayton Avenue, extending from SE 18th to Isaac Newtown Drive Intersection will be included in the this Urban Renewal Area.

Code of Iowa Chapter 403.17.25 allows a City to undertake certain activities related to the purpose of the URA, including “carrying out plans for a program of voluntary or compulsory repair and rehabilitation of buildings or other improvements in accordance with the urban renewal plan," which may assist in code enforcement activities in the proposed URA area.

Other projects planned for the area include extension of watermains for looped service to all properties, roadway improvements to support new development including pavement improvements and widening on S Dayton Place, S. Dayton Avenue, and SE 18th Street, and developer TIF rebates. In total, the maximum TIF collection is established as $7 million.

It is critical to emphasize that no activity can be undertaken by the City under the authority of Urban Renewal (Iowa Code Chapter 403) unless it is included within the approved URA Plan. Additionally, the mere listing of the project or activity does not commit the City to undertake the project or activity. Specifically, no funding to a developer or for a public improvement occurs because of the Plan approval. A Plan can be amended after its adoption.

After Council's review of the URA Plan and adoption of the Resolution of Necessity on November 24th, three steps must occur for approval of a Plan consistent with the

requirements of Chapter 403 of the Code of Iowa:

1. City Council directs staff to hold a consultation meeting with affected taxing entities. Tentative Date of December 3rd.

2. Planning and Zoning Commission provides a determination to the City Council regarding a proposed URA Plan "as to its conformity with the general plan for the development of the municipality as a whole." Tentative date December 2, 2026.

3. City Council holds a public hearing to adopt the URA Plans.

To complete these steps prior to January 1, a special City Council meeting is required. At this meeting, Council will also hold a hearing for the approval of the URA Plan and an ordinance for the creation of TIF Districts within the URA.

This meeting must occur on one of the following dates December 18, 21, or 22 to have the URA completed by January 1. Staff is asking Council to select one of these dates when they set the public hearing.

ALTERNATIVES:

1. Adopt:
    a. The Resolution of Necessity
    b. The Resolution setting the date of hearing for the South Dayton Place Urban Renewal Area Plan for December_____ 2026, referring the URA Plans to the Planning and Zoning Commission for a recommendation, and designating Kelly Diekmann, as the City representative for the consultation meetings with affected tax entities.

2. Direct staff to modify the proposed draft URA Plan and then adopt:
    a. The Resolution of Necessity
    b. The Resolution setting the date of hearing as December ____ and referring the URA Plan to the Planning and Zoning Commission for a recommendation, and designating Kelly Diekmann, as the City representative for the consultation meetings with affected tax entities.

3. Refer the item back to staff for more information.

CITY MANAGER'S RECOMMENDED ACTION:

In response to the significant changes to local government finance of SF2472, City Council requested the preparation of Urban Renewal Plans to help fund needed public improvements within the community and to potentially facilitate economic development.

While this area was not included with the initial 10 URAs, Council directed staff to create an additional URA Plan for the redevelopment potential of this area as a gateway area to the City.

With the adoption of the resolution of necessity and review of the draft Plan, the City Council can move forward with the next steps of considering the establishment of new Tax Increment

Financing Districts (TIF Districts). Establishing TIF Districts before January 1, 2027, will benefit from 25% more value in TIF collection than Districts created after January 1. **However, to approve the final Plan and create TIF Districts, City Council will need to hold an additional meeting in December on either the 18th, 21st, or 22nd.**

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, subject to City Council identifying a date for a meeting.

It is important to note that although the proposed Plan indicates the use of TIF as a potential development incentive, that there is no authorization for the property owner to receive TIF without the City Council's approval of development agreement. Consideration of a development agreement would occur in the future when there is a formal development proposal for the City Council to review and a demonstrated need for financial assistance.

ATTACHMENT(S):
South Dayton Place URA.pdf

URBAN RENEWAL PLAN

SOUTH DAYTON PLACE URBAN RENEWAL AREA

CITY OF AMES, IOWA

December ___2026

I. INTRODUCTION

Chapter 403 of the Code of Iowa authorizes cities to establish areas within their boundaries known as "urban renewal areas," and to exercise special powers within these areas.

The process by which an urban renewal area may be created begins with the preparation of an urban renewal plan for a proposed geographic area. The proposed URA is comprised of property planned for commercial development along South Dayton Place.

In addition to defining an area, Iowa Code requires preparation of a Plan identifying the purpose of the URA and the types of projects and activities that will occur within the URA.

This Plan designates the urban renewal area as an economic development area and for removal of slum and blight.

Chapter 15A of the Code of Iowa declares that economic development is a “public purpose” and authorizes local governments to make grants, loans, guarantees, tax incentives and other financial assistance to private enterprise. The statute defines “economic development” as including public investment involving the creation of new jobs and income or the retention of existing jobs and income that would otherwise be lost.

A City's Planning and Zoning Commission must review the draft plan and inform the City Council if it is consistent with the City's general plan, for Ames this is Ames Plan 2040. Additionally, all affected taxing entities, such as counties and school districts, must be notified and given an opportunity to comment on the proposed plan. The City Council must hold a public hearing on the urban renewal plan, following which the Council may approve the plan and designate an area.

This document is intended to serve as the Urban Renewal Plan for an urban renewal area to be known as the South Dayton Place Urban Renewal Area (the "Urban Renewal Area"). It is intended that this Urban Renewal Plan will guide the City in promoting

economic development and for the construction of public improvements and facilities. This document is an Urban Renewal Plan within the meaning of Chapter 403 of the Code of Iowa, and it sets out proposed projects to be undertaken within the Urban Renewal Area.

II. DESCRIPTION OF THE URBAN RENEWAL AREA

The Urban Renewal Area will include approximately 40 acres of land, plus right-of-way, located along South Dayton Place as depicted in Attachment A. A legal description of the property is attached hereto as Exhibit B.

Agricultural Land

Code of Iowa Chapter 403.17.10 allows agricultural land (as defined by Code of Iowa Chapter 403.17(3)) to be included in an economic development area only with the consent of the owner of the land. The proposed urban renewal area includes one parcel that meets the definition of agricultural land, owned by David and Kimberly Jensen. The property owner provided their consent to allow their parcel to be included in the urban renewal area, which can be found in Exhibit C.

III. AREA DESIGNATION

The Urban Renewal Area is being designated with a mixed designation. The URA is designated as both an economic development area appropriate consistent with Ames Plan 2040 and as an area in which blighted conditions exist and is suitable for remediation activities.

Blight conditions apply to one property at 1820 S Dayton Pl. The property has nonconforming improvements with deteriorating buildings and is being used in violation of the Ames Municipal Code for a junk/salvage yard that creates issues for public health, safety, and welfare and is an economic liability that impairs the growth of the municipality within the URA boundaries. A blight designation may assist the City in actions to remediate the current conditions as permitted by 403.17.25.

IV. URBAN RENEWAL OBJECTIVES

The primary objectives for development within the Urban Renewal Area are:

1. To contribute to a diversified, well-balanced local economy, by creating job opportunities and strengthening the sales tax and property tax base new and redevelopment.

2. To stimulate private investment through public action and commitment.

3. To help finance the cost of constructing public facilities and infrastructure and improvements in support of development, including but not limited to roadways, water, sanitary sewer, stormwater drainage, and public utilities.

4. To provide economic development incentives for development of project(s) consistent with the goals of Ames Plan 2040.

5. To promote development utilizing any other objectives allowed by Chapter 403 of the *Code of Iowa*.

V. CITY PLAN

Ames has a general plan for the physical development of the City named Ames Plan 2040, adopted December 2021. The goals and objectives of this Urban Renewal Plan, including the urban renewal projects described herein, are in conformity with the City's Comprehensive Plan for the expansion of the City.

Ames Plan 2040 identifies the URA area as General Commercial as supporting a variety of commercial and light industrial development. The area is also noted as a Gateway Area to the City noting is prominence as your approach and enter the City from the east and south.

Development in this area will be consistent with the City's Comprehensive Plan and implementing zoning districts in place at the time of development.

VI. RENEWAL PROJECTS

The objectives and proposed projects outlined in this Urban Renewal Plan are consistent with the above goals and policies identified and adopted as part of the City's Comprehensive Plan. The precise timing of projects and development is not known at this time. The projects listed below can be implemented at any time during the life of the URA Plan.

Project	Estimated Date	Estimated Cost*	Rationale
S Dayton Place, S Dayton Avenue, and SE 18th Street Roadway Improvements, inclusive of all related street improvements such as the widening, construction, reconstruction, and rehabilitation of paving, sidewalks, shared use paths, street lights, traffic	2028-2050	$4,000,000	South Dayton Avenue is planned to accommodate additional traffic with the growth and expansion of the City. S Dayton Pl and SE 18th will also experience increased traffic volumes with the development of parcels included in the URA. The City is studying corridor

signals, storm drainage, and any other related improvements within the right-of-way			improvement for the Hwy 30 Interchange, including Isaac Newton and South Dayton Avenue. Development will require improvements to serve increased traffic in this area.
Water Main Extension, Oversizing, and Looping	2028-2050	$800,000	To provide infrastructure necessary to support development of the area with enhanced benefits of a looped water main for redundancy.
Economic Development TIF Rebate to Developers	2028-2050	$1,500,000	To provide financial incentives as TIF reimbursement of infrastructure costs and financial incentive to spur development of the area consistent with the City's growth and economic development objectives
Planning, Engineering, and Attorney Fees and other related costs	2027-2050	$200,000	Support of Urban Renewal Projects and Planning that in turn support development of the area
Blight Remediation	2027-2050	$500,000	Activities related to blight removal as authorized by Iowa Code 403.
Total		$7,000,000	

*All project activities are estimates and final costs may vary.

VII. TYPES OF RENEWAL ACTIVITIES

A. Tax Increment Financing

Review of the proposed projects by the City has resulted in a determination that financial assistance is likely required in order to make the projects financially viable through the use of Tax Increment Financing outlined in Chapter 403 of the Code of Iowa for public improvements and private development.

Under the Iowa Urban Renewal Law, in order to assist in the development of new private enterprises, the City may be requested to provide a property tax incentive in the form of an agreement that returns certain incremental property tax revenues to a developer as

economic development payments. As part of the establishment of an urban renewal area, the City may adopt an ordinance to create a tax increment financing district(s) (the "TIF District"), within which the property taxes eventually paid by new private development will be used to pay costs of urban renewal projects, including economic development agreements. The use of these tax revenues in this manner is known as tax increment financing ("TIF").

Depending on the date on which a TIF District is legally established and the date on which debt is initially certified within a TIF District, an original taxable valuation is established for the property within a TIF District, which is known as the "base valuation." The "base valuation" is the assessed value of the taxable property in a TIF District as of January 1 of the calendar year preceding the calendar year in which a City first certifies the amount of any obligations payable from TIF revenues to be generated within that TIF District. When the value of the property inside a TIF District increases by virtue of new construction or any other reason, the difference between the base valuation and the new property value is the "tax increment" or "incremental value."

Procedurally, after tax increment debt has been incurred within a TIF District, property taxes levied by the city, the county, the school district and the area college against the incremental value, with the exception of taxes levied to repay debt incurred by those jurisdictions and the school district physical plant and equipment and instructional support levies, are allocated by state law to the City's tax increment fund rather than to each jurisdiction. These new incremental tax dollars are then used to repay any obligations incurred in the Urban Renewal Area.

The City may itself finance public facilities and improvements with TIF in accordance with the projects described above.

Additionally, the City intends to enter into a Tax Increment Financing (TIF) rebate agreement with private developers for projects that meet the objectives of the plan. This may include a rebate of up to 100 percent of eligible incremental property taxes for the maximum allowed number of years per project or a set maximum amount, whichever comes first. Any commitments to Development Agreements with TIF rebates will include a non-appropriation clause so as to not constitute debt to the City.

B. General Obligation Bonds

The Iowa Urban Renewal Law also allows a municipality the authority to issue and sell general obligation bonds for specified essential and general corporate purposes, including the acquisition and construction of certain public improvements and facilities within the Area.

VIII. PROPERTY ACQUISTION/DISPOSITION

The City may acquire property within the area for purposes and objectives consistent with this Plan, which may include the use of eminent domain, as allowed under Chapter 403 and 6A. The City will follow any applicable requirements for the acquisition and disposition of property within the Urban Renewal Area.

IX. EFFECTIVE PERIOD

This Urban Renewal Plan will become effective upon its adoption by the City Council and will remain in effect to the extent it is allowed by state law or until it is repealed by the City Council. State law allows the collection of incremental property taxes generated within the Urban Renewal Area for up to twenty-three years for each TIF area. Each project or activity to which incremental property tax revenues will be devoted will be subject to such restrictions as may be deemed necessary and appropriate by the City Council.

X. PLAN AMENDMENTS

This Urban Renewal Plan may be amended in accordance with the procedures set forth in Chapter 403 of the Code of Iowa in order to carry out any purposes consistent with state law.

XI. CITY DEBT INFORMATION

Chapter 403 of the Code of Iowa requires that any urban renewal plan include certain information with respect to City general obligation debt, ability to incur additional debt and the amount of proposed tax increment debt to be incurred.

A. FINANCIAL DATA

1.	Current Constitutional Debt Limit	$364,431,710
2.	Current outstanding general obligation debt	$119,520,000
3.	Proposed amount of indebtedness to be incurred: A specific amount of debt to be incurred for the Eligible Urban Renewal Projects has not yet been determined. This document is for planning purposes only. The estimated project costs in this Plan are estimates only and will be incurred and spent over a number of years. In no event will the City's constitutional debt limit be exceeded. The City Council will consider each project proposal on a case-by-case basis to determine if it is in the City's best interest to participate before approving an	$7,000,000 (This amount does not include costs related to financing.)

	urban renewal project or expense. It is further expected that such indebtedness, including interest on the same, may be financed in whole or in part with tax increment revenues from the Urban Renewal Area. Subject to the foregoing, it is estimated that the cost of the Eligible Urban Renewal Projects as described above will be approximately $7,000,000 as stated in the next column:	

XII. SEVERABILITY CLAUSE

If any part of the Plan is determined to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the validity of the Plan as a whole, or any part of the Plan not determined to be invalid or unconstitutional.

EXHIBIT A

SOUTH DAYTON PLACE URA

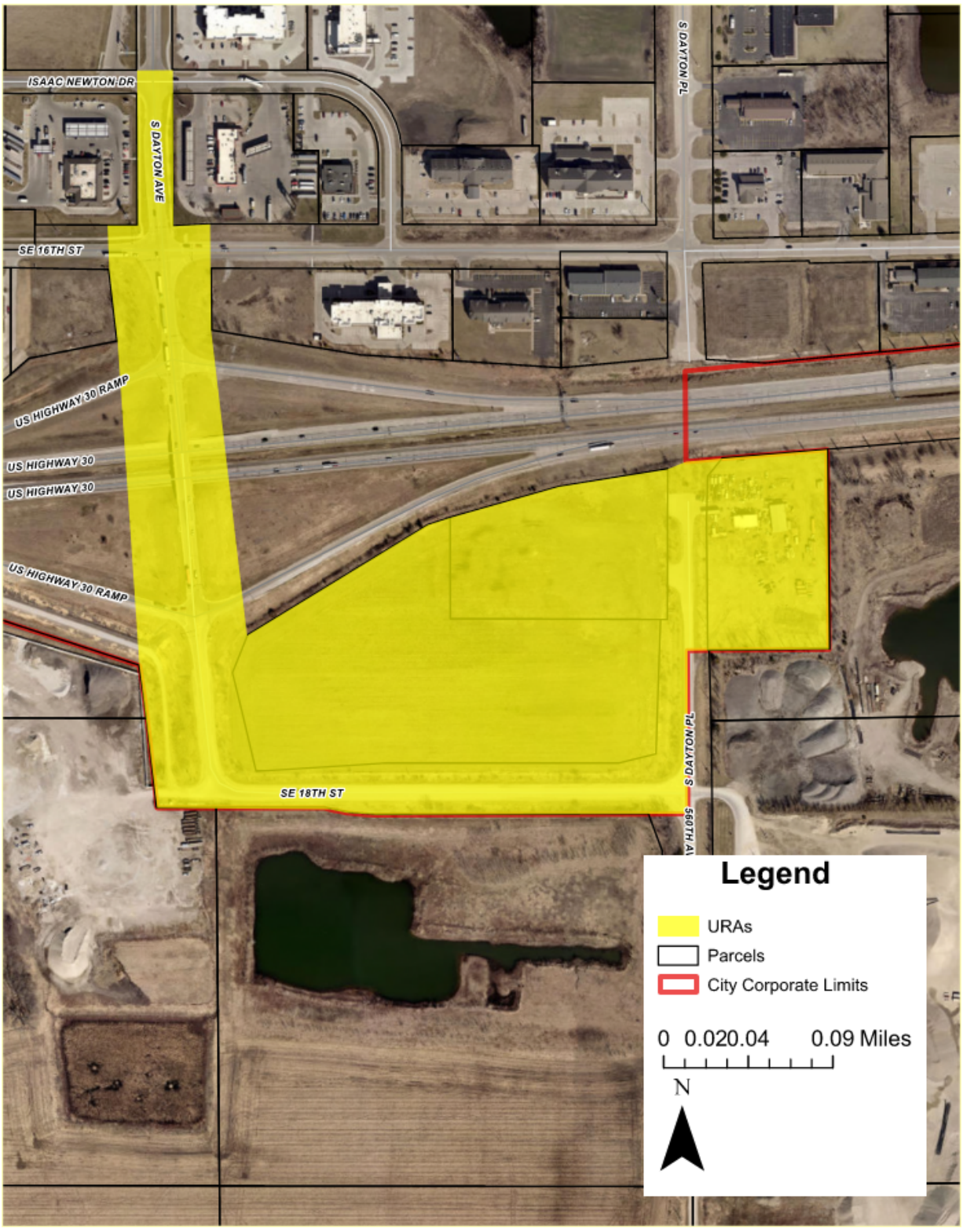


EXHIBIT B: LEGAL DESCRIPTION

Commencing at a point on the west line of Section 18, Township 83, Range 23, Ames, Story County, Iowa, also being a point on the south right-of-way line of Highway 30; thence northeasterly 400 feet along said north right-of-way line to the northeast corner of a parcel described as commencing at the northwest corner of said Section 18, thence south 588.05 feet to the point of beginning, thence south 531.33 feet, thence east 398.43 feet, thence north 560.61 feet, thence southwest 400 feet to the point of beginning, except the right-of-way sold to the State of Iowa, Book 95, Page 591; thence south 560.61 feet to the southeast corner of said parcel; thence west 398.43 feet on the extended southern line of said parcel to a point on the centerline of S Dayton Place; thence south along the centerline of South Dayton Place to its intersection with the south right-of-way line of SE 18th Street; thence west along said south right-of-way line to the west right-of-way line of S Dayton Avenue; thence north along said west right-of-way line to the north right-of-way line of Isaac Newton Drive, also being the southeast corner of Lot 1, Wheelock Corner Subdivision; thence east to the southwest corner of Lot 4, South Gateway Development, also being a point on the east right-of-way line of S Dayton Avenue; thence south along said east right-of-way line to a point on the north line of Parcel A, in the Northeast Quarter of the Northeast Quarter, Section 13, Township 83, Range 24, also being a point on the south Highway 30 right-of-way line; thence continuing northeast along said Highway 30 right-of-way line and extended north line of said Parcel A to the point of beginning.

EXHIBIT C: AGRICULTURAL LAND CONSENTS

AGREEMENT TO INCLUDE AGRICULTURAL LAND IN URBAN RENEWAL AREA

This Agreement under date of November 20, 2026, is made and entered into by and between the City of Ames, Iowa, (hereinafter 'City') and the undersigned property owner (hereinafter 'Owner'), for the creation of an Urban Renewal Area to allow for tax increment financing to facilitate the construction of certain public improvements related to economic development.

WITNESSETH:

WHEREAS, the City has adopted or proposes to adopt an Urban Renewal Plan under Iowa Code Chapter 403 and has proceeded with activities authorized under said Chapter in the area described as the South Dayton Place Urban Renewal Area, including but not limited to the *division of revenue – tax increment financing* under Iowa Code §403.19; and

WHEREAS, the Owner is the titleholder in fee simple to certain agricultural land (the Property) as that term is described in Iowa Code §403.17(3); and

WHEREAS, the Owner desires that the Property be included in the South Dayton Place Urban Renewal Area; and

WHEREAS, a description of the Property to be included within the South Dayton Place Urban Renewal Area is attached hereto as Exhibit 'A' and made a part of this Agreement; and

NOW THEREFORE, be it agreed between the parties hereto as follows:

1. The undersigned Owner(s) agree that the City may include the Owner's Property identified in Exhibit 'A' attached hereto within the South Dayton Place Urban Renewal Area, including any portions thereof which may be defined as agricultural land under the provision of Iowa Code §403.17(3).
2. The undersigned Owner(s) represent that they are authorized to consent to the inclusion of the Property in said Urban Renewal Area by their signatures below and that all parties with an interest in title to the Property have signed this Agreement.
3. The undersigned Owner(s) further authorize the City to pass any resolution or ordinance necessary to designate said property as an urban renewal area under Iowa Code Chapter 403.

Signed by: David H. Jensen Kimberly Jensen Date: 11/20/2026
Property Owner(s)

Print Name(s):

David Jensen, Kimberly Jensen

State of Iowa

County of Story

Signed and sworn to (or affirmed) before me on November 20, 2026

by David Jensen (name of person(s))

James N. Hartman (signature of Notary Public)

[Notary seal here]

NOTARIAL SEAL IOWA
JAMES NICOLAS HARTMAN
Commission Number 869887
My Commission Expires
January 9, 2029

LEGAL DESCRIPTION OF PROPERTY – EXHIBIT 'A'

Parcel ID	Owner Name	Address	Legal
09-13-226-025	JENSEN, DAVID & KIMBERLY	1820 S DAYTON AVE	A parcel of land in the Southeast Quarter (SE1/4) of the Northeast Quarter (NE1/4) and in the Northeast Quarter (NE1/4) of the Northeast Quarter (NE1/4), all in Section Thirteen (13), Township Eighty-three (83) North, Range Twenty-four (24) West of the 5th P.M., Ames, Story County, Iowa, more particularly described as follows: Commencing at the SW Corner of the said NE1/4 of the NE1/4; thence S89°43½'E, 64.9 feet on the North line thereof to the point of beginning; thence N09°08'W, 152.4 feet; thence southeasterly 530.0 feet along a 439.3 foot radius curve, concave northeasterly, the chord for which bears S55°27'E and has a length of 498.4 feet; thence S89°59½' W, 365.1 feet; thence N09°08' W, 134.0 feet to the point of beginning, AND Parcel "A" a part of the East Half (E1/2) of the Northeast Quarter (NE1/4) of Section Thirteen (13), Township Eighty-three (83) North, Range Twenty-four (24) West of the 5th P.M., Ames, Story County, Iowa as shown on the "Plat of Survey" filed in the office of the Recorder of Story County, Iowa on October 7, 1991, in Book 10, Page 90, EXCEPT a parcel of land located in the NE1/4 of the NE1/4 of Sec. 13-T83N-R24W of the 5th P.M., Ames, Story County, Iowa, more particularly described as follows: Commencing at the NE Corner of said Sec. 13; thence S00°23'E, 599.3 feet on the East line of said NE1/4 of the NE1/4; thence S83°02½'W, 358.8 feet on the southerly right of way line of Primary Road No. U.S. 30 and said southerly right of way line as extended easterly; thence S73°52½'W, 318.5 feet, on said southerly right of way line; thence S72°48'W, 65.3 feet on said southerly right of way line to the point of beginning; thence continuing S72°48'W, 622.6 feet on said southerly right of way line to the existing easterly right of way line of relocated Dayton Avenue; thence S05°13½'E, 111.4 feet on said easterly right of way line; thence Southerly 120.1 feet on said easterly right of way line, along a 439.3 foot radius curve, concave easterly, the chord for which bears S13°03½'E, and has a length of 119.7 feet; thence N22°57½'E, 115.9 feet; thence N59°14½'E, 596.3 feet to the point of beginning, ALSO KNOWN AS "Area 1 " a part of the Southeast Quarter (SE1/4) of the Northeast Quarter (NE1/4) and of the Northeast Quarter (NE1/4) of the Northeast Quarter (NE1/4) and of Parcel "A" of the East Half (E1/2) of the Northeast Quarter (NE1/4), all in Section Thirteen (13), Township Eighty-three (83) North, Range Twenty-four (24) West of the 5th P.M., Ames, Story County, Iowa, as shown on the "Plat of Survey" filed in the office of the Recorder of Story County, Iowa, on September 1, 2007, as Inst. No. 07-11045, Slide 315, Page 1

Story County, IA / City of Ames

Attention City of Ames Property Owners

Tax statements mailed in August 2026 are for the 2025 valuations and include the tax credits, exemptions, or abatements for the 2025 assessment year. Homestead credit and Homestead 65+ exemption are separate lines on tax statements and in the tax information below.

Summary

Ames City Assessor

Sec-Twp-Rng	13-83-24	**Property ID**	09-13-226-025
Brief Tax Description	SECTION:13 TOWNSHIP:83 RANGE:24 NE NE PARCEL A CFN 10-90 EX COMM NE COR SEC 13 S599.3' SW 358.8' SW 318.5' SW 65.3' TO BEG SW 622.6' SE 111.4' NE 115.9' NE 596.3' TO BEG AND COMM SW COR NE NE E64.9' TO BEG NW152.4' SELY 530' ALONG CURVE SW 365.1' NW 13 (Note: Not to be used on legal documents)	**Map ID**	09-13-226-025
		Property Address	1820 S DAYTON AVE AMES
Primary Class	Agriculture		
Primary Zoning	HOC - Highway-Oriented Commercial Zn		
Secondary Zoning	N/A		
Zoning Overlay	O-GSE - SE Gateway Overlay District		
Secondary Zoning Overlay	N/A		
Gross Acres	13.22		
	N/A		
Net Acres	13.22		
Last Transfer Recording Date	6/10/2021		
Deed Book/Page (Instr. Date)	2021-07366 (5/18/2021)		
Contract Book/Page (Instr. Date)	N/A		
Taxing District	AMES CITY AG/AMES SCH		
School District	AMES COMMUNITY SCHOOL		
TIF/UR District	N/A		
Drainage District	N/A		
Fire District	AMES		
Neighborhood	Agricultural		

Owner

Deed Holder
JENSEN, DAVID & KIMBERLY
120 CEDAR LN
HUXLEY IA 50124
Contract Holder
Mailing Address
JENSEN, DAVID & KIMBERLY
120 CEDAR LN
HUXLEY IA 50124

Change mailing address
Transfer Homestead or Military

Property Record Card (Ames)

Click to View/Print Historical Property Record Card (PDF)

Land

Lot Area 13.22 Acres ;575,863 SF

Rental Occupancy Standards (Ames - Near Campus)

Click here to see the maximum number occupants for this property.

Sales

Date	Seller	Buyer	Recording	Sale Condition - NUTC	Type	Multi Parcel	Amount
5/18/2021	IOWA YOUTH ATHLETIC FOUNDATION	JENSEN, DAVID &	2021-07366	Sale between family members or related parties	Warranty		$820,000.00
2/26/2017	JAMES, JUDY 1/2& JEFF & BOBETTE 1/2	IOWA YOUTH ATHLETIC FOUNDATION	2017-01821	Adjoining or adjacent properties	Warranty		$609,735.00
12/27/2007	JAMES, ROBERT L	JAMES, JUDY 1/2 & JAMES, JEFFREY 1/2	2007-14942	Normal	Court Officer		$0.00

⊞ There are other parcels involved in one or more of the above sales:
Recording: 2017-01821 - Parcel: 0913226015
Recording: 2007-14942 - Parcel: 0913226015

Valuation

		2026	2025	2024	2023
	Classification	Agriculture	Agriculture	Agriculture	Agriculture
+	Assessed Land Value	$27,400	$27,400	$22,400	$22,400
+	Assessed Building Value	$0	$0	$0	$0
+	Assessed Dwelling Value	$0	$0	$0	$0
=	Gross Assessed Value	**$27,400**	**$27,400**	**$22,400**	**$22,400**
-	Exempt Value	$0	$0	$0	$0
=	Net Assessed Value	**$27,400**	**$27,400**	**$22,400**	**$22,400**

Taxation (Ames)

		2025	2024	2023
	Classification	Agriculture	Agriculture	Agriculture
+	Taxable Land Value	$16,287	$16,544	$16,091
+	Taxable Building Value	$0	$0	$0
+	Taxable Dwelling Value	$0	$0	$0
=	Gross Taxable Value	**$16,287**	**$16,544**	**$16,091**
-	Military Exemption	$0	$0	$0
-	Homestead 65+ Exemption	$0	$0	$0
=	Net Taxable Value	**$16,287**	**$16,544**	**$16,091**
x	Levy Rate (per $1000 of value)	23.61000	23.28188	23.55493
=	Gross Taxes Due	**$384.54**	**$385.18**	**$379.02**
-	Ag Land Credit	($8.21)	($8.18)	($7.31)
-	Family Farm Credit	$0.00	$0.00	$0.00
-	Homestead Credit	$0.00	$0.00	$0.00
-	Disabled and Senior Citizens Credit	$0.00	$0.00	$0.00
-	Business Property Credit (Ended 2021)	$0.00	$0.00	$0.00
=	Net Taxes Due	**$376.00**	**$378.00**	**$372.00**

Tax History and Tax Statements

Year	Due Date	Amount	Paid	Date Paid	Tax Statement/Receipt
2025	March 2027	$188	No		121301
	September 2026	$188	Yes	9/14/2026	
2024	March 2026	$189	Yes	3/23/2026	122339
	September 2025	$189	Yes	9/8/2025	
2023	March 2025	$186	Yes	3/21/2025	122501
	September 2024	$186	Yes	9/18/2024	
2022	March 2024	$162	Yes	3/25/2024	123238
	September 2023	$162	Yes	10/2/2023	
2021	March 2023	$158	Yes	3/16/2023	123354
	September 2022	$158	Yes	9/26/2022	
2020	March 2022	$162	Yes	3/29/2022	123526
	September 2021	$162	Yes	9/17/2021	
2019	March 2021	$157	Yes	10/1/2020	123561
	September 2020	$157	Yes	10/1/2020	
2018	March 2020	$164	Yes	4/1/2020	123520
	September 2019	$164	Yes	10/1/2019	

Homestead Tax Exemption (Ames)

Apply Online for the Homestead Tax Exemption

Military Service Tax Exemption Application (Ames)

Apply online for the Military Service Tax Exemption

Iowa Land Records

NOTICE! Iowa Land Records has launched a new 2.0 version of their web portal. Please see the following to access the new portal or for more information.

- If you work in the real estate industry professionally, submit a Business Application
- If you are an individual searching for your records or the records of family members, submit a Citizen Search Application

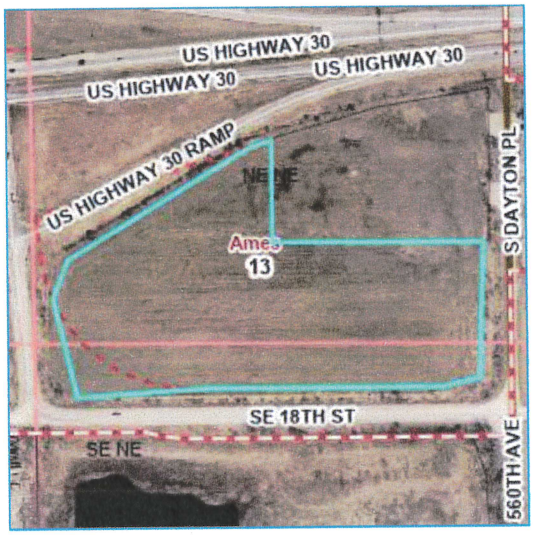
Search Business Application

Citizen Search Application

Already have an account? Login Here

YOUTUBE 'Search 2.0 – Webinar 8.15.2023'

Map



No data available for the following modules: Property Record Card, Residential Dwellings, Commercial/Industrial Buildings, Agricultural Buildings, Yard Extras, Taxation (Story County), Tax Sale Certificates, Special Assessments, Drainage District, Homestead Tax Exemption (Story County), Military Service Tax Exemption Application (Story), Septic System, Photos, Sketches.

The information in this web site represents current data from a working file which is updated continuously. Information is believed reliable, but its accuracy cannot be guaranteed.
| User Privacy Policy | GDPR Privacy Notice
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ITEM #:	**26**
DEPT:	**PW**

Staff Report

STAFF REPORT ON CITY OF AMES POLLINATOR-FRIENDLY COMMUNITY PLAN

November 24, 2026

BACKGROUND:

At its May 26, 2026, meeting, the City Council requested a memo from staff regarding a request to formally adopt the City of Ames Pollinator-Friendly Community Plan.

The City Council received a memo in the non-agenda packet at the September 8, 2026, meeting (attached) outlining a summary of the plan and staff comments regarding further plan implementation and funding for facilitation. At that meeting, the City Council voted to place the item on a future agenda.

ORIGINAL PLAN SUMMARY:

The plan was initially developed in 2023 in partnership with Prairie Rivers of Iowa. A task force made up of City staff, community members, and Prairie Rivers of Iowa staff helped establish the plan's priorities. The plan identifies four main goals:

1. Create and enhance habitats that support native pollinator diversity.
2. Continuously monitor pollinator abundance within the City of Ames and urban fringe area over the next 10 years.
3. Provide a healthier environment for pollinators.
4. Deliver marketing to amplify awareness of the Ames Pollinator-Friendly Community Plan.

The original plan identified 78 actions to support these goals. Many actions require City staff time or other resources.

Community volunteers serve on committees that support the plan. Public Works Engineering staff participates in an advisory capacity and works to advance the plan's goals on private and City-owned property.

The City Council accepted the plan in 2023 when it was delivered in a non-agenda packet, but did not formally adopt the plan.

PLAN REVISION:

The plan was revised in 2026, and its action steps were updated. **The revised plan, attached to this report, identifies 63 action steps: 26 are complete, 23 are in progress, and 14 remain incomplete. The plan retains a 10-year implementation period, from 2023**

through 2032.

Many actions in progress involve ongoing outreach to the community, including private property owners and businesses. Some require voluntary actions by private property owners, such as enhancing or expanding pollinator-friendly habitats or reducing pesticide use.

In addition to the outreach, staff has been able to convert areas of Brookside Park, 40 acres of Moore Memorial Park - west of Ioway Creek, and are actively working towards another 25 acres of farmland to prairie conversion adjacent to the Moore Memorial Park area to include prairies and pollinator habitats.

Incomplete actions include planned planting areas near community gardens, additional community signage, outreach to businesses and private property owners, and potential changes to City policies for managing public land.

The adopted Public Works Engineering operating budget for FY 2026/27 provides approximately $40,000 to Prairie Rivers of Iowa to support the facilitation of the plan.

OPTIONS:

OPTION 1: Continue supporting the plan where feasible without formally adopting the plan

Under this option, City staff would continue supporting the plan as it has since 2023. Staff would continue participating in planning and advisory committees and would identify opportunities to advance the plan's goals through Capital Improvements Plan projects and routine maintenance when appropriate.

The City Council could also provide direction or ask for recommendations regarding pesticide usage and public land management practices that would give staff discretion on how best to implement those strategies.

Option 1 doesn't include ongoing funding of $40,000 to Prairie Rivers of Iowa to support facilitation of the Plan.

OPTION 2: Formally adopt the plan

Under this option, the City Council would formally adopt the plan. Adoption would provide policy direction for the City's work on the plan's goals. Future actions could include limiting pesticide use, changing public land management practices, considering pollinator habitat in Capital Improvements Plan projects, increasing pollinator habitat on public and private property, and removing invasive plants.

Implementing these actions is expected to require additional funding and future Council decisions about policy, staffing, maintenance, and capital project priorities. Formal adoption would not, by itself, determine the funding or timing of each action.

STAFF COMMENTS:

Staff has worked closely with the volunteer members who are part of the Ames Pollinator-Friendly Community Plan Committees to advance the goals of the plan. **To date, over 40% of the actions identified in the plan have been completed, in what was projected to be a 10-year implementation plan beginning in 2023. The advancement of these actions demonstrate the continued commitment of staff to the success of the plan even without its formal adoption.**

Option 2:
Should the City Council desire to formally adopt the plan it should consider Option 2. **There will be several additional policy level decisions that will be necessary in the future, many of which are highlighted under Option 2 above that may require additional funding.**

Staffing levels necessary to adequately maintain a required expansion of pollinator habitat under Option 2 will prove to be challenging, particularly with the continued growth in the Parks system with the addition of Ontario Park in the near future.

Option 1:
Alternatively, if the City Council chooses Option 1, staff still intends to continue advancing the goals of the plan as it has since the inception. **While Option 1 many not require the addition of a pollinator habitat in any particular Capital Improvement Project, staff would still look for opportunities to incorporate these important habitats in locations where staff retains flexibility to determine the best long-term solution not only in terms of the plan, but in terms of the necessary maintenance following installation.**

Additionally, recent flash flooding events have taken a considerable amount of staff time to investigate, respond to, evaluate, and plan for improvements. The funding for these improvements come from the Storm Water Utility Fund.

The FY 2026/27 Operating Budget includes approximately $40,000 in Storm Water funds for continued facilitation of the Pollinator Plan. In response to the needs of the community from the flash flooding events, staff will present a draft budget for FY 2027/28 that discontinues the $40,000 expense and instead utilize that funding for improvements in the storm water system.

The facilitation of the plan and ongoing coordination would then transition to a volunteer and community-led effort. Should the City Council desire to keep an allocation of Storm Water funding for the Pollinator Plan facilitation, it should provide direction to staff to continue to do so.

STAFF RECOMMENDATION:

Staff believes Option 1 helps allows staff to retain discretion to best balance the goals of the plan while also considering infrastructure needs, available funding and resources and, therefore, is the best option at this time.

ATTACHMENT(S):
Updated City of Ames Pollinator Plan (1).pdf
4. J. Clausen - Ames Pollinator Plan.pdf

POLLINATOR FRIENDLY AMES!



Pollinator Friendly Ames Community Plan

2023 - 2032

Our Website
www.prrcd.org/ames-pollinator-plan/

CITY OF ames™

PRAIRIE RIVERS of Iowa

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Vision
& Global Impact

Our Vision

To become a leader in developing and sustaining pollinator habitat that will enrich the quality of life for the human and biological communities of Ames.

Our Global Impact

This framework will support the pollinator community in addressing food insecurity and ecological health, offsetting the impacts of climate change, and serving as an example for other cities around the world.

Goal 1: Create and enhance habitats that support native pollinator diversity







Strategy 1: Increase the number of households possessing native pollinator habitat by 50%

Education

Action 1: Over 10 years, the number of Ames households able to identify five native or nonnative plants in their yard will increase by fifty percent

Implementation Tasks:

- Distribute information about native plants, pollinator decline, and examples of native landscaping to: homeowner associations (HOAs), neighborhood associations, new homeowners, and neighborhoods located in areas of high concrete and low green space
- Present a series of EcoChats on pollinator-friendly yard maintenance and practices annually
- Create materials to educate homeowners on replacing turf to include pollinator habitat
- Educate households on lowering light pollution to lower harmful impacts on nocturnal pollinators and other insects

Action 2: Engage and educate landscape and plant material suppliers to sell Iowa-native plants, especially those that are most beneficial to pollinators

Implementation Tasks:

- Distribute list of native plant suppliers to Ames households

Action 3: Present annually to landowners owning one acre or more, explaining pollinator importance and their decline

Implementation Tasks:

- Distribute information outlining clear steps to successful establishment and management of native plants for areas that are one acre or larger
- Distribute a simple, step-by-step guide describing the growing process, timeline, and importance of maintaining pollinator habitat
- Distribute welcome guides to new homeowners about the City of Ames' pollinator goals and native landscape maintenance, possibly through real estate agents or HOAs

Research

Action 5: Quantify the number of households, commercial property, and ISU property currently possessing pollinator gardens/habitat

Policy

Action 1: Over 10 years, the number of Ames households able to identify five native or nonnative plants in their yard will increase by fifty percent

Implementation Tasks:

- Provide HOAs with an example native plant and polliantor friendly covenant template

Action 3: Present annually to landowners owning one acre or more, explaining pollinator importance and their decline

Implementation Tasks:

- Review the Ames Smart Watershed Cost Share Rebate programs for considering HOAs and landowners owning over one acre of land

Action 4: Coordinate a way to help with removal of invasive plants

Implementation Tasks:

- Create a volunteer group to remove invasives
- Create a list of resources

Partnerships

Action 2: Engage and educate landscape and plant material suppliers to sell Iowa-native plants, especially those that are most beneficial to pollinators

Implementation Tasks:

- Work with native plant suppliers to promote the Ames Smart Watersheds Cost Share Rebate programs to Ames residents

Action 3: Present annually to landowners owning one acre or more, explaining pollinator importance and their decline

Implementation Tasks:

- Coordinate native landscape professionals with Ames businesses and landowners owning an acre or more, including ISU, to plant native plants

Strategy 2: Double the current amount of native pollinator habitat on public properties in Ames corporate limits and urban fringe over the next 10 years

Education

Action 1: Identify and assist in annual training opportunities for City of Ames staff about pollinator habitat and related landscape management and protection practices

Action 2: Create educational materials to educate the public about pollinators and their habitat requirements

Implementation Tasks:

- Connect pollinator conservation with water quality, stormwater runoff, and other environmental issues
- Include both easy and advanced examples of how to support pollinators at home (eg, from a few potted native plants to yard conversions)

Action 3: Plant educational pollinator plots near community gardens

Implementation Tasks:

- Recruit resident groups to establish native pollinator plots near community gardens
- Create and post educational resources about the benefits of native pollinators, other beneficial insects, and pollinator-friendly gardening practices, such as lowering the broad application of insecticides

Research

Action 7: Determine baseline amount of natural habitat on public land in Ames corporate limits and urban fringe

Policy

Action 4: Review city landscape and park management practices to meet sustainability and pollinator support goals

Action 5: Review City of Ames policies annually to determine recommendations for creating new policies that would add pollinator-supportive plants to public land

Action 6: Evaluate Capital Improvement Plan projects and other city projects for inclusion of native pollinator habitat

Implementation Tasks:

- Create a shortlist of qualified native landscape professionals to be contracted for city plantings, burns, and maintenance
- Create a list of short-stature plants that can be utilized in right-of-ways to maintain required sight distance for City property
- Create a list of shade tolerant native plants to utilize in City woodlands and stream restoration projects

Partnerships

Action 8: Engage and educate landscape and plant material suppliers to sell Iowa-native plants, especially those that are most beneficial to pollinators

Implementation Tasks:

- Engage annually with the resident-driven Ames Climate Action Team and City of Ames Sustainability Coordinator during implementation of the Ames Climate Action Plan

Goal 2: Continuously monitor pollinator abundance and diversity within the City of Ames and urban fringe area over the next 10 years











Strategy 1: Over the next 10 years, support pollinator species, including those listed as imperiled by federal, state, and research authorities, in order to begin restoring pollinator populations

Education

Action 1: Deliver public outreach materials focusing on different pollinators native to Iowa and how residents, community gardens, and businesses can help them

Action 2: Create a tailored list of native pollinators, both common and imperiled, that will likely benefit from urban conservation efforts in Ames

Implementation Tasks:

- Include these native pollinators' host and foraging plants by year 2024

Action 3: Include the host plants and nectar/pollen plants of imperiled pollinators in the City of Ames' native planting lists and planting projects

Action 4: Present basic background information on native pollinators to three entities per year, including entities that are private, public, non-profits, government, HOAs, and businesses

Action 5: Build citizen understanding of ecologically-beneficial green spaces through signage along with progressive educational and marketing campaigns each year

Implementation Tasks:

- Signage will include QR codes that link members of the public to additional information online through the Ames Pollinator-Friendly Community web page or other sources

Research

Action 6: Assess and create a baseline of current pollinator abundance and number of species in the City of Ames and urban fringe, and report findings to the public

Action 7: Create a simplified, Story County-specific pollinator checklist to engage the public and to possibly be used for crowd-sourced/community science data collection

Action 8: Hold annual pollinator survey (assessing abundance and number of species)beginning in 2024, utilizing local community science programs in conjunction with a standardized survey Report findings to the public annually

Implementation Tasks:

- Create a group for Ames on iNaturalist, Bumble Bee Watch, the Iowa Bumble Bee Atlas, and other online community science organizations

Partnerships

Action 6: Engage with Insects of Iowa, Reiman Gardens' Iowa Butterfly Survey Network and the Iowa Bumble Bee Atlas to train and organize community scientists

Goal 3: Provide a healthier environment for pollinators





Strategy 1: Over the next 10 years, reduce pesticide use, especially that of neonicotinoids, across the City of Ames

Education

Action 1: Educate HOA board members and individual households on the possible harmful effects of pesticides and fertilizers on the health of pollinators, the environment, pets, and humans

Implementation Tasks:

- Include these native pollinators' host and foraging plants by year 2024

Action 2: Create educational materials describing harmful vs harmless insects

Implementation Tasks:

- Distribute information about solitary wasps and other insects

Action 4: Have homeowners sign a pledge to end or lower their outdoor pesticide use (including neonicotinoids)

Research

Action 9: Seek and apply for grants that support the City of Ames in creating pollinator supportive actions

Policy

Action 5: Present the impacts of pesticides on pollinators to the Ames City Council

Action 6: Work with the City of Ames to stop all use of neonicotinoid insecticide use in Parks

Action 7: Continually assess City of Ames mosquito fogging and other pest control for best management practices and the implementation of Integrated Pest Management; especially in park and playground areas, along with preschools and daycares to lower child exposure to pesticides

Action 8: Work with 20 businesses, HOAs, ISU, and churches with large amounts of turf and lawn to sign a pledge to become neonicotinoid-free by 2033

Partnerships

Action 3: Encourage local nurseries/greenhouses/growers to provide "bee-safe", insecticide-free plants and seeds

Goal 4: Deliver marketing strategies and materials to amplify community awareness of the Pollinator-Friendly Ames Community Plan





Strategy 1: Establish a Pollinator-Friendly Planning Team comprised of Ames residents to oversee the implementation of the 10-year Pollinator-Friendly Ames Community Plan

All

Action 1: The task force will meet at least three times per year to set annual goals, move the plan forward, and make necessary updates and adjustments to the plan

Action 2: Members will provide updates as needed to the Ames City Council on the plan's progress and accomplishments

Action 3: Members will provide an annual report updating the public on plan progress and accomplishments

Action 4: Members will create an annual display at the Ames EcoFair (or other sustainability event) to communicate plan progress and accomplishments to the community in person

Action 5: Members will create a communication and marketing plan to inform the public about the plan and ongoing projects

Strategy 2: Develop infrastructure to deliver the plan and its accomplishments to the public each year

Education

Action 1: Create a webpage to centralize digital information about the Pollinator Friendly Ames Community Plan

Implementation Tasks:

- Webpage should include plan progress, links to Bird Friendly Iowa and other pollinator resources, links to award and rebate applications, informational documents, and an interactive pollinator habitat map showcasing pollinator habitat created through the plan's efforts

Action 2: Create a logo that is identifiable with the Pollinator-Friendly Ames

Action 3: Create an official pollinator for Pollinator Friendly Ames

Action 4: Create or utilize existing social media accounts to communicate the plan's goals, progress, events, and ways to be involved

Implementation Tasks:

- Assign an administrator and moderator for social media accounts
- Create an annual social media plan for accounts

Action 5: Create a mobile display to rotate among city buildings and other areas with substantial public interface to provide information about the Pollinator-Friendly Ames Community Plan

Strategy 3: Celebrate pollinators and community action through an annual, public pollinator celebration during National Pollinator Week at the Ames Farmers Market or other public event

Research

Action 2: Hold an annual pollinator garden tour

Action 3: Award "Pollinator surveyor of the year" to the resident that has done the most citizen science to survey thier yard

Policy

Action 5: Mayor reads Proclamation announcing the official pollinator of the City of Ames, and Ames' pledge to support and protect pollinators and their health

Partnerships

Action 1: Recognize businesses, HOAs, churches, etc for incorporating pollinator-friendly habitat and practices

Implementation Tasks:

- Create list of businesses on website

Contact



More Information

Our Website
www.prrcd.org/ames-pollinator-plan/

Questions?
krinicker@prrcd.org

CITY OF Ames

MEMO

To: Mayor and Ames City Council

From: Justin Clausen, PE, Public Works Director

Date: September 8, 2026

Subject: City of Ames Pollinator-Friendly Community Plan

BACKGROUND:

At the May 26, 2026 City Council meeting, the Council referred to staff a request from a resident, Lisa Kuehl, for formal adoption of the City of Ames Pollinator-Friendly Community Plan.

This plan was initially submitted to the Ames City Council in the non-agenda packet on May 23, 2023. The Council received the plan and took no additional action at that meeting.

SUMMARY OF THE PLAN:

The City of Ames Pollinator-Friendly Community Plan was developed in conjunction with a City of Ames partnership with Prairie Rivers of Iowa. A task force comprising City of Ames staff, community members, and Prairie Rivers of Iowa staff assisted in establishing the priorities of the plan. The plan identifies 4 main goals:

1. Create and enhance habitats that support native pollinator diversity
2. Continuously monitor pollinator abundance within the City of Ames and urban fringe area over the next 10 years.
3. Provide a healthier environment for pollinators
4. Deliver marketing to amplify awareness of the Ames Pollinator-Friendly Community Plan

Under each of these goals, there are strategies and actions identified to support the goals. Many of these actions involve the use of city staff time and/or resources in order to continually support the actions and ultimately the goals of the plan.

The plan includes volunteer committees that composed of community members. Public Works Engineering staff currently sit on those committees in an advisory capacity and work to advance the goals of the plan throughout the community on private and city-owned property.

Additionally, the City currently provides approximately $40,000 annually to Prairie Rivers of Iowa to facilitate implementation of the Pollinator-Friendly Community Plan. This work focuses on coordination, communication, and guidance to align community efforts with the goals of the plan. Funding for this work is provided through the Storm Water Utility Fund.

CITY OF Ames

MEMO

STAFF COMMENTS

The City of Ames Pollinator-Friendly Community Plan includes a number of action items that would require policy decisions regarding the expansion and prioritization of pollinator habitat on both City-owned and private property.

Should the City Council desire to formally adopt the City of Ames Pollinator-Friendly Community Plan, there are action steps that would require the city to commit to expansion of pollinator habitats, education, promotion, and increased partnerships with private property owners. Staff believes implementation of these action items would require additional staff time and financial resources beyond those currently committed to the program.

Even without formal adoption, City staff continues to identify opportunities to expand pollinator habitat when those opportunities align with projects in the Capital Improvements Plan (CIP) or can be incorporated into routine maintenance activities. **Staff believes this approach continues to advance the goals of the plan while balancing those goals with other infrastructure needs and available resources.**

Recent severe weather and flooding events have also created additional demands on staff resources and the Storm Water Utility Fund. As future budgets are developed, staff believes these recent stormwater infrastructure needs should be considered when determining the appropriate level of ongoing funding for implementation and facilitation of the Pollinator-Friendly Community Plan

The FY 2026/27 operating budget includes approximately $40,000 for continued facilitation of the plan. **Should the City Council decide to formally adopt the plan, staff would evaluate the additional staff and financial resources necessary to support implementation of the identified action items and incorporate those needs into the FY 2027/28 budget process for consideration.**

Alternatively, if the City Council takes no action to formally adopt the plan, funding for facilitation of the plan would not be included in the subsequent fiscal year operating budgets. The approximately $40,000 currently dedicated to facilitation would instead be available for other Storm Water Utility priorities, including needs identified as a result of recent flooding events throughout the community.

City staff would continue to participate in the various planning and advisory committees and identify opportunities to advance the goals of the plan through Capital Improvements Plan projects and routine maintenance activities when appropriate. However, without continued City funding for facilitation, ongoing coordination and advancement of the plan would transition to a volunteer- and community-led effort.

ITEM #:	**27**
DATE:	**11-24-26**
DEPT:	**P&R**

COUNCIL ACTION FORM

SUBJECT: **POTENTIAL RECREATION CENTER**

BACKGROUND:

Over the years, the City of Ames has presented the possibility of a recreation facility to the public for consideration. These facilities have included various combinations of court space, indoor aquatics, outdoor aquatics, weight room and cardio space, multipurpose space, indoor playground, and other amenities.

The most recent version was the Healthy Life Center in 2019. The aquatic components of these facilities have been accomplished with the construction of the Furman Aquatic Center, and most recently, the Fitch Family Indoor Aquatic Center. Court space, indoor playground, and weight room/cardio space have yet to be constructed.

At the last two City Council goal sessions, the recreation center has been identified as a priority project. Given so, staff has proceeded with seeking public feedback on this topic.

Staff believes consideration should be given to this project since there is a lack of available gym space in Ames. As you know, the City of Ames operates the Community Center gymnasium, which includes only one full-size basketball court, and the City utilizes the Ames Community School District gyms when available. While the City of Ames is very appreciative of the decades-long agreement with the school district to utilize its gym space, the availability of times and days has continued to decrease. In some cases, the times available for programming are too late for some age groups.

In addition, even though Iowa State University (ISU) has a substantial amount of gym space, it is used for students and faculty and is not available for public use.

These factors have contributed to limited opportunities to grow and/or expand existing programs or offer new programming. Staff often receive feedback from residents that there is a lack of drop-in activity times.

City Council has discussed different facility types to address the needs it has heard from residents. These three types are as follows:

1. A community recreation center designed primarily for residents daily use,
2. A combination of a community recreation center and one that occasionally can host tournaments, or
3. A regional sports complex primarily designed to attract regional tournaments and visitors.

Prior to making a final decision whether or not to pursue a new recreation center, the City Council has appropriated $100,000 to develop a conceptual plan with related revenues, expenses, and fees schedules projections for a recreation center.

The City Council is being asked to provide direction regarding the following two issues:

1) Which one of the three types of facilities explained above should be pursued, and what spaces should be included?

2) Should staff proceed with issuing a Request for Proposal to hire a consultant to provide conceptual plans, estimated capital and operational costs and revenues, potential user fee structure, replacement cost schedule for the life cycle of the building, and a comparative facility analysis.

The following information is provided to inform City Council's consideration before providing direction regarding these two items.

PROCESS:

To help inform Council in its decision making, the following activities were undertaken:

- Public feedback sought through:
  - Focus Groups
  - Public Input Sessions
  - Public Survey

- Findings from the public feedback were shared with the Parks and Recreation Commission for further discussion.

PUBLIC FEEDBACK:

Focus Groups:

Eleven focus groups were held with individuals representing Discover Ames and various sport clubs that service Ames and the surrounding area. A series of questions was asked of each group to better understand its needs and how it would potentially use a recreation center and what their group would commit to.

A summary of each conversation follows.

Discover Ames (DA) - DA indicated it would pursue 4-6 regional and/or national events per year and would look for events that would fit the space that is built. Generally events setup on Wednesday with competition being held Thursday through Saturday and breakdown on Sunday. A hard court surface is most beneficial. DA felt multipurpose space could be rented to teams while events are happening and dedicated concession space is revenue generating. In the end, DA suggested a facility should be focused on user groups and residents.

Ames Wrestling Club (AWC) - AWC has participants from Ames, Boone, Gilbert, Story City, and the surrounding area. The club is growing with the addition of girls wrestling. AWC would be interested in using the facility if it had a dedicated space that could be used for wrestling.

Rolling out wrestling matts for every rental was not appealing to this group. AWC did indicate the potential for hosting meets at the recreation center and holding other activities if rental fees were reasonable.

Ames Youth Football (AYF) - AYF includes tackle and flag football programs. AYF hosts Sunday Fundays in the spring and currently use Lied Recreation Center for these events. Programming these events on artificial turf at the recreation center was of interest and would be willing to pay $150 or more per hour.

Ames Basketball Club (ABC) - Currently partner with the Ames High varsity basketball program and utilize various school gyms for practices. Its teams play in tournaments and ABC does not conduct a league of any type. It does limit participation due to space limitations. Open gym availability at a recreation center is a necessity.

Ames Soccer Club (ASC) - ASC is very interested in artificial turf and court space for its futsal program. It currently rents 240 hours of indoor space and could add 60-100 hours if space was available. ASC currently pays $60 per hour for the Boys & Girls Club gym and $75 (1/2 field) or $150 (full field) at the Nevada Fieldhouse. ASC is willing to pay approximately the same for similar size spaces and would pay more if a bigger turf space was available. Minimum size for artificial turf should be 76 yds by 50 yds and should include a divider to split the space into two equal spaces.

Success Gymnastics (SG) - SG has a building but would use a recreation center for hosting 1-2 meets per year. Currently it holds its "Games in Ames" event at the Nevada Fieldhouse. SG would provide mats and equipment needed for its meets.

Ames Figure Skating Club (AFSC) - AFSC would use recreation space for dry land training if the building were located in close proximity (attached or within walking distance) to the Ames/ISU Ice Arena.

Ames Pickleball Club (APC) - APC advocated for indoor space for people to play but would not commit to renting the recreation center. Harvest Vineyard Church currently charges $6 per hour to play at its indoor courts. APC indicated that any indoor courts have portable barriers to be placed between courts to keep balls from interrupting play on other courts.

Ames Youth Baseball (AYB) - AYB did indicate using a recreation center for clinics, practices, and individualized lessons 3-5 days per week and on weekends from September to March. It currently uses Lied Recreation Center Turf area and pays $375 per hour for 1/2 the field (25 x 50 yds). AYB would commit to using it as long as any fees are less than $375 per hour. Batting cages would be a necessity and hanging mats for soft toss activities is preferred.

Gilbert Youth Sports (GYS) - This group encompassed baseball, softball, and basketball. Although GYS felt a recreation center is needed, it is hard for them to commit to using it as Gilbert schools provide space at a very reasonable rate. Artificial turf may be of interest to the baseball and softball groups in the offseason.

Gilbert Youth Soccer (GYS) - Artificial turf is of interest as GYS does rent some space in the winter. As far as programming (futsal, camps), GYS deferred to Ames Soccer Club.

Invitations were extended to Ames Youth Volleyball, Ames Minor Hockey Association, and

Ames Girls softball but those groups did not schedule a meeting.

Overall, the focus groups expressed a need for a facility with the artificial turf being the most sought-after space. AYS, AYF, and AYB all made some commitment to renting the turf for its respective programs. Although some groups may rent courts at various times throughout the year, there was very little, if any, commitment to hosting tournaments. Not knowing rental fees made it difficult for some groups to commit. Success Gymnastics felt confident it would host 1-2 gymnastics meets per year and Discover Ames would pursue events appropriate for what is built but cannot guarantee it would secure any.

Public Input Sessions:

Three input sessions were held with two being in-person and one held virtually with approximately 40 attendees across the three sessions. It appeared that youth sport groups were well represented at these sessions and overall support for a recreation center was positive. Several comments indicated a desire for the City to build as big of a facility as the budget allows. Attendees also expressed that the City explore ways to host tournaments without having to close the rest of the facility. Notes from each of the sessions are attached.

Survey:

A survey was developed and distributed through a variety of methods (Parks and Recreation weekly newsletter, social media, websites, and more). A total of 1,127 surveys were completed with 1,082 (96%) of respondents being Ames residents.

Please note that this survey is not statistically valid, meaning it is not representative of the entire Ames population. However, providing a survey offers an opportunity for interested community members to share their perspectives.

The average age of survey respondents was 47.8 years of age and the average time living in Ames is 19.9 years. Females were 62.3% of those responding with males accounting for 31.4%. Those choosing not to answer or provided no answer made up 6.3%. Households with children were 50.8% of respondents, without children were 29.9%, 19.3% didn't answer.

The survey responses are attached and are broken into three categories; 1) All responses, 2) With children, and 3) No/unknown children. Additional comments from the surveys open-ended questions are also attached. Below is a summary of the responses.

Spaces To Be Included:
Respondents were able to choose from a multiple choice list what spaces they would like to see in a recreation center. The preference order of these spaces is shown below.

All Responses - Elevated walking track, basketball courts, weight room and cardio space, pickleball courts, indoor playground, multipurpose rooms, volleyball courts, artificial turf space, batting cages, and badminton courts

With Children - Basketball courts, elevated walking track, indoor playground, weight room and cardio space, artificial turf space, pickleball courts, volleyball courts, multipurpose rooms, batting cages, and badminton courts

No/Unknown Children - Elevated walking track, weight room and cardio space, pickleball courts, basketball courts, multipurpose rooms, volleyball courts, indoor playground, artificial turf space, badminton courts, and batting cages

Respondents were also able to provide other spaces to consider with childcare space, soccer spaces, tennis courts, sauna, racquetball courts, and an ice rink being mentioned most often.

Top Three Priorities:
Respondents were provided the same list of spaces as the previous question and asked to provide their top three choices.

All Responses - Elevated walking track, weight room and cardio space, and indoor playground

With Children - Indoor playground, elevated walking track, and basketball courts

No/Unknown Children - Elevated walking track, weight room and cardio space, and pickleball courts

Respondents were also able to provide other spaces to include in their top three with soccer spaces, tennis courts, ice rink, and sauna being mentioned most often.

How Often Would You Use It:
This question was asked to gauge how often respondents would use the facility.

The top selection for all three groups was 2-4 times per week followed by about once per week.

Barriers or Challenges that Would Limit Use:
Respondents were asked to choose from a list of reasons as to why their use of a recreation center might be limited.

The top three response for all three groups - User fees, hours of operation, and doesn't include space people want to use

Other responses to this question varied with lack of childcare being a common theme.

What Type of Facility Should Be a Priority:
Those submitting a survey were asked to provide which type of facility is their priority.

All Responses - Community Recreation Center for residents daily use (49.4%), combination recreation center (36.7%), regional sports complex (5.1%), unsure (4.5%), and no preference (4.2%)

With Children - Combination recreation center (44.4%), Community Recreation Center for residents daily use (43.5%), regional sports complex (7.2%), unsure (2.8 %), and no preference (2.1%)

No/Unknown Children - Community Recreation Center for residents daily use (55.5%), combination recreation center (28.8%), no preference (6.5%), unsure (6.3%), and regional

sports complex (2.9%)

How Often is it Acceptable to Close:
This was asked to gauge how many weekends respondents felt is acceptable to close for weekend tournaments.

All Responses - 4-6 weekends per year (34.2%), 1-3 weekends per year (18.5%), 10 or more weekends per year (16.7%)

With Children - 4-6 weekends per year (34.1%), 10 or more weekends per year (21.7%), 7-9 weekends per year (16.8%)

No/Unknown Children - 4-6 weekends per year (34.2%), 0 weekends per year (21.6%), 1-3 weekends per year (20.4%)

Where Do You Currently Go for Indoor Recreation:
This provides a glimpse into where people are going for indoor recreation.

The top three for all three groups - Home-based exercise, private gym or fitness center, City of Ames recreation facilities

Are You Supportive of the City of Ames Pursuing an Indoor Recreation Facility:
Knowing that very limited information is being provided, this question was asked to see what support there may be for a recreation center.

All Responses - Strongly support (56.1%), somewhat support (26.5%), strongly oppose (9.0%)

With Children - Strongly support (65.6%), somewhat support (22.6%), strongly oppose (5.4%)

No/Unknown Children - Strongly support (46.3%), somewhat support (30.6%), strongly oppose (12.6%)

LOCATION:

A key element associated with a new recreation center is the site location, which has not yet been identified. Possibilities include 1) Use of land owned by the City of Ames, 2) Lease land from ISU or another entity, 3) Purchased land for this purpose, and 4) Land donation.

Until a conceptual design is completed and the number of acres needed is determined, it is difficult to for staff to suggest potential locations.

A factor to consider is whether a site that provides opportunities for expansion is desired versus a site that is just big enough to accommodate a recreation center, parking, stormwater treatment, and landscaping. If a recreation center is pursued, staff will bring location options for consideration to City Council at a future meeting.

PARKS AND RECREATION COMMISSION COMMENTS:

At its November 17, 2026 meeting, the Parks and Recreation Commission reviewed the public feedback and discussed a potential recreation center. The following are questions from

Commission members and the responses of City staff:

Would tournaments be organized by Discover Ames or sport clubs?
Tournaments could be organized by any of these groups.

How many tournaments did groups commit to hosting per year?
Although groups expressed an interest, no groups committed to hosting a tournament. Success Gymnastics was confident if space allowed, it would host 1-2 gymnastic meets per year.

Could groups rent space during the week?
Yes. Some groups such as AYS, AYF, and AYB indicated an interest in committing to seasonal programming that would be held 1-2 days per week over a period of 8-12 weeks.

What is the nature of the opposition?
Not having enough information, Ames has enough facilities, taxes being raised, not needed, affordability, and competing with private sector are comments received through the survey.

How would community members use the artificial turf area?
Residents could use batting cages, play catch, or rent for a variety of activities. It also provides opportunities for additional programming (i.e. indoor ultimate, 7-on-7 passing leagues, etc.). It could be rented for practices due to wet weather such as what we had this past fall.

If there is opposition with the private sector, have partnerships been explored?
Parks and Recreation have a myriad of private/public partnerships including Ames Fitness for tennis lessons, multiple businesses for offering camps, and Paint with a Twist for painting programs, just to name a few. Partnerships will be continued to be explored.

The previous vote involving the Healthy Life Center received strong opposition from private fitness centers who believed that the inclusion of fitness and weightlifting spaces competed with their private business.

After hearing public comment and discussion on the topic, the Commission is recommending City Council continue to pursue a facility that is a combination of a community recreation center that is primarily designed for residents' daily use and can host occasional tournaments. The Commission also recommends City Council to direct staff to issue a request for proposal to hire a consultant to provide conceptual drawings, estimated capital and operational costs, potential user fee structure, replacement cost schedule for the life cycle of the building, and a comparative facility analysis.

PUBLIC FEEDBACK SUMMARY:

After receiving the public feedback, as well as Parks and Recreation Commission comments, staff offers the following overview:

1. **Facility Type** - It appears that 49.4% of those providing feedback prefer a community recreation center designed primarily for residents' use. Additionally, 36.7% of respondents favor a combination of a community recreation center and one that can host tournaments.

Staff believes it is possible to accomplish both of these preferences without having to increase the size of a facility designed primarily for residents' use.

2. **Facility Amenities** - Based on current and future Parks and Recreation Department programming, along with focus group feedback, the following elements should be included:

   - A minimum of four court spaces should be included. Each court space is to be approximately 10,000 square feet so that it can accommodate basketball, volleyball, pickleball, badminton, futsal, tennis, etc.

   -An artificial turf area with a minimum size of 50 yds by 80 yds.

   -Additional amenities consisting of an indoor playground; weight and cardio space; multipurpose space for fitness classes, parties, and meetings; control desk; commons area; mechanical space; and offices.

3. **Public Support** - Of all survey respondents, 82.6% either strongly support or somewhat support the City of Ames pursuing an indoor recreation center. At the same time, 12.7% somewhat or strongly oppose pursuing a recreation center with 4.7% unsure.

   Please note this information may not represent the opinion of the community at large. In addition, their opinions may change as more information is provided regarding costs, tax impact, amenities proposed, etc.

4. **Consultant** - If City Council chooses to continue moving forward with a recreation center, a consultant needs to be hired to provide assistance with conceptual drawings, estimated capital and operational costs, potential user fee structure, replacement cost schedule for the life cycle of the building, and a comparative facility analysis. The consultant will be given the information from items 1 and 2 above to provide a building scope to adhere to.

NEXT STEPS:

If City Council wishes to continue to explore a recreation center, next steps include:

- City Council provides direction to staff to issue an RFP.
- Staff issues an RFP and recommends a consultant to City Council.
- Conceptional plans, estimated capital costs, estimated operational expenses and revenues, potential user fee structure, replacement cost schedule for the life cycle of the building, and a comparative facility analysis are completed.
- Public feedback is sought on more defined facility options.
- Staff identify potential sites for the new facility, with Council making the final decision.
- The Parks and Recreation Commission and City Council will be consulted at key milestones where decisions on how to proceed on the project are necessary.

ALTERNATIVES:

1. City Council may:
    a. Direct staff to explore a combination of a Community Recreation Center and one that can host a limited number of tournaments to include amenities described above, and
    b. Direct staff to issue a Request for Proposals to hire a consultant to provide, but not limited to, conceptual drawings, estimated capital and operational costs, potential user fee structure, replacement cost schedule for the life cycle of the building, and a comparative facility analysis.

2. City Council may:
    a. Direct staff to explore a Community Recreation Center primarily designed residents daily use to include amenities described above, and
    b. Direct staff to issue a Request for Proposals to hire a consultant to provide, but not limited to, conceptual drawings, estimated capital and operational costs, potential user fee structure, replacement cost schedule for the life cycle of the building, and a comparative facility analysis.

3. City Council may:
    a. Approve staff to explore a Regional Recreation Center primarily designed to attract tournaments and visitors (building scope would need to be defined), and
    b. Direct staff to issue a Request for Proposals to hire a consultant to provide, but not limited to, conceptual drawings, estimated capital and operational costs, potential user fee structure, replacement cost schedule for the life cycle of the building, and a comparative facility analysis.

4. Accept the information outlined in this report and decide not to explore a new recreation center at this time.

5. Do not pursue a recreation center at this time.

6. Refer back to staff with direction as to what additional information City Council would like to see.

CITY MANAGER'S RECOMMENDED ACTION:

The City has discussed adding non-aquatic indoor recreational space for many years, and it is currently a top priority for City Council. The information outlined in this Commission Action Form highlights what staff has heard from the public thus far. As with most large projects, there are residents that are in favor of doing the project and those who oppose it.

Staff is seeking direction from the City Council regarding the following issues.

1) What type of facility should be explored?

The survey results, depending on which group of respondents answered, clearly show that a regional sports complex is not desired. Those with children prefer a combination of a community recreation center and one that can host a limited number of tournaments. However, those without children prefer a community recreation center designed primarily for

residents' daily use.

2) Should staff be directed to issue an RFP to hire a consultant?

A question for Council to ask at this time would be, is there enough support to continue to pursue a recreation center. There are still a number of unknowns such as what will it cost to build, how much will it cost to operate, will it make money or be tax subsidized, how much will it cost to use, how much will it increase property taxes. These unknowns cannot be answered by staff alone and the assistance of a consultant is necessary to provide much of this information.

Taking all factors into consideration, it seems prudent to continue to explore a recreation center and hire a consultant to answer the questions called out in this report. Therefore, it is the City Manager's recommendation to approve Alternative #1 as stated above.

ATTACHMENT(S):
Recreation Center Public Input Meeting Notes.pdf
Recreation Center Public Meeting Input - Mentimeter.pdf
Recreation Center Public Survey Results.pdf
Recreation Center Survey Comments - Sorted.pdf

POTENTIAL RECREATION CENTER

PUBLIC INPUT SESSIONS

MEETING NOTES

OCTOBER 22, 2026 (IN-PERSON)

Questions

- "If the site hosted a tournament, how often should the facility close to the public?"
    - Is it conceivable that other parts of the facility could be open during tournaments. Question seems binary.
    - Who do you see this is for, in the community? I am interested in walking, but I do not have a tournament.
    - Choice on size - as big as you can afford.
    - Consultant to provide feedback to provide as much flexibility to keep the facility open while tournaments are going on to lessen impact to the community.
- Where do you consider respective life for facility and replacements?
- When has the City last talked about and focused on a true rec space?
- From the feedback sessions you have had so far, what is the general sediment you have heard?
- Many models that are working have a completely separate public private or a direct revenue generator (City probably not interested in being a landlord). Mindset of tournaments, but is there the appetite to put other things in the facility to offset operating costs?
- In Healthy Life Center, Iowa State was a partner from land but also the curriculum side. Is that being explored for this type of facility?
- Three sessions, then presenting to P&R Commission, the presenting to City Council. If all goes favorable, then would City Council recommend hiring a consultant at that point?
    - Is council then giving direction on the size of the facility for the consultant RFP? Who decides the size and number of amenities?
- Based on this process, it seems like the survey is one of the biggest/most important piece of the process at this point. Is that valid?

Comments

- Perspective on Nevada Fieldhouse - 56,000 square feet
- Willing to have taxes increase to have nice things.
- A building that looks nice invites people to want to be there.
- Tournaments - food and drink go hand and hand - interest for business or others to build next to if property was big enough.
- One thing missing on the list of amenities was sheet(s) of ice. Has that been considered?

- Right to Walk group representative - want to consider walking as a sport - group walks whenever and wherever. Facility should include a walking track, long, wide (enough for strollers), dry, and safe. Advocate to include a walking track in this facility. Ability to serve all people.
- Something like this, a place for our youth to go, is very important, people are very passionate about this, but thinking of it even broader than the youth aspect, very important and exciting.
- Having this project scoped tightly with specific needs will help generate support. Excited about right sizing this facility and not being controversial.

OCTOBER 28, 2026 (VIRTUAL)

Questions/Comments:

- Is there any concern that on a matter of tremendous community interest that the meeting with the Council will be held two days before Thanksgiving?
- When would the public know what size and type of facility the City would be pursuing. Providing two very broad strokes now. Two very different types of facilities - when will we know what type. When will the community know what they are asking to support?
- Tournaments (wrestling) - very important for revenue generation for the club, helps with sponsorships for athletes, and tourism dollars in the community. Why pushing the tournaments on our ends?

Chat (virtual meeting):

- What is the difference between this and the Healthy Life Center proposal?
- Here today to learn about the programs and hours, Counselor.
- Is there a publicly available list of the focus groups that have already been held?
- Is there any concern that on a matter of tremendous community interest that the meeting with the Council will be held two days before Thanksgiving?
- Yes! 100% for artificial turf!
- You mention “groups”. Who is this proposal geared towards? Informal community recreation or is it intended to primarily be used for organized “competitive” activities?
- Elevated walking track and other recreational options, bravo!
- Elevated Walking Track, Recreational options, and cardio machines.
- If “private groups” use the space, will they be charged fees
- Yes! Tournaments
- I am very concerned that a lot of this facility, supported by public dollars, will go to organized youth sports. While I think organized youth sports are great, they serve primarily families that have strong financial resources. I am not sure that this is how public dollars should be used. I would not want to see public dollars support a regional “tournament” focused facility.
- That is a good point, regarding tournaments, how are the funds being diversified back into the community?

- Who are the competitors in the area when it comes to “regional sports facilities? What has the financial picture been for these facilities? Is there concrete evidence in central Iowa behind claims of economic impact?
- When fees are being paid for, regarding services what percentage is differentiated between the public, private functions and other potential activities?
- Answer how many weekends would you be ok with the facility being closed for tournaments? Zero
- 10 or more weekends would be almost 25% of the weekends in a year. That is very concerning.
- Land within city limits or outside city limits?
- 5-6 weekends is approx. 10% of the available weekends. Maybe consider closing half a day at a time rather than a whole weekend. Ames has a history of building community type buildings without easy expansion baked into the initial design. (Library lacking footings for expansion) Fitch, limited footings). IS there the possibility that this could be built with expansion in mind?
- At this point there are too many ifs and will be doing more research prior to any comment on support or non- support
- I support a recreation facility but not a tournament facility. Asking a global question like this makes me uncomfortable. Without a definition of “Recreation Facility” I have no idea what I am supporting.
- For comparison, do we know how often other city-owned locations (Nevada, Grimes, West Des Moines, etc.) close their facilities for tournaments?
- Consider where and/or who the consultant is going to be, the cost and effective benefits of the consultant
- Based on your comment that you will be bringing a recommendation to the City Council at the meeting before Thanksgiving, I renew my plea to reconsider holding a meeting on that date
- Cost benefit analysis

NOVEMBER 3, 2026 (IN-PERSON)

Questions:

- Square footage of Nevada facility for reference? (56,000 sf)
- Does the amount of tournaments able to be offered affect the cost on taxpayers, admission, etc. with the additional revenue?
- How many surveys have you received back and how many would you like to get before taking to Council?
- Given your experience in this role, what are the biggest roadblocks or barrier in a project like this?
- How would memberships be affected with hosting tournaments and use?
- If there is a tournament that closes space at a rec center, would people be able to come to the Community Center gym?
- If the council gave the green light for a consultant, how long of a process would that take? Then, how long would the construction take?
- What research has been done with other facilities in surrounding areas? How will this stand out compared to those?
- Who is the survey available for? Ames residents only?

Comments:

- Closing the facility could be ammunition for people to possibly oppose project. All tournaments may not have to close down the area with separate areas. Need to keep an open mind on this and gear towards how spaces are designed to limit this.
- A way to section off tournament courts and public courts.
- Unsure of support as a user of the ice arena. Adding another facility without considering ice expansion.
- Important to look at other communities and state what they have. Help communicate with other residents not in the youth sports space where we are lacking.

Please share why you're here today.

To provide input and hear about what project scope is.

Architect interested to learn more about the potential project

To learn more about the future development

To learn more about the rec center, hopefully share the news in the community for youth sports as well as a need for all in the community

To learn where this facility would be located and what things would be inside such a facility.

To see what is proposed.
To represent walkers

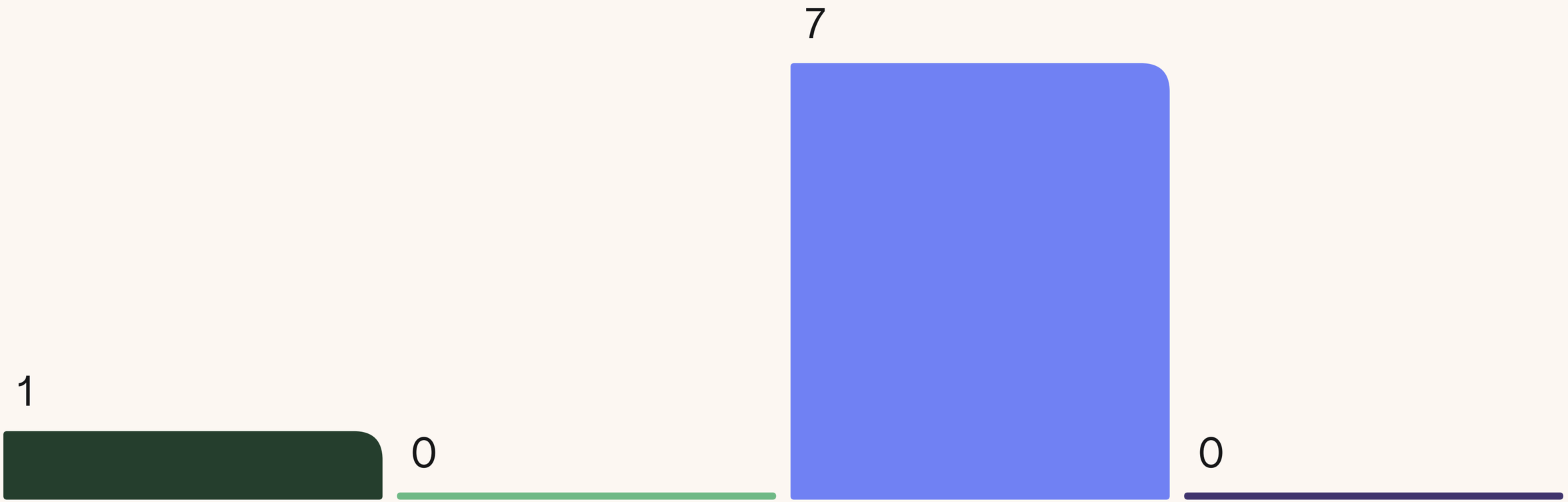
Ames is a great community but in the athletics facilities realm, we are way behind.

I'm here to listen, learn more about the possibilities, and better understand how a recreation center could meet the needs of our growing community.

What are your top three features for an Indoor Recreation Facility?



What type of facility should be pursued?



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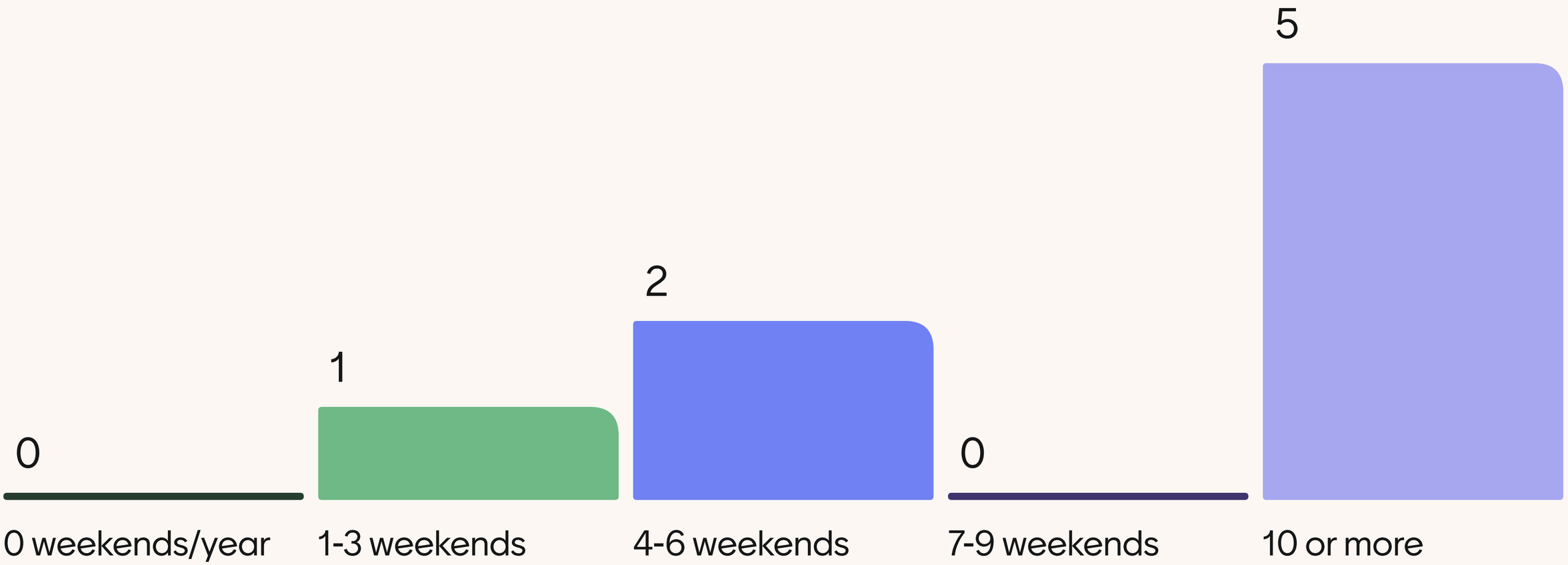
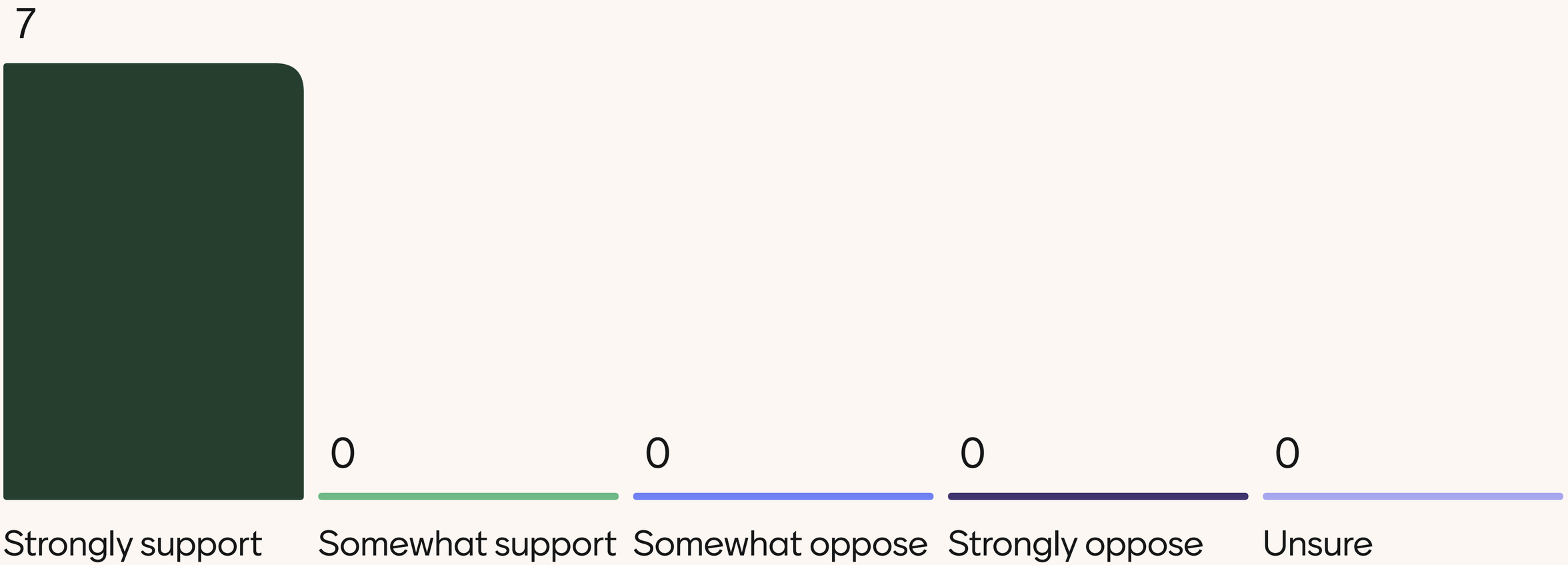
If the site hosted tournaments, how often should the facility close to the public?



Do you support pursuing an Indoor Recreation Center?



Any other comments to share as we continue this process?

I am excited for the prospect of an indoor rec facility. Please make sure it is located on a CyRide route so it is easily accessible for all.

I encourage us to think long-term, explore partnerships, and consider a flexible facility that can grow with Ames not just for residents but visitors, tournaments and local clubs.

Youth sports would bring a lot of visitors to Ames. People love coming to this community, but they need reasons to come here over other communities who do have these facilities.

At one point All Iowa Attack was going to sell the big gym out west, to ISU for wrestling. Fell through. Any chance AIA still wants to unload it? May be worth asking.

Menti

Please share why you're here today.

Ames Wrestling Club Director

I am curious about this potential project.

Learn and support

Run youth sports programs and need indoor space

I think Ames would benefit greatly from a facility of this type, interested in hearing more.

Think that an indoor rec facility would be a great addition to Ames, want to learn more

Wanting more information. Concerned about financial aspect.

I'm concerned about how public dollars are spent and to whose benefit.

8/8

Menti

Please share why you're here today.

Sit on a youth board and have kids in youth sports where I have to take them out of Ames for indoor practice facilities. Would like to stay home & keep my money in my community.

8/8

Menti

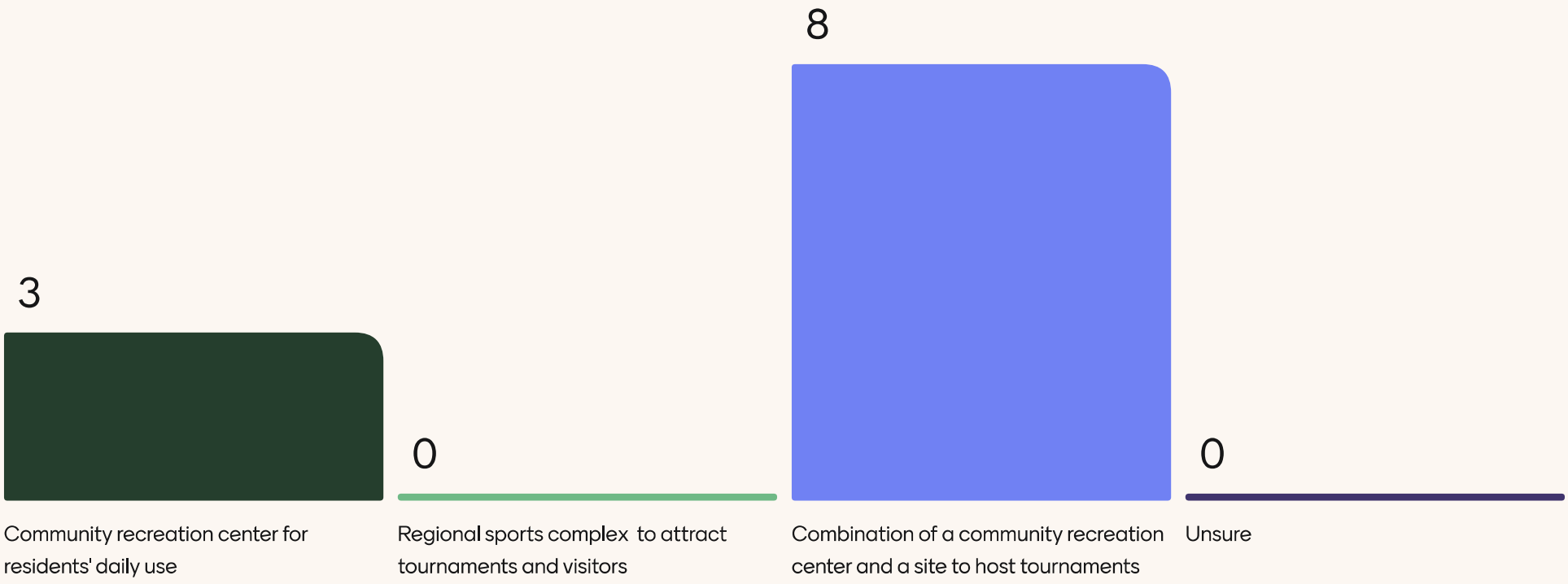
What are your top three features for an Indoor Recreation Facility?



11/11

Menti

What type of facility should be pursued?



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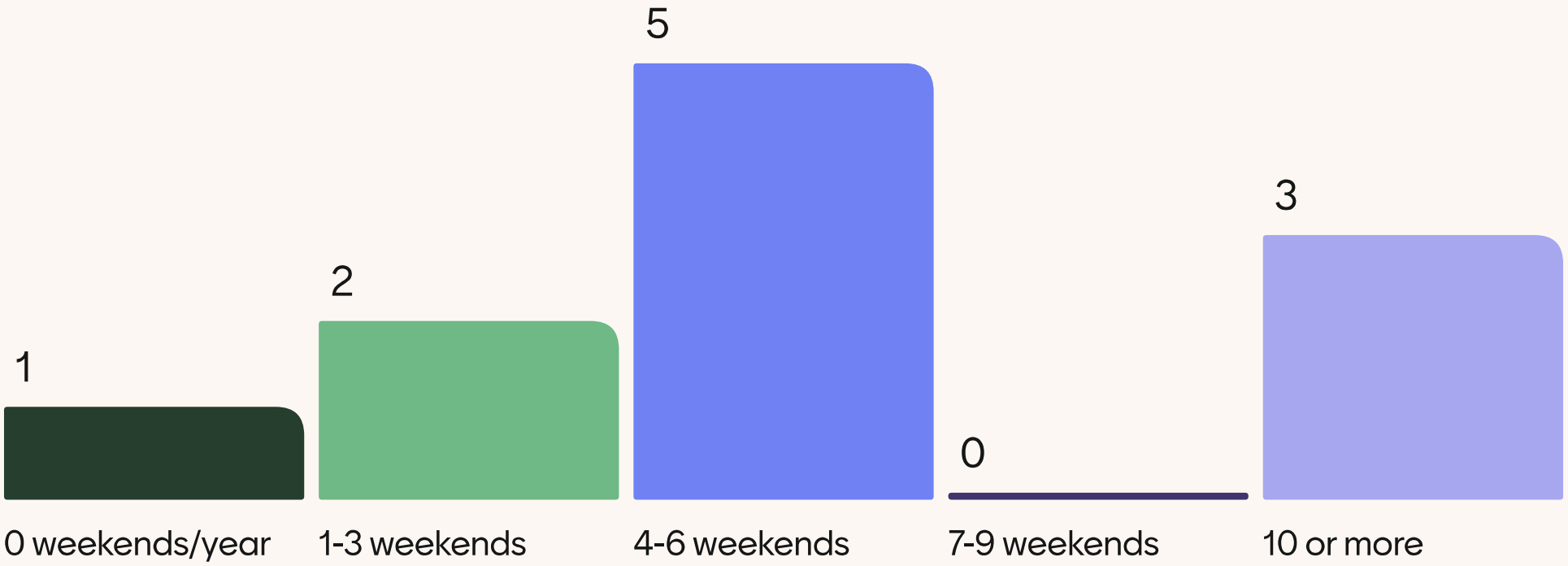
If the site hosted tournaments, how often should the facility close to the public?



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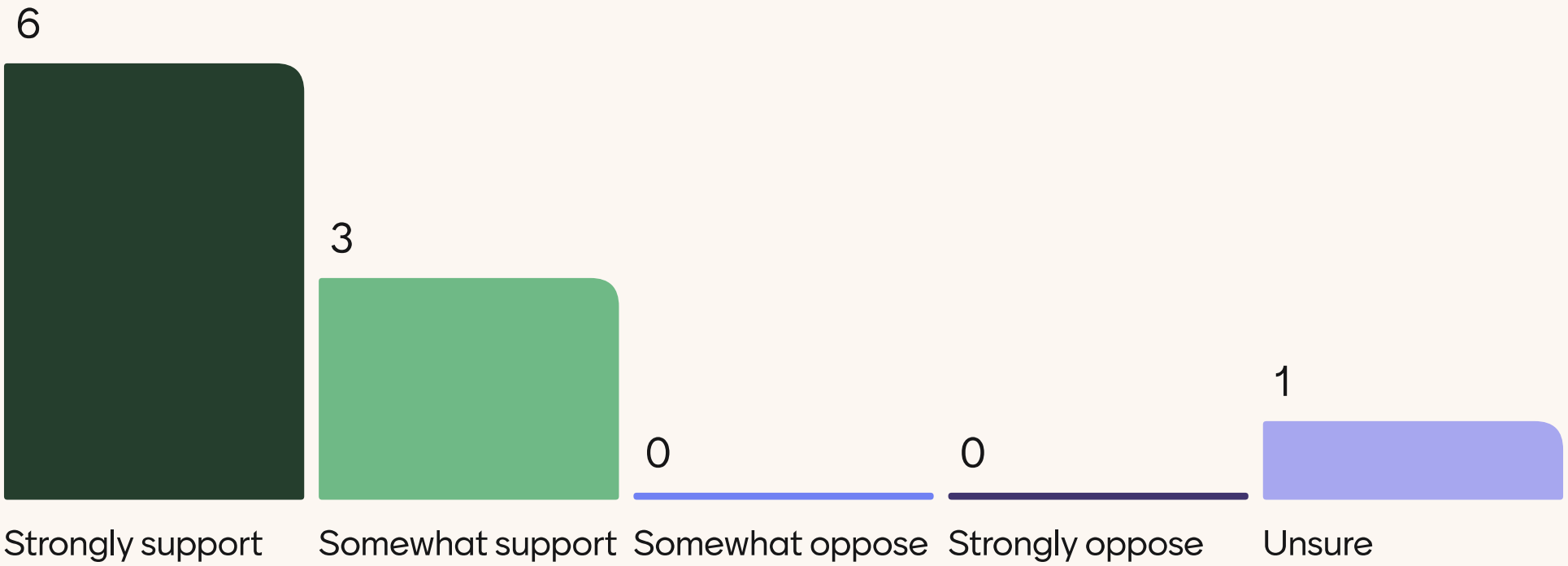
Do you support pursuing an Indoor Recreation Center? ?nter?



10/10

Menti

Any other comments to share as we continue this process?

Really supportive of having indoor turf and a place for youth sports

Minimize tournaments with outside participants, keep it a facility for Ames residents please

How is this going to be paid for?

The Council meeting prior to Thanksgiving, where you have stated you will present a recommendation to the council, seems like a very unfortunate date for such an important conversation.

Would be helpful in future discussions to include comparative information with other city-owned facilities (Nevada, Grimes, West Des Moines). How often do they close for and money made tournaments.

5/5

Menti

WELCOME!

Indoor Recreation Facility Feedback Sessions

6 pm | Thursday, Oct. 22
Noon | Wednesday, Oct. 28
6 pm | Tuesday, Nov. 3

CITY OF ames™

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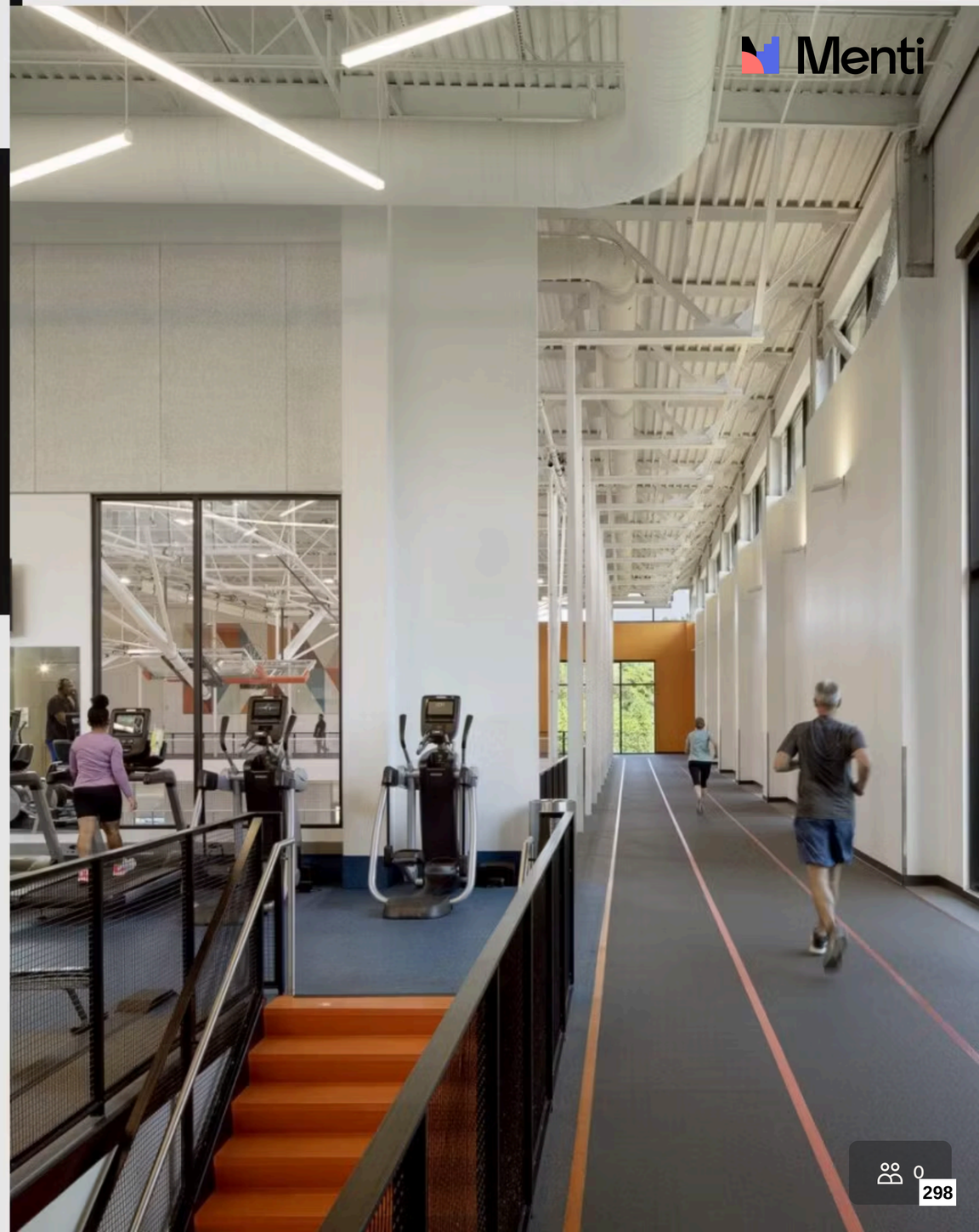
297

WHY ARE WE MEETING?

- Explain the Potential Project
- Explain the Process
- Gather Feedback
- Answer Questions



Menti

Please share why you are here today

Representing Ames Soccer Club

To hear more about the project and provide feedback

Families need safe spaces to bring their kids throughout the year. An indoor recreation facility would be a natural and well-suited place for the city of Ames to make that happen.

Interested in learning more about the process, potential project

Us Government public meeting assignment.

Make Ames a tournament driven venue

Interested in adding this to our community

Support recreational activities and sports for the community, primary youth.

Please share why you are here today

To learn more about the potential facility

To get more information.

Wanting more information on the project and to hear what others think

Very interested in this proposal—need more rec space!!

WHY A RECREATION CENTER?

- Lack of Gym Space
- Limited Hours of Use
- Limited Growth Opportunities
- Lack of Drop-in Hours
- Need for a Community Space
- City Council Priority



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301

PROCESS (1 OF 2)

- Focus Groups
- Public Meetings
- Survey
- Report to Parks & Recreation Commission
- Present Findings to Ames City Council



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302

PROCESS (2 0F 2)

- Hire Consultant
- Conceptual Plan, Costs, Fees, Location
- Public Feedback
- Report to Commission & City Council



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303

POTENTIAL RECREATION CENTER (1 0F 2)

- Multi-use Courts (Basketball, Volleyball, Pickleball, Futsal, Etc.)
- Artificial Turf
- Multi-purpose Rooms
- Indoor Playground



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304

POTENTIAL RECREATION CENTER (2 0F 2)

- Batting Cages
- Weight Room and Cardio Space
- Elevated Walking Track
- Other Spaces



What are your top three features for an Indoor Recreation Facility?



FACILITY TYPE

- Community Recreation Center Primarily for Resident’s Daily Use
- Regional Sports Complex Designed to Attract Tournaments and Visitors
- Combination of a Community Recreation Center and One that can Host Tournaments



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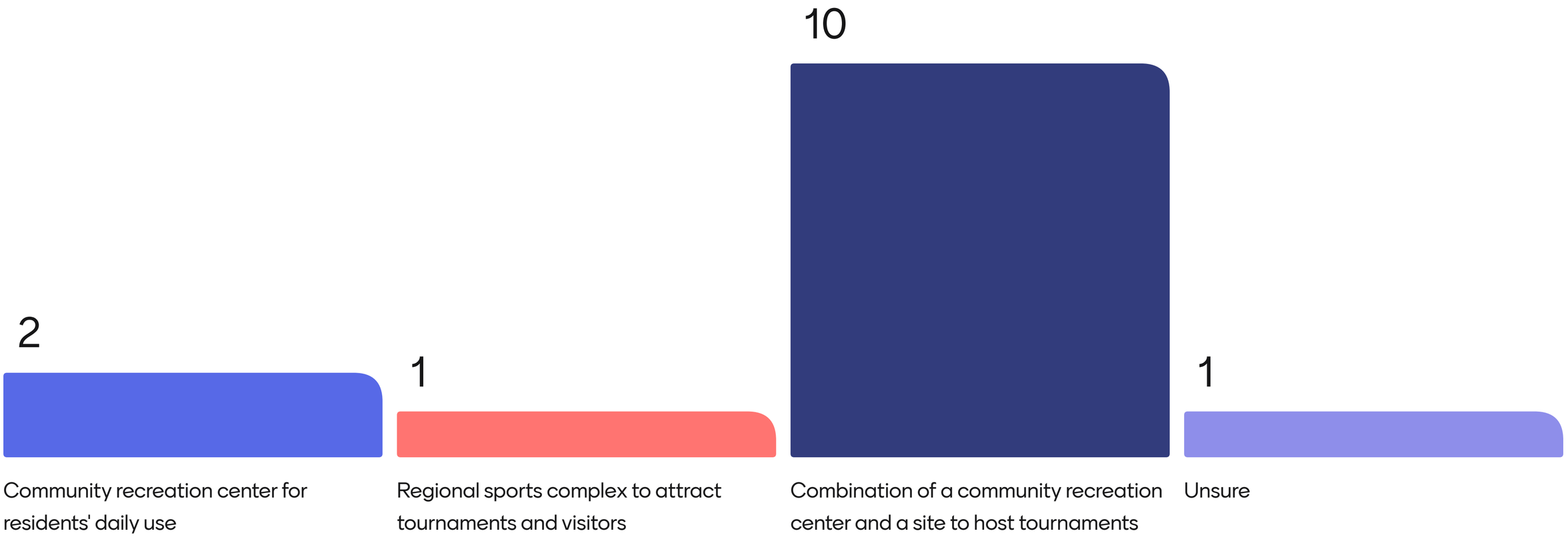
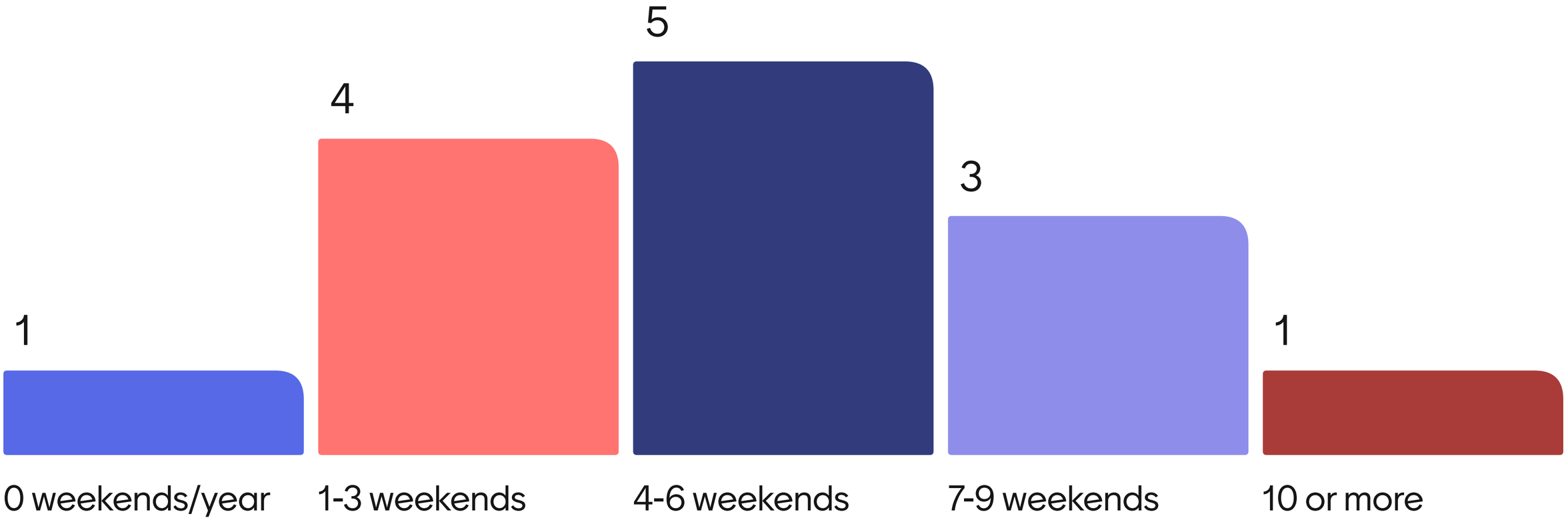
307

What type of facility should be pursued?



If the site hosted tournaments, how often should the facility close to the public?



COSTS

- Capital Versus Operational
- Many Variables
- *Land Acquisition*
- *Design*
- *Construction Management*
- Rough Estimate - $20-$30 million



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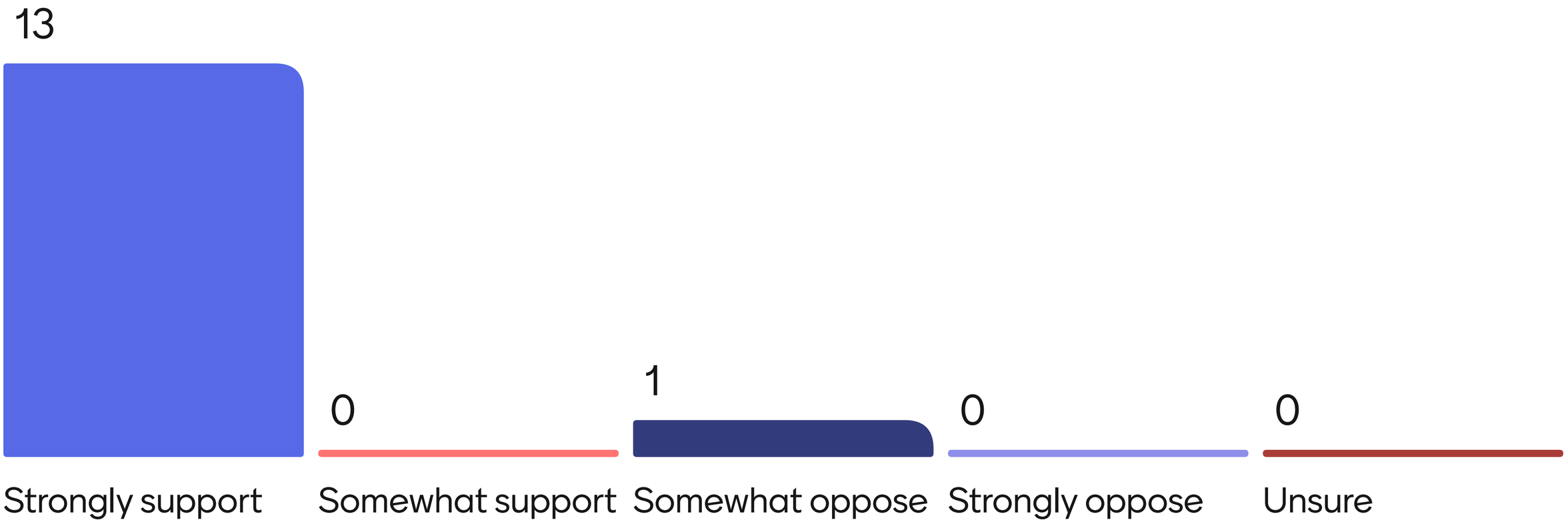
Do you support pursuing an Indoor Recreation Center?



QUESTIONS & COMMENTS



Any other comments to share as we continue this process?

Thank you!

Keep it going! Thanks for your work.

Please dream big. Ames needs this.

Including child care facility and services as an essential part of the this plan is important for accessibility and as part of a larger support system for families in Ames.

This is important to keep our community growing and for residents of all ages to have access to healthy options. Bringing sports tournaments into the community has beneficial economic impacts.

PLEASE COMPLETE THE SURVEY!

CityOfAmes.org

amesparkrec.org





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315

THANK YOU!

Keith Abraham
Parks and Recreation Director
keith.Abraham@cityofames.org
515-239-5349



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316

Ames Indoor Recreation Center Public Survey Results

Indoor Recreation Facility Survey (2026)

Survey at a Glance

Measure	Result
Total submissions	**1,127**
Ames residents	**1,082** (96%)
Citywide net sentiment	**1.15** (scale: −2 to +2)

Who Responded

Measure	Survey respondents	COA benchmark
Average age	47.8	32.1
Average time lived in Ames	19.9 years	n/a

Gender

Gender	Survey respondents	COA benchmark
Female	62.3%	47%
Male	31.4%	53%
Prefer not to answer	4.0%	n/a
No answer	2.3%	n/a

Households with and without children

Household	Survey respondents	COA benchmark
With children	50.8%	15–17%
Without children	29.9%	83–85%
No answer	19.34%	n/a

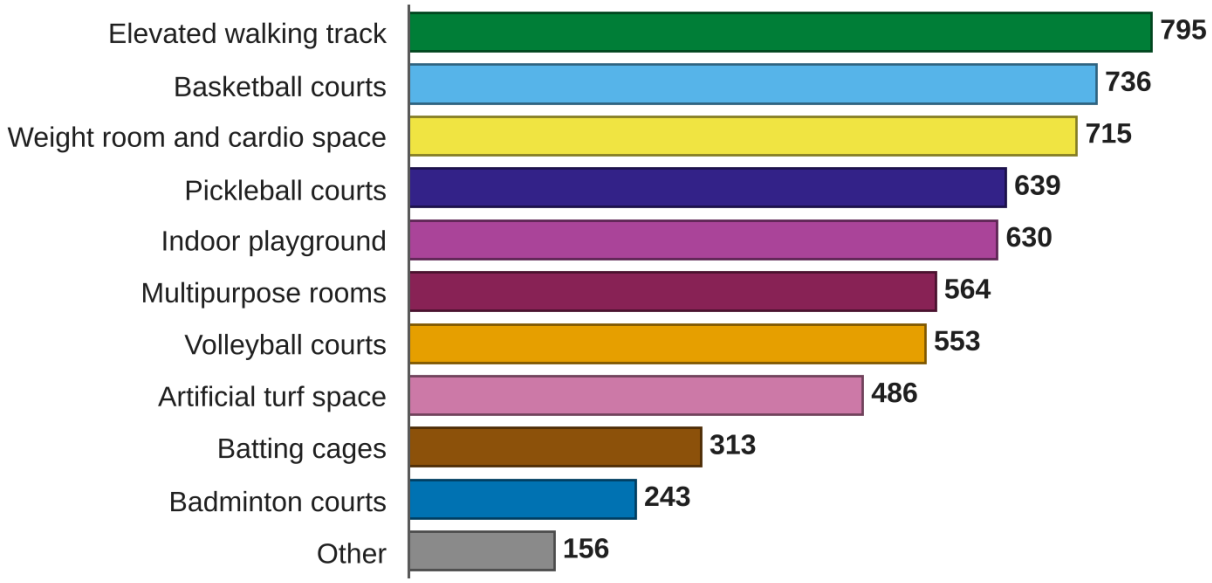
Survey Results

Each question is shown for all responses, for respondents with children, and for respondents with no or unknown children. Within a question, each answer option keeps the same color in all three charts.

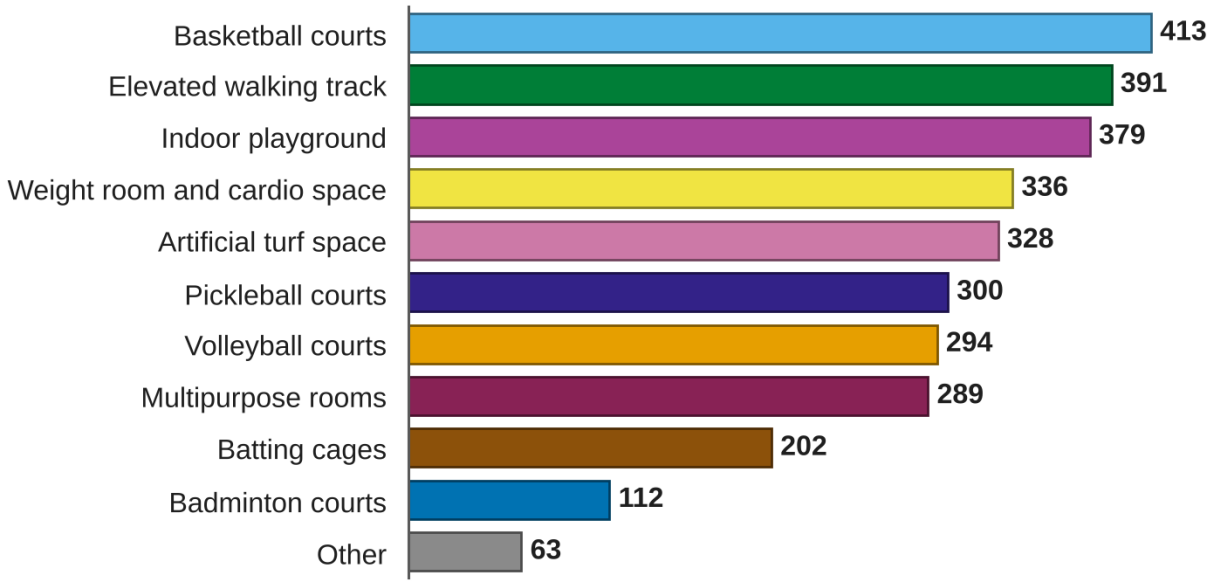
1. What spaces should be included?

Values show the number of responses.

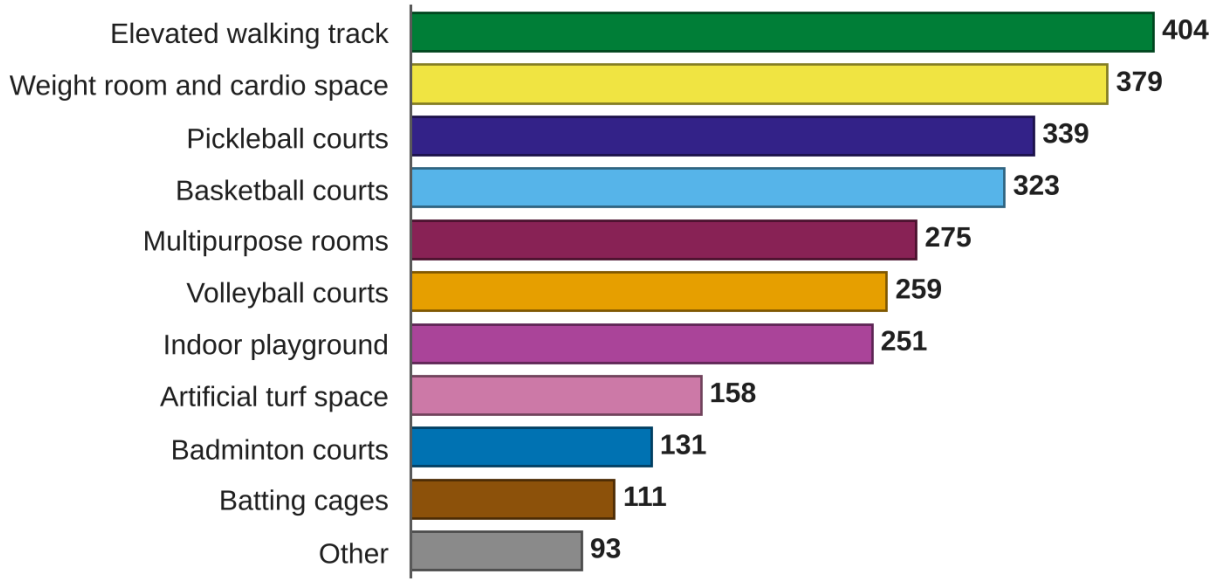
Question 1: All responses



Question 1: With children



Question 1: No/unknown children



2. List your top three priorities

Values show the number of responses.

Question 2: All responses



Question 2: With children



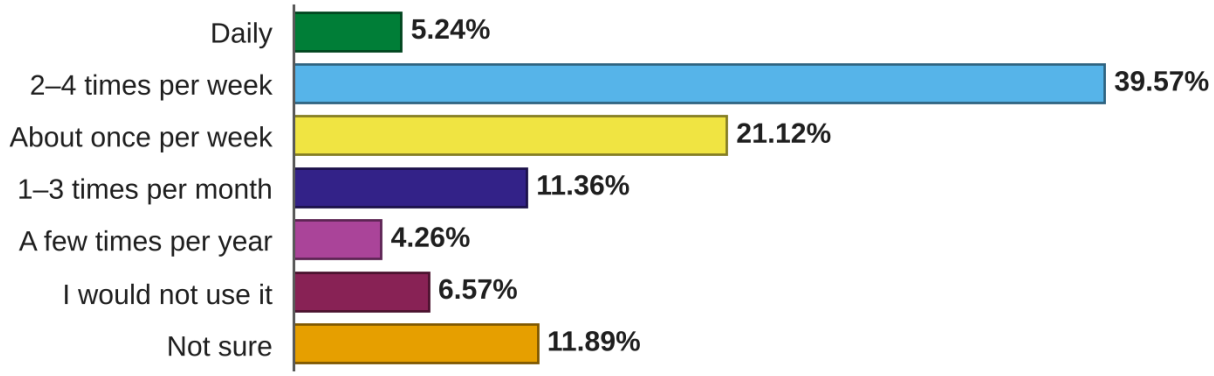
Question 2: No/unknown children



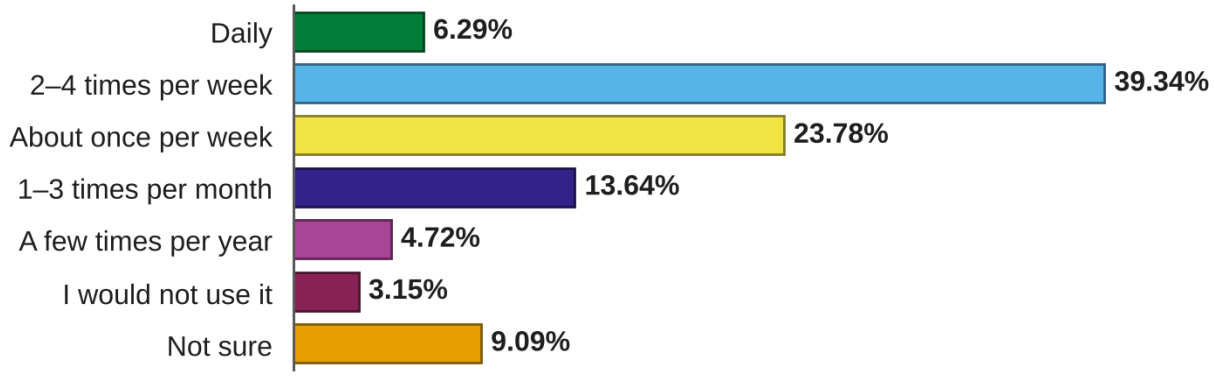
3. If an indoor recreation center was built, how often would you and your household use it?

Values show the percent of responses.

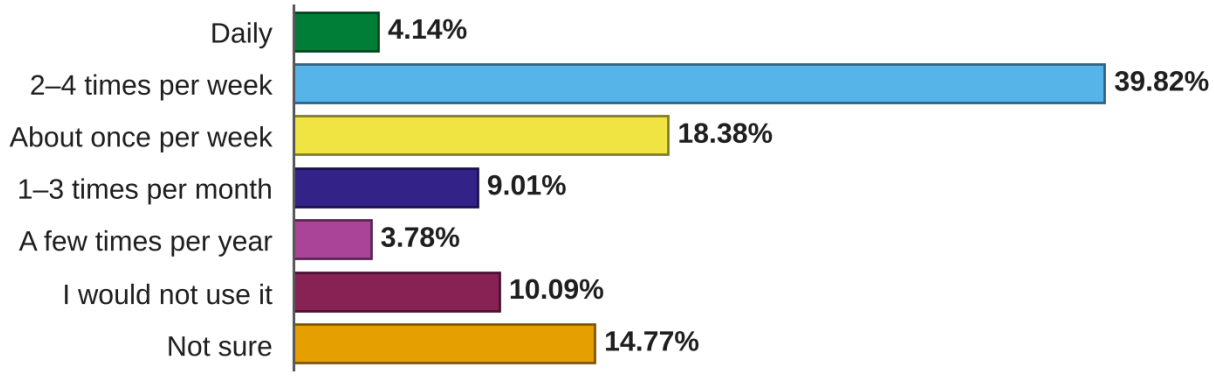
Question 3: All responses



Question 3: With children



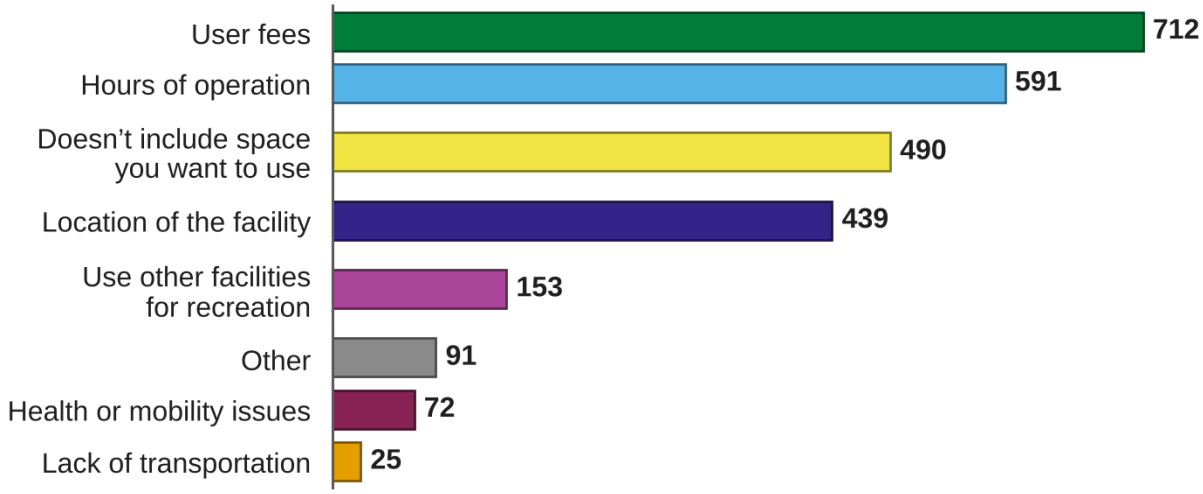
Question 3: No/unknown children



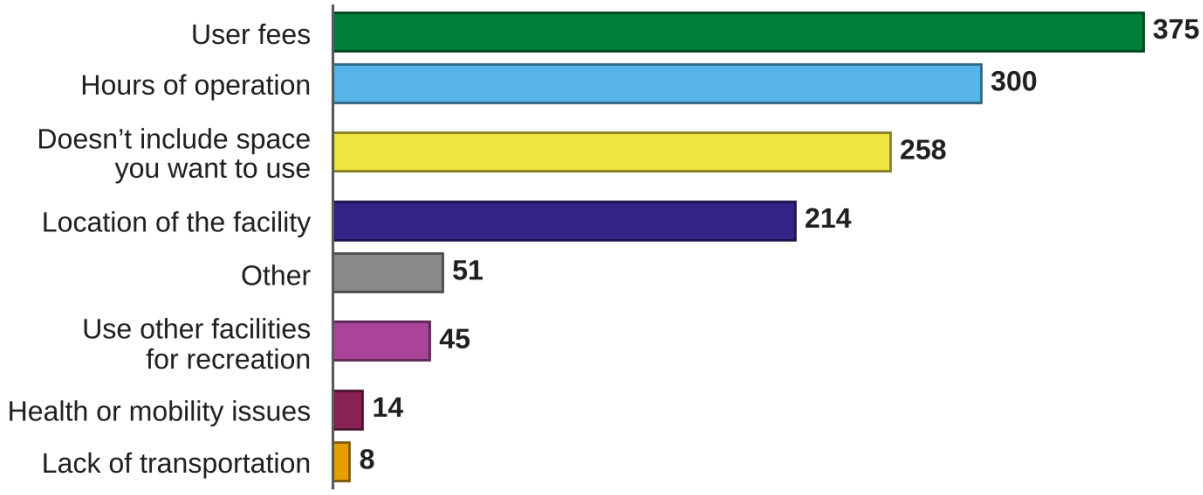
4. What are some barriers or challenges that would limit your use of this facility?

Values show the number of responses.

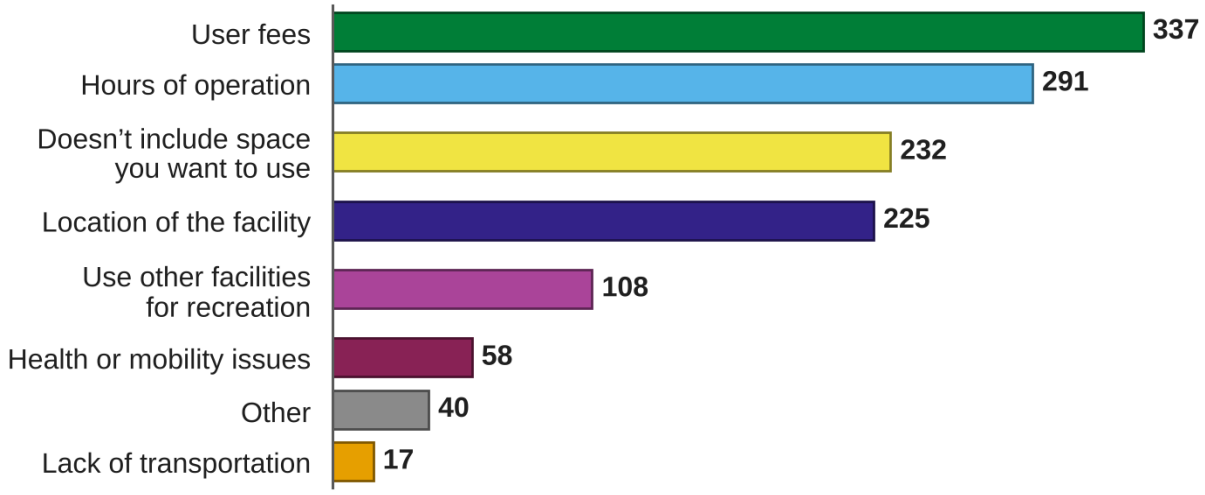
Question 4: All responses



Question 4: With children



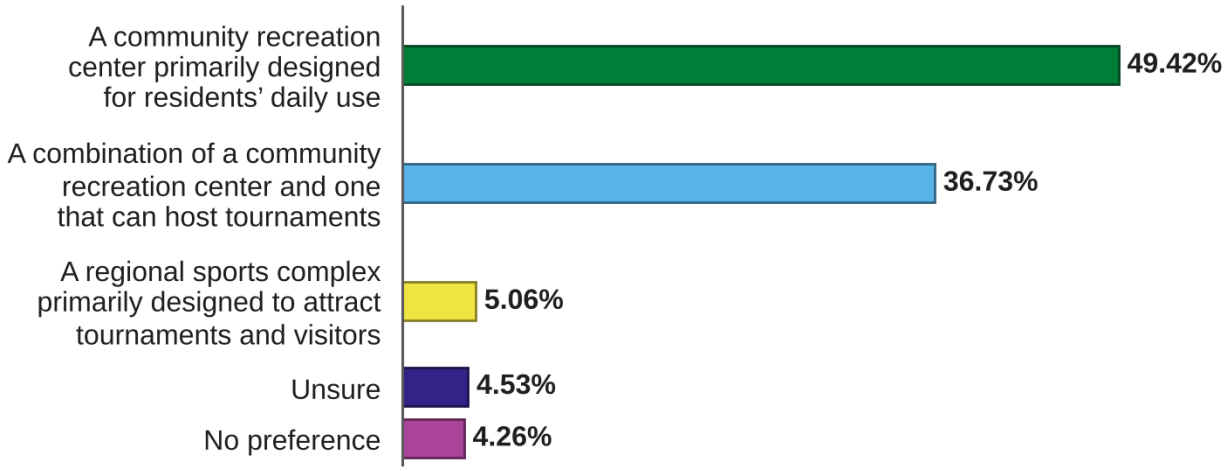
Question 4: No/unknown children



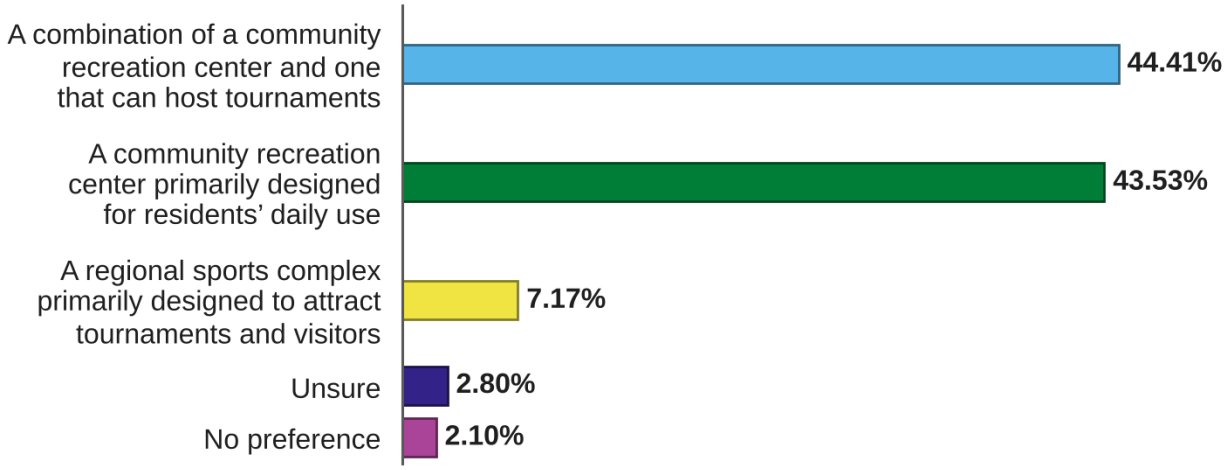
5. What type of facility should be the priority for Ames?

Values show the percent of responses.

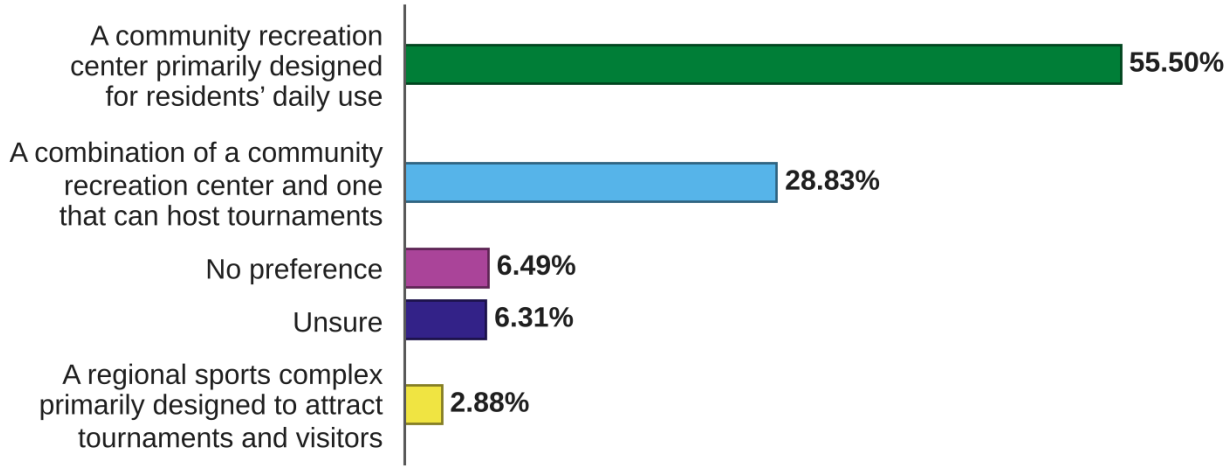
Question 5: All responses



Question 5: With children



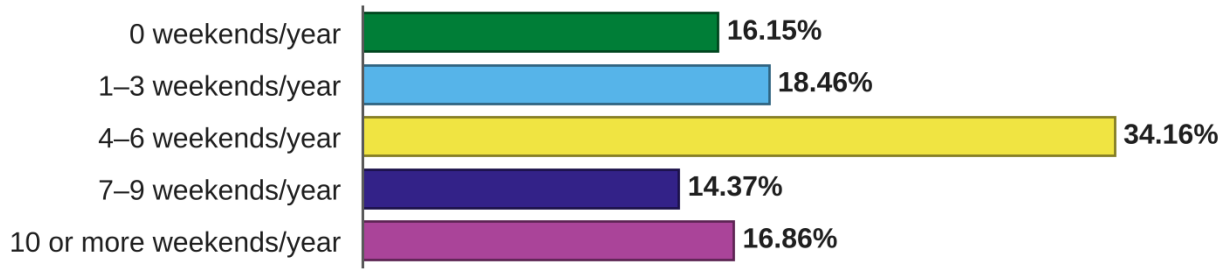
Question 5: No/unknown children



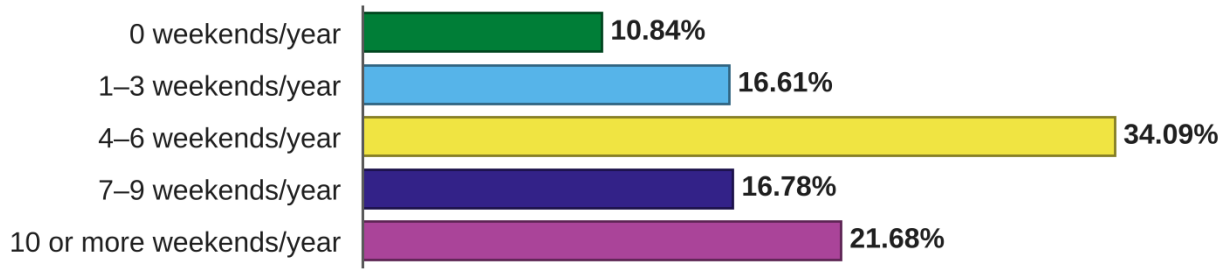
6. If the facility is used for tournaments, how often do you think it's acceptable to close it to the public for hosting?

Values show the percent of responses.

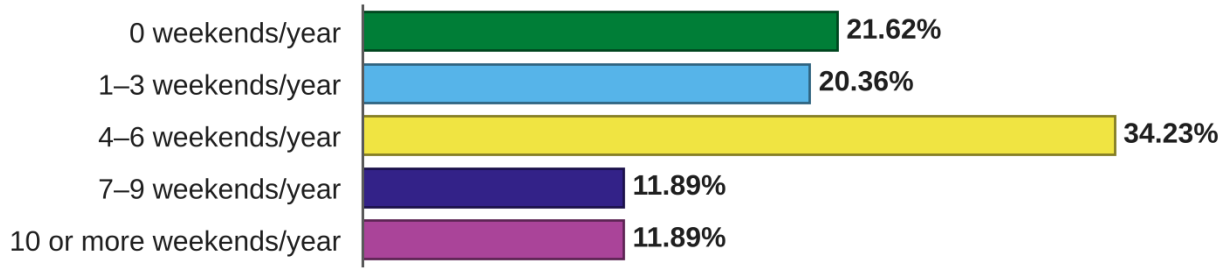
Question 6: All responses



Question 6: With children



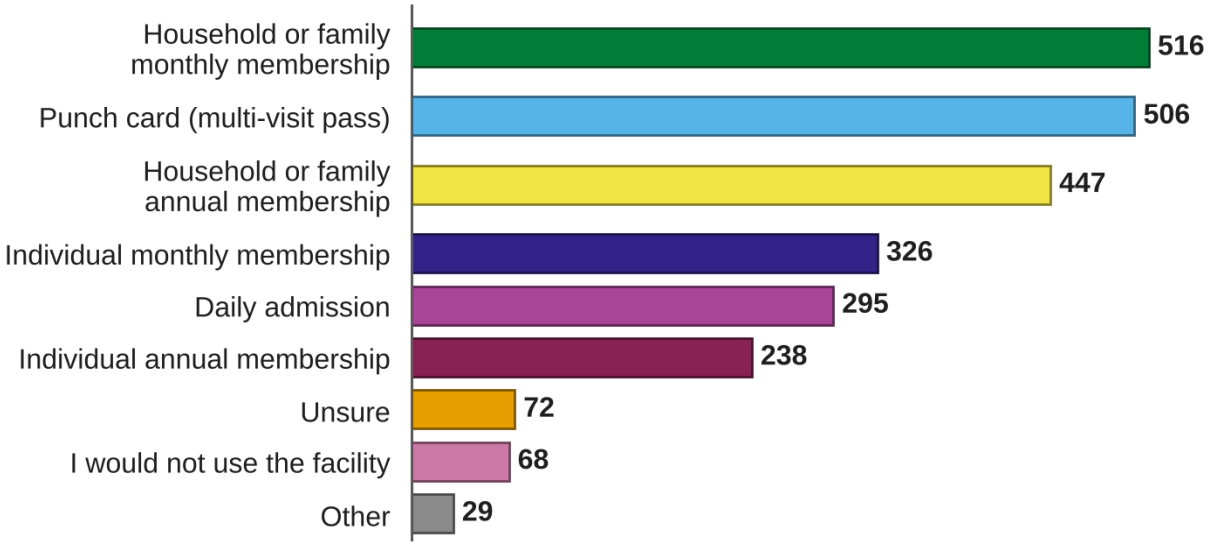
Question 6: No/unknown children



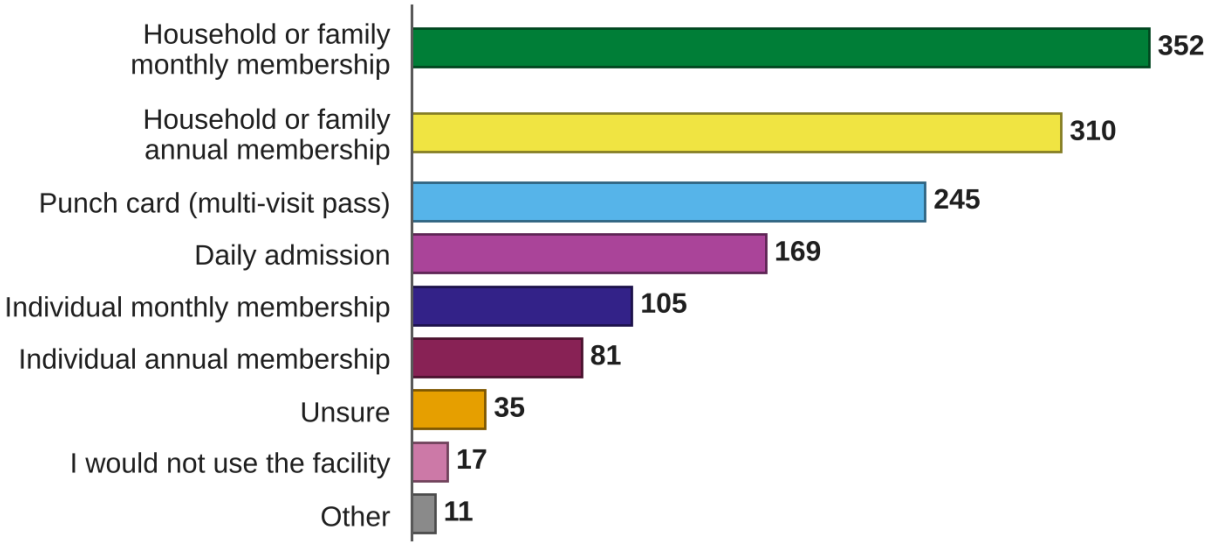
7. If you felt the user fees were reasonable, which payment options would you most likely use?

Values show the number of responses.

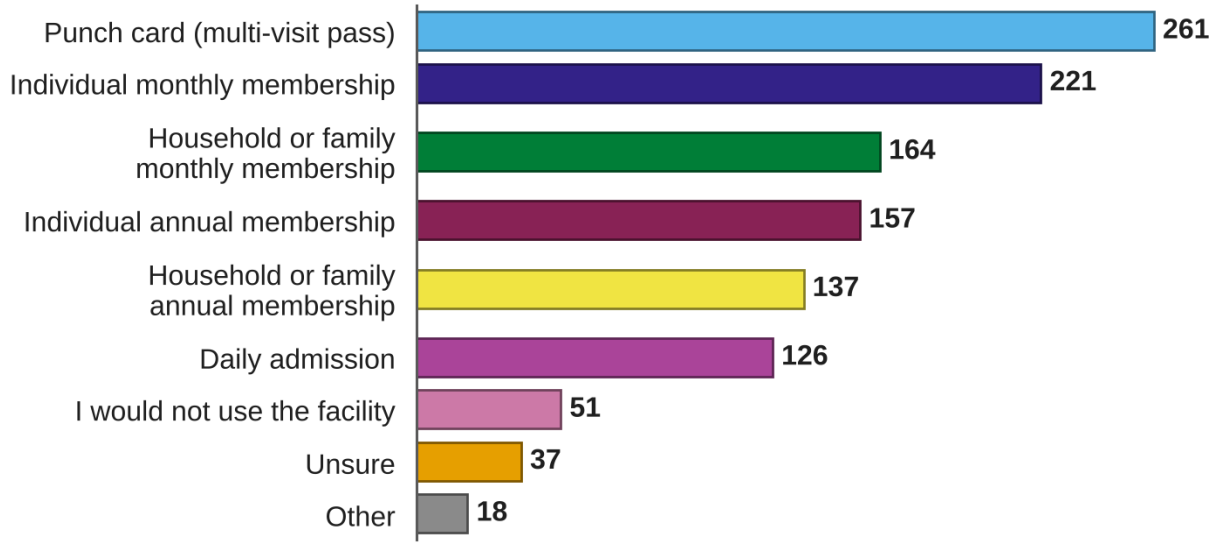
Question 7: All responses



Question 7: With children



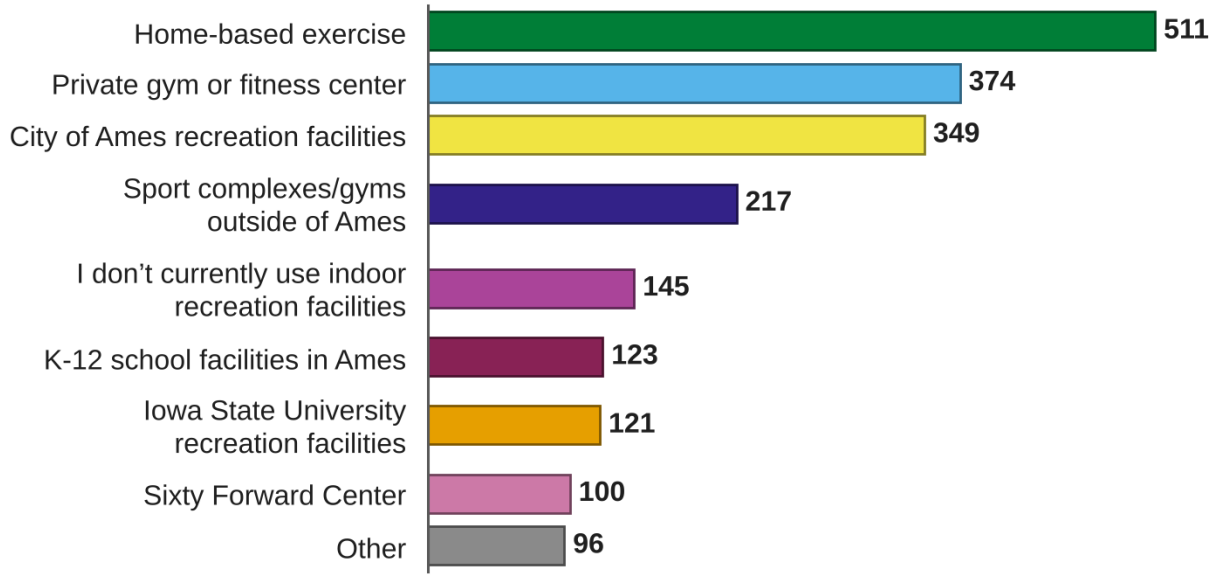
Question 7: No/unknown children



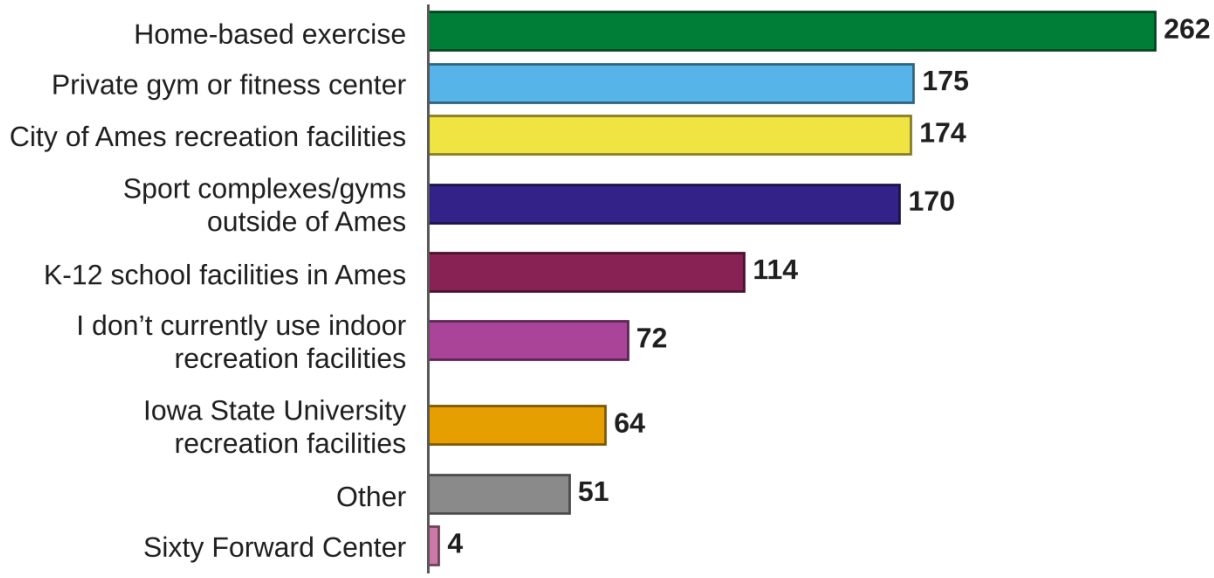
8. Where do you currently go for indoor recreation?

Values show the number of responses.

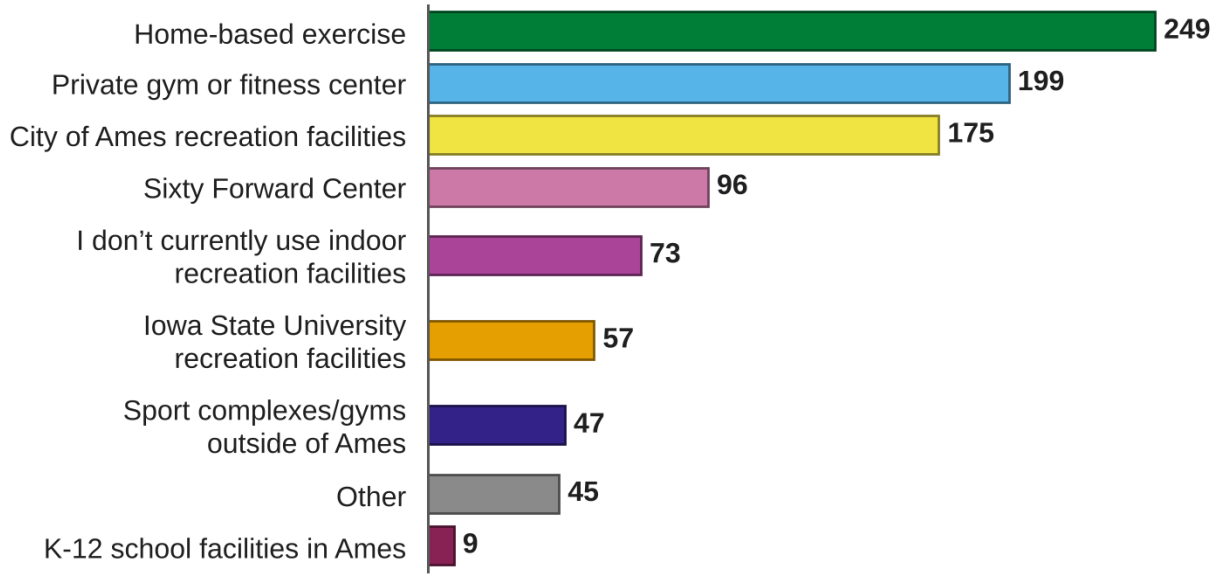
Question 8: All responses



Question 8: With children



Question 8: No/unknown children



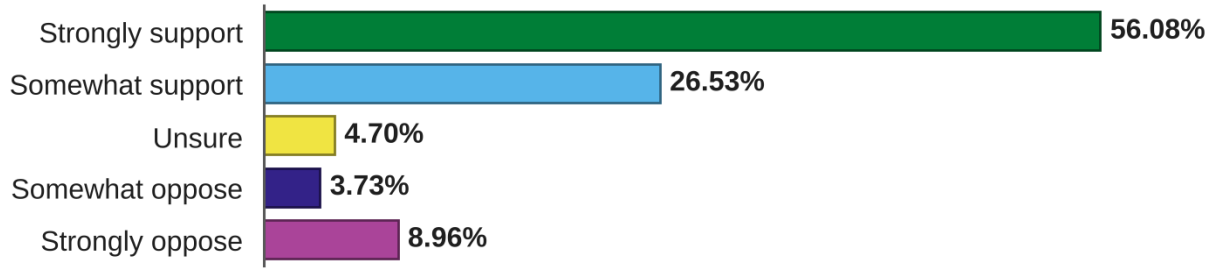
9. What sports clubs (if any) do you or your household participate in?

Responses to this question are provided in the CSV file and are not charted here.

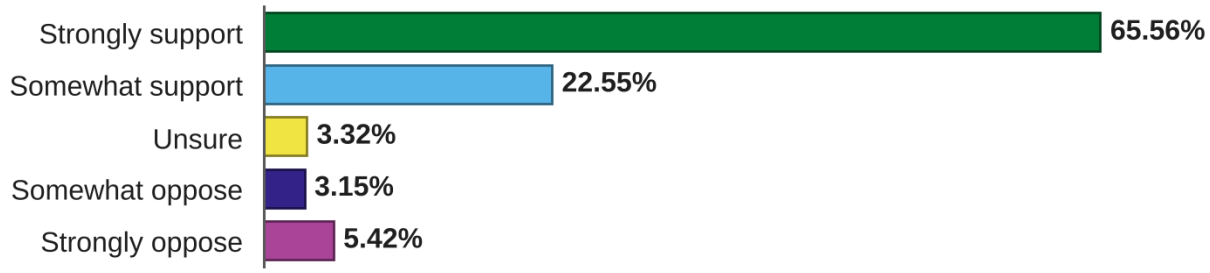
10. Are you supportive of the City of Ames pursuing an indoor recreation facility?

Values show the percent of responses.

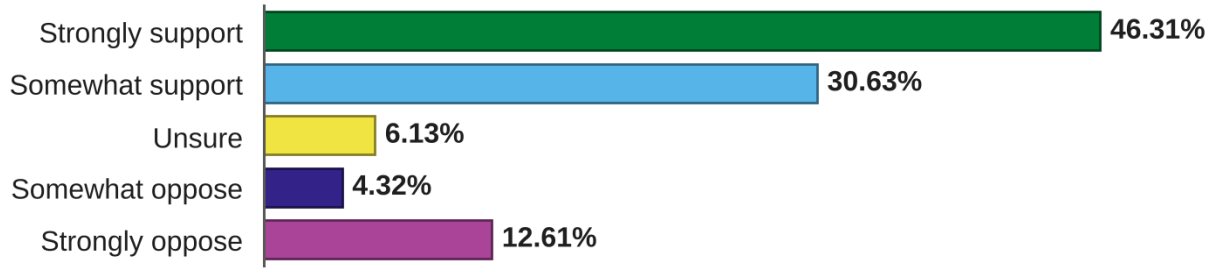
Question 10: All responses



Question 10: With children



Question 10: No/unknown children



POTENTIAL RECREATION CENTER SURVEY

COMMENTS TO OPEN ENDED QUESTIONS

List additional spaces to include in a recreation center:

."Spacious rooms with wooden floors (sprung with a floating subfloor construction, or at least a solid hardwood such as maple, beech, or ash) for recreational dancing (traditional, ballroom, swing, latin, contra, etc.) and dance aerobics (e.g.,zumba)."

A big space to hold public dances. I participate in and teach English Country Dancing

A place to host tournaments!

A space large enough to accommodate 60 people in a spring wooden floor for social and aerobic dance events

a space specifically designed to accommodate group dancing (square dancing, line dancing, etc.)

Additional ice surface at Ames-ISU Ice Arena, which would be immediately sold out between Ames Figure Skating Club, Ames Minor Hockey, ISU MD1/MD3, ISU Women's Hockey, and ISU intramural activities if built.

affordable childcare

Areas focused for women, yoga - bar and Pilates studio - sauna, hot tub and steam room, spa rooms

Aren't these amenities already available in our community?

At least one large room with a wooden floors (a floating subfloor wood be excellent, it at least using a solid hardwood like maple) for recreational dancing (ballroom, swing, etc.).

Ballroom type space suitable for dancing. Wooden floor would be ideal.

Baseball

Birthday party space

Bouldering wall

Bouldering, trampoline, foam pit

Child care

Childcare

Childcare

Childcare

Childcare center like a gym childcare

Childcare for parents (especially moms) trying to make time for their own health

Childcare please, and tennis courts!

Childcare space

Childcare!

City hall has somethings, which is enough

Climbing Wall

Climbing wall!! Sauna! Aerial space

Combat Sports Space (MMA - Boxing, Jiu Jitsu, Judo, Kickboxing, Muay Thai, and Wrestling)

Comfortable gathering place serving refreshments to help bring folks together. Also, I think music practice rooms, sports rooms, and maybe rooms for dance classes, etc, so parents of young children can visit with one another/carpool, etc.

Don’t build it

Don’t build it!

Don't think we need another facility in Ames.

Don't want a new facility! I don't want to pay for it!

Dry sauna, tanning, red light therapy, vibration pads

Egym-it is in constant use at the senior center and is very motivating to use therefore would benefit all adults

Elevated track for running and walking

Ensure the track has enough lanes for runners. Area for table tennis and start a league!

Esports

Events hosting space that can accommodate up to 400 person

Golf simulator

Golf simulators

I believe existing facilities are adequate to meet needs. And free in many cases. However, pool tables would be good.

I believe that there are numerous facilities already available: school gyms, private gyms, etc. Why not use these facilities and save taxpayer resources?

I don’t think this is necessary

I don't think we need this unless it is built and operated without City funds. In these times we need to be conserving, not building one thing after another for taxpayers to support.

I don't want to pay for more things I won't use

I object to being required to choose an item when I presently oppose moving forward with the center.

I’m against another gym facility yet should have been included with the Fitch crnter

Ice Rink

Ice rink

Ice rink

ice rink

Ice rink

Indoor golf simulator and/or swing hitting area

indoor open area for dancing. groups of about 12. English country dancing

Indoor Tennis courts

Jogging track

Let the private sector do it if it’s wanted.

Literally none.

MAINTAIN THE PARKS WE HAVE.

Meeting places for non Athletic activities (play games, meet for swaps, stuff that you could do at a park but not in the winter)

Nice locker rooms

No opinion as I’m opposed to the facility.

NO spaces

No spaces that will raise taxes

NONE

None

None

None

None

None

none

none

None

None of the above. Private businesses can provide these services and features at a much lower price than the City of Ames.

None, save tax payers money and use what we have! Fix what we have!

None, taxpayer dollars should not be used to support facilities that compete with private business.

None. No more spending taxpayer money on this crap.

Not in favor

nothing

Nothing

Nothing. We shouldn't build one.

Now another facility with tax money? Hell no

Oppose this construction

Pilates

Please include large rooms with wooden floors dedicated for recreational dancing and dances, such as ballroom, latin dancing, East and West Coast swing, contra, square dancing, and dance aerobics. Many Ames community members enjoy social dancing!

Pool

Private room for hosting gatherings

racquet ball court and climbing wall

Racquetball courts

Racquetball Courts

Racquetball that can dual as pickleball, squash, etc

Racquetball, swimming pool

Raquet ball courts

Rock climbing walls

Rock climbing, zip line, sun room in free to access space

Rock Wall

roller skating rink

Room for dancing

Running track

running track

running track (see Huxley Community Center!!)

Sauna

Sauna

Sauna

Sauna

Sauna

Sauna, cold plunge and hot yoga studio. (I'm serious)

Sauna's

Sensory spaces

Skatepark

Soccer

Soccer courts

soccer field

Soccer fields

Soccer fields

soccer for the turf

Soccer Training

Soccer!

Something for roller skaters, like allowing skates on walking/running tracks or courts or multipurpose rooms, etc. there's no safe place to learn or practice and the skate park isn't conducive for roller/inline skating for even ground laps

Spa

Space for mixed martial arts

Spaces to celebrate the culture and traditions or allow student organizations to hold event for greater Ames Community. Student Organizations hosts events on campus a lot but is usually not known to outside of Student body.

Spacious rooms with wooden floors (sprung with a floating subfloor construction, or at least a solid hardwood such as maple, beech, or ash) for recreational dancing (traditional, ballroom, swing, latin, contra, etc.) and dance aerobics (e.g.,zumba).

Squash

Squash

Squash/racketball courts

Squat racks and dumbbells that go above 80s

Swimming pool open all year round for lap Swimming

Synthetic Ice Shooting Lanes (Hockey)

Table tennis

Table tennis / ping pong

Tennis

Tennis Courts

Tennis Courts

Tennis courts

Tennis Courts with Pickleball markings as well

Tennis courts, Child care

Tennis courts, party space

TENNIS!!! If you’re doing pickleball, it’s so easy to make them slightly bigger and include yearround tennis too. Please!!!

Therapeutic massage room

There are already many gyms in Ames

There is no indoor space that is for children who are between 5-18 in Ames. This is a huge miss. An indoor playground/climbing wall/obstacle course of some sort for cold-weather months is critical.

Think this is a waste of resources

Turf for soccer

Two Ice rinks, for hockey, figure skating, and other ice sports.

uneeded facility

Walking/running track

We already have all of these facilities in Ames. We don't need more.

We do not need this in Ames, so no spaces should be included.

We don’t need a center and we certainly don’t need another overpriced space that taxpayers have to pay for.

We don’t need this

We don't need to create higher taxes at these interest rates for any more public recreational projects!

Yoga studio with multi purpose like Barre or Pilates

Youth indoor soccer courts

List additional priorities to be included in your top three:

Spacious rooms with wooden floors (sprung with a floating subfloor construction, or at least a solid hardwood such as maple, beech, or ash) for recreational dancing (traditional, ballroom, swing, latin, contra, etc.) and dance aerobics (e.g.,zumba)."

1. Things that users are prepared to pay to use. And ibth I ught there was a walking track at the Fitch center? 2. Things that you can properly staff to keep open. 3. Things that do not compete with private businesses..

Additional ice surface at Ames/ISU ice arena. All of the other facilities are already available. We have a major ice surface shortage in Ames that is not addressed.

affordable childcare

Affordable even for low income and disabled people

Affordable. Accessible

Again, all of these things already exist all over town. We don't need ones.

Against this totally

As I said above, childcare would be crucial for a public space like this.

balance and flexibility class space

Ballroom space

Baseball

Childcare center

City hall has these, that is enough.

Climbing wall

Combat Sports Space (MMA - Boxing, Jiu Jitsu, Judo, Kickboxing, Muay Thai, and Wrestling)

Combat sports training facility

Dance Hall with wooden floor, space for seating around the edge. A sound system.

Don’t build it!

Don't take away from private facilities

Don't think we need another facility in Ames. I was forced to pick two other priorities in order for you to accept the survey, but they shouldn't be counted in your numbers.

Elevated track for running and walking

Esports

Fix and use what we have!

Get creative

Get your hands out of everyone's wallet

golf

Golf simulator

Hall or Staged Room for events

Hockey, ice arena

I am not thinking any others are needed.

I don’t think this is a necessary facility

I don’t think this is necessary

I don't actually have any priorities but your survey is built incorrectly so I picked two at random plus other so I could explain what is wrong with your survey.

Ice arena

Ice Rink

Ice rink

Ice rink

ice rink

Ice rink

I'd love to see an indoor park - with areas for children to run, terrain changes, artificial hills, etc. The rooftop play area at the Madison, WI Childrens' Museum is a great example of what an indoor play park could be. Also, Rainbow Park in Vancouver.

Indoor climbing wall that is kid friendly and a sensory-friendly space for kids with special needs to play. This is an underserved population in Ames.

Indoor golf simulator and/or swing hitting area

Indoor soccer

Jogging track

Large rooms with wooden floors for dancing.

Let the private sector create it if it’s wanted This is trick required question.

Lower taxes

Multipurpose rooms that would work for children's lessons, etc, to serve as a community gathering place for Ames. And also maybe a pleasant green space outdoors for hikes/being in nature.

My priorities are responsible planning and expenditure for the City. With all the other projects you have going on right now, why do you see this as a good time to start a new one?

My top 3 priorities are saving my money for myself, not having my property taxes raised again for a 3rd year in a row and stop giving my money to the city of Ames for stupid shit like this.

No opinion as I’m opposed to the facility.

No spaces that raise taxes

No way we have the Fitch center add on to them

None

none

None

None

none

none

None

None

None of the above. This survey seems to assume that residents of Ames want to incur the cost and obligations of a facility like this.

None of these are priorities

None, all the school gyms and private gyms in Ames already incorporate these opportunities.

None, do NOT raise more taxes!!

None, none, none

None, taxpayer dollars should not be used to support facilities that compete with private business.

None.

none. I do not support it.

None. No more spending taxpayer money on this crap.

NONE....I had to mark 3 options to complete survey. This survey is design to get the input you want.

Not sure but perhaps more of the duckpin bowling lanes like Sixty Forward has would be nice.

Nothing

Nothing! Stop making us pay increased property taxes for your bad ideas.

open space available for dancing groups

Oppose this construction

Other: tennis courts #1 priority!

Racquetball courts

Reiterating childcare for parents

Rock climbing

Rock climbing wall

Rock Wall

Roller skating rink

Room for Dancing

Rooms with hardwood floors for dancing.

Running track

running track (see Huxley Community Center!!)

Sauna

Sauna

Sauna, cold plunge and hot yoga studio.

Sauna's

Skatepark

Soccer

Soccer

Soccer

Soccer

Soccer courts

Soccer fields

soccer turf

Some seats and tables for parents to work on laptop while kids playing

Spa, yoga and Pilates studio, sauna and steam room

Space for mixed martial arts

Spaces and floors for Recreational Dancing with some seating on the sides.

Squash/racquetball

Squat racks and dumbbells that go above 80s

STOP SPENDING MONEY WE DON'T HAVE.

Table tennis

Tennis

Tennis

Tennis Court

Tennis Court

Tennis courts

Tennis courts

Tennis courts

Turf for soccer. Indoors would be great. I wonder if there could be one indoors and one outdoors

Two Ice Rinks

unneeded facility, taxes already too high, vote no

Walking track. Does not need to be elevated.

We don’t need this

We don't need to create higher taxes at these interest rates for any more public recreational projects!

Wellness/therapy equipment like a water massage table

Wooden floor space for social and aerobic dance events

would be good to offer childcare

would not use

Youth indoor soccer courts

If you would not use this facility, why not:

A waste of tax payer money!

Already a member at a fitness center

Already have access to indoor fitness, pickleball, recreation.

Already have facilities, 3 of them!

Ames aquatic center is an expensive failure. This will be too.

Ames Racquet and Fitness Club member for 50 years. Treat me right. Meets my needs. Flexible with fee charged.

Because I dont think public money needs to build this.

Because I don't think we need this at this time. Are you kidding me? The economy is awful and you want people to pay higher property taxes for this? Get real!

By the time it is built, my kids will be out of Ames - and I wouldn't use it until I am a senior citizen and then the value of indoor space increases tremendously.

Couldn't afford it when higher property taxes will increase by building it

Don’t need it

Exercise near home; city gym already available

Existing facilities already meet my needs.

Existing private facilities are available for use at much less cost than what the City of Ames will likely burden itself with. The City already has difficulty staffing the existing recreational facilities we have today.

Have a cheaper gym thru ISU

I already have other places to go.

I am a member of Ames Fitness. It is close to my home. I don't want to have to drive to use a taxpayer funded facility that unnecessarily duplicates plenty of facilities already available.

I am concerned that this will be another expensive facility that will be too high priced for many in the community to use. Many of these spaces are already available in the community.

I can not play group sports and do not enjoy the city's exercise classes.

I do not have children and do not currently exercise or participate in recreational activities.

I do not want higher taxes, and shouldn't be required to pay for other peoples recreation

I don’t think taxpayers need to subsidize gym facilities when they already exist.

I don't enjoy sports, there are already PLENTY of locations and facilities for sports in Ames.

I don't feel the need

I don't want to pay one more dollar in property taxes!

I get everything I need at the 'indoor' recreation building I go to right now (the old ames highschool)

I have a gym membership that I like

I have access toexisting spaces that fit my needs.

I have other public spaces. Use the schools or other spaces that are already built.

I prefer the great outdoors, which is free to use.

I strongly opposed for City of Ames sponsoring a construction of this facility.

I will multiple times a week if there is an ice rink, otherwise probably never

I WILL NOT SUPPORT THE CITY'S SPENDING ADDICTION.

I would continue to use the already existing resources that Ames has.

I would go to the gym

I would love a facility such as this one, but anticipate it being much like the Fitch Family Aquatic Center in its cost prohibiting my family's access.

I would most likely use it, but it would depend on location and hours

If such a facility is wanted, let the private sector do it. Not the city

I'm 77 years old and handicapped.

In a facility where there are school tournaments, the schools receive large dollar amounts that are free from grants, bonds and donors.

Indoor spaces with no clean air infrastructure in place are not safe for people.

it does not provide anything i would use

It woukd depend on how big the workout area would be and cost of a gym membership

Likely could not afford the expensive membership if it’s anything like the aquatic center.

Most of my exercise needs are meet via walking outdoors, or using a home gym.

My kids are past needing this type of facility. I would still use the ARFC for the rest of the activities

Na

No more taxes!!

none

None, taxpayer dollars should not be used to support facilities that compete with private business.

None. No more spending taxpayer money on this crap.

Not inteested

Opportunities already exist in Ames with school and private gyms or could exist with a bit of intra-government and school cooperation.

Other opportunities in Ames privately funded. It would take away competition from small businesses.

Other places and facilities already exist.

Outdoor recreation is best!

Plenty of other facilities already exist.

Probably will be made too small so the space would always be utilized. Homeless people allowed to camp outside benches. No accountability for patrons who destroy property or act out of control.

rather be in fresh air, outside

STOP spending and taxing me. Ames has plenty of ""facilities"" that meet these needs. Costs will prohibit many from participating. These facilities are also a conflict with many for profit Ames businesses.

takes away from local business

The city shouldn't go into business against local business owners on projects like this.

The spots I use to exercise are fine. I don't need others.

There are already multiple recreation and fitness facilities available in Ames. Major shortage of ice facilities for figure skating, hockey, and ISU intramurals exists that has existed for at least 20 years and has not been properly addressed.

Unless it offers something new that usual gyms and the community center in city hall does not offer, I'm not sure what would bring me there? it sounds like I would increase property taxes with no real benefit to the community.

use a private fitness center

Waste of money

We can't afford another membership fee, or MORE taxes please don't do that

We don’t need more taxes for another facility!!!

We don’t need one. We have plenty do other options.

We don't need to create higher taxes at these interest rates for any more public recreational projects!

We have an enough recreational facilities in Ames don’t need anymore. Don’t need our taxes to increase.

We would never use something like this. What a waste of taxpayer money. There are plenty of private businesses that already have these spaces available.

Are there other barriers that would limit your use of this facility:

Ability to reserve a court/ space vs first come first served

Accessibility for families or people with health issues. The indoor pool makes taking your children and monitoring them closely due to lack of available and safe space around the entirety of the pool. There is not enough ample seating.

Add ice rink, current one is overused with ISU, public skate, youth hockey, figure skating, etc,we need to increase Ames kids being involved in hockey and figure skating and we don't have enough ice time with accessible hours and fees.

Again, you are forcing a response that assumes I presently support a new rec facility. I could skip the survey, but then I would not have the opportunity to share my genuine feedback, which is that this is not the right time.

ames does not need another facility

Ankeny building everything that Ames won't build. Des Moines has all of it as well.

Bathroom accessibility. Single stalls and family restrooms are most accessible for everyone

Busy schedules

Challenges are I'm tired of paying high property taxes for unnecessary things like this.

Child care

Childcare

Childcare

Childcare available

Childcare considerations

Childcare!

Cold/flu season

Cost

Doesn't include childcare

Family schedule. But if location is close, would consider letting tweens go without parents.

Family-friendly

Health and mobility are why I would use it, if it is accessible.

I am happy with the options I currently choose to use. Non more new taxes!

I am well past retirement age but when my grandkids visit they would enjoy using the facilities.

I could see this being so popular that it's hard to find open time

I don't have school aged children at home any more. That age group would benefit most from a rec. facility.

I dont think the City should consider this at this time. You just opened the Fitch Center. Economic times are very uncertain. It would compete with private businesses.

I don't want to pay higher property taxes for this crap.

I drive in from Des Moines for social dance events held at rotating locations. Ames needs a permanent home for them.

I prefer what I have now, it is usually a lot better than anything newly constructed nowdays

I want private places to change as someone who has a complex gender history

I WILL NOT SUPPORT THE CITY'S SPENDING ADDICTION.

I won't need it from age 45 to 65, then will need it again.

I’m against this we just built a Fitch center

If it raised my property taxes AND I had to pay an entrance fee

If there is no child supervision, we wouldn't use the facility. We have a 3 and 6 year old.

I'm not a full time resident. I'd use regularly when in town.

It would depend on what is available at the facility. I tend to use city facilities for group classes and weight lifting. I don't play any sports. But I think these places are important for residents.

It wouldn't be built and or finished in time for use for my kids.

Kids sports and if it has the necessary areas to utilize it.

Knowing it's a waste of my tax money would also keep me away.

Lack of adequate hours and staffing

Lack of childcare

lack of childcare

Lack of childcare

Lack of childcare or if the quality of childcare is low.

Lack of clean air protections

Lack of public access hours. Open hours 1-8. Need late open hours for evening play

Lack of reliable staffing, safe environments, and hours of operation.

Must be handicapped accessible, with self-opening doors, restrooms and no stairs.

No barriers

No desire to use

no interest

No interest.

No roller skating rink

None

none

None

None

None

None

None, taxpayer dollars should not be used to support facilities that compete with private business.

None. Facilities exist Ames for most activities. zone facilities is the exception. Very limited availability of ice time at Ames-ISU ice arena is resulting a negative impact on the development of figure skating, hockey, and recreational athletes.

None. No more spending taxpayer money on this crap.

Not raising taxes to pay for an optional facility, when tax dollars should be used to fix current infrastructure

Nothing

Nothing would hold us back from using the facility

Okay

Our busy schedule

Over taxing property to raise funds

Parking

Parking

Patrons who already have other options to continually take over the needed spaces.

personal schedule

Private depends on how much I decide to go myself or take my kids.

Restricting roller or inline skating activities, it would be great to see roller derby events here

Size of walking track, crowdedness

So far, the youth recreation programs we've participated in (basketball, baseball) have not been run well. The coaches have not been good.

Space for children

Space unavailable to to classes or private events

Stop raising taxes and focus on what we currently have and real needs

Taxes already too expensive!

There was no place to mark ""no barriers""

Time

Wait times for courts (thinking pickleball here)

We are very busy

We don't need one.

We don't need to create higher taxes at these interest rates for any more public recreational projects!

We have the Fitch center add onto it

Weather pending, if it's nice we'd probably use a park. Great for wet and cold times.

Would need to have space for soccer

young kids, so having time for myself is hard to come by!

Are there other payment options that should be considered:

Charge 1 time passes for different activities. Similar to how Rec Plex does it in West Des Moines.

Depends on pricing

Free

Having user fees would be unacceptable if we all have to pay more through property taxes. It will probably take 8 years to build and my kids won't be able to use it.

Household season pass for winter

I feel like the City is spending time and money railroading this through; anyone with research experience can see that this survey is Extremely Balanced and not at all in the best/truest interest of residents.

I would do any sort of long term membership, but I lived in a town in CO that had rec centers were all residents in the town paid a small fee and got access that way but could buy visitor passes / out of town people could pay to come in

I would pay to use nothing newly constructed.

I would use the punch card option if it was similar to the punch card for the weight room at the Community Center; however, I would not use it if it was set up like the punch card for FAC.

If you nitwits would recognize that additional ice time would be beneficial to Ames athletes and profitable to the City of Ames, you'd just put in an additional ice surface at that facility. It's a no brainer. What are you thinking?

It all depends on the definition of ""reasonable "" fees. The average family would need to be able to afford it to use regularly.

No interest in anoth expense.

None

Offer affordable rates for local clubs (for example the soccer club), allowing costs to be spread among users while supporting facility operations

Please do not use tax payer money to build this

Quarterly membership option

Seasonal

Spouse plus 1 annual membership - two people should be less than a family membership

Stop this!

Team sports fee split amongst players

THE COUNCIL'S IDEA OF REASONABLE AND MINE ARE SEVERAL ZEROS TO THE LEFT OF THE DECIMAL APART.

The important thing to remember is that a lot of people on limited income can't pay $5 a day, for example.

utilize resources already in Ames

We don't need to create higher taxes at these interest rates for any more public recreational projects!

What is your idea of ""reasonable""? Would there be free or sliding scale for lower income residents? Why do we even have to pay user fees as residents when our tax dollars go to build these facilities?

Would get annual membership esp if discount offered, and would want punch card that I can refill as necessary and also use it to get in quickly without waiting; just want to insert my punch pass and get in and out fast.

Are there other spaces you go to for indoor recreation:

All Iowa Attack

Ames City Parks and Story County Parks

Ames Diamond Training

Ames Diamond Training Facility

Ames Fitness

Ames Play Yard

Ames play yard and Boone McDonald’s for indoor playgrounds

Ames Play Yard or a hotel pool so I can see and monitor my children safely.

Ames Playard; Ankeny Facilities

Ames Racquet and Fitness

Annex in campus town for recreational dancing.

As far away from Ames as I possibly can, preferably where there are mountains, deserts... I am guessing the city can't afford to build either of those features.

Batting cages and turf ames softball

Boys & Girls Club

Boys and Girls Club, Nevada's nice rec center

Caffeine and Chaos at The Plex

Church Caffeine and Chaos

Church gym

Church gym

Church-affiliated gymnasiums

Churches

Churches for indoor park/flexible kid play spaces.

Cycle year round

Employer fitness facility

Facilities provided as part of the fees where we live.

Field House in Nevada

Field House in Nevada

Fitch

Fitch & Furman

Fitch Aquatic Center track

fitch family aquatic center (for swimming and walking)

Foss Swim School in Ankeny and Success Gymnastics in Boone

Gilbert Training Center

Give us something we don't have that low/no income can access. Consider following Minneapolis' lead and construct 100 tiny homes inside a warehouse. Stop catering to the stable/high incomes and start spreadin it around.

Golf, walking group,

Harvest pickleball and tennis

Harvest Pickleball and Tennis facility

Harvest Pickleball Courts

Harvest pickleball courts

Harvest Tennis

Harvest Vineyard courts

I don't use facilities like this because I can't afford them because my property taxes are too high.

I go to the Walmart Mark YMCA in Des Moines because Fitch Aquatic Center does not offer adequate evening hours for lap swim.

I have used the exercise equipment at Medical Arts a number of times in the past following therapy

I use Christ Community gym, The Plex

I used to go to some classes at the parks and rec bldg

I walk outdoors when the weather is nice. Would be great to have a place to walk when outdoor walking is not an option.

I want to have a gym membership but the gyms in Ames are either prominently expensive or don't have free weights/squat racks/benches

I would go more but the class schedule isn’t conducive to people with full time jobs

Ignite Yoga. I have a garage gym and I built a sauna and cold plunge in my basement.

Indoor play places in Ames and other cities

Indoor playgrounds outside of ames

Isu indoor football field

ISU/AMES ice rink

Library play space

Live at Windsor Oaks. We have a facility.

Local churches and creative arts studios to use their wooden dance floors.

Mall

mall for walking

Mall for walking in bad weather

mall walking

Mary Greeley therapy pool

McFarland clinic

motel pool

Myriad MMA Academy

Neighborhood walking to live cal parks, Ada Hayden

Nevada

Nevada field house

Nevada Field House

Nevada Fieldhouse

Nevada Fieldhouse

Nevada parks and rec facility

Nevada Sports Complex (Drive 20 minutes out of Ames to go there 2 times a week to use the Turf).

Nevada, used to be Sports Iowa but it closed

North Grand Mall

Nothing

Outdoor walking

Outside pickleball courts at Emma McCarthy lee

Planet Fitness

Please keep in mind we have the ability to HOST events if we had a space, look to other surronding towns doing a much better job than Ames. This is currently not a family friendly town.

Running at park facilities

School and church facilities outside of Ames

Spinning Wheels roller rink in Ogden

State gym

State gym

Swimming pool

Table tennis @ Four mile rec center in Des Moines

The Ames Play Yard

The Mall to walk when it is not feasible to walk outside

The Nevada Fieldhouse, weekly for pickleball during the winter.

The Playyard

There are many gyms and other facilities already in Ames that don't use tax dollars

unable to use public facilities due to the current airborne pandemic and lack of community health measures

West Des Moines Rec Plex

Ymca

yoga studio, outdoors

What sports clubs (if any) do you or your household participate in?

3T's

AAU volleyball

AAU volleyball"

AAU volleyball, AAU basketball, Thunder softball, Ames soccer club "

ABC basketball

Abc basketball

ABC basketball club (booster sponsored through Ames)

ABC Basketball"

ABC Travel Basketball

ABC, AYB, and AGSA

Acac

ACAC

ACAC (swimming), AMS and AHS cross country and track

ACAC, Bold Dance

AClub Basketball

ACSD athletics - golf, basketball, cheerleading

Adult Indoor volleyball league

Adult Indoor Volleyball"

Adult sand volleyball league"

Aerobic Training"

All Iowa Attack Basketball

All Iowa Attack, 3Ts, Iowa Rush, Ames Soccer Club, local school based sports teams

Amea youth football

Ames Alliance Brazilian Jiu Jitsu

Ames Area Wrestling"

Ames Baseball Club/Storm

Ames baseball, ames soccer, Gilbert baseball, Gilbert soccer

Ames Baseballe Club; ACAC swimming lessons; SUCCESS little ninjas

Ames Basketball Club

Ames Basketball Club

Ames Basketball Club

Ames Basketball Club

Ames Basketball Club

Ames Basketball Club

Ames Basketball Club"

Ames Basketball Club"

Ames Basketball Club, Ames Soccer Club, Ames Storm Baseball

Ames Basketball Club, Ames Storm Baseball, Kingdom Hoops, Attack Basketball, ACAC/Des Moines Bears Water Polo

Ames Basketball Club, Ames Youth Baseball, Ames Youth Football,

Ames Basketball Club, Ames Youth Baseball, Storm Baseball, Ames Youth Football, Ames Youth Wrestling

Ames City Rec Leagues

Ames Community Schools Basketball, Football, Baseball, Wrestling

Ames Figure Skating Club, Ames Hockey Assicaiton, Ames high Volleyball, Ames high Basketball

Ames Fitness

Ames Fitness

Ames Fitness

Ames fitness "

Ames fitness center

Ames Fitness Center

Ames Fitness Center

Ames Fitness Center

Ames Fitness Center

Ames Fitness Center

Ames Fitness Center Tennis. Iowa State University Tennis team

Ames Fitness Center"

Ames Fitness Center, Bats 3T, Access ISU Ice Arena.

Ames Fitness Center, D1 Athletic Training (Waukee), Anytime Fitness, Gilbert High School

Ames Football Club

Ames Girls Softball

Ames golf and country club

Ames has a roller derby team but they practice in Ogden and have bouts in Nevada and Des Moines. This is an opportunity to have a local space that can be sport court flooring or just gym floor."

Ames High School (Football, Basketball, Track)

Ames Hurricanes (adult soccer club)"

Ames Hurricanes Football Club (https://www.ameshurricanes.com/)

Ames hurricanes soccer club

Ames Hurricanes Soccer Club, Ames Masters Swimming

Ames Hurricanes soccer pickup

Ames K-12

Ames Middle School (Volleyball, Basketball, Wrestling, Track)

Ames Minor Hockey Association

Ames Minor Hockey Association, Ames Figure Skating Club, 3T's Bats,

Ames Minor Hockey Association, Ames High Baseball

Ames Minor Hockey, Success Gymnastics, Youth Football, husband is a coach for variety of sports, swimming, walking, ice skating, weight lifting. We used to also use Sports Iowa for training and no longer have that option.

ames park and rec

Ames Parks and Rec (soccer)

Ames Parks and Rec Soccer, Boys and Girls Club TKD

Ames Parks and Rec taekwondo

Ames parks and rec youth sports and adult fitness

Ames Parks and Rec. Volleyball both sand and indoor.

Ames Pickleball Club

Ames Pickleball Club

Ames pickleball club

Ames pickleball league

Ames pickleball"

Ames Racquet

Ames Racquet & Fitness, Sure Fire Fitness

Ames Racquet and Fitness"

Ames Racquet Fitness , Iowa State Gym Facilities

Ames Raquet and Fitness

Ames rec for kids sports

Ames Rec Youth Baseball

Ames Recreational Pickleball League

Ames Sand Volleyball"

Ames Slow Pitch Softball

Ames soccer

Ames Soccer

Ames Soccer Club

Ames Soccer Club

Ames Soccer Club

Ames Soccer Club

Ames Soccer Club

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Ames soccer club

Ames Soccer Club

Ames soccer club

Ames soccer club Volleyball ames, MAT Marshalltown

Ames Soccer Club"

Ames soccer club"

Ames soccer club"

Ames Soccer Club, ABC Basketball, Ames Voleeyball Club

Ames soccer club, aau volleyball, aau basketball

Ames Soccer Club, AHS cross country, and wrestling

Ames Soccer Club, All Attack Iowa Volleyball

Ames Soccer Club, Ames Baseball

Ames Soccer Club, Ames Basketball Club

Ames Soccer Club, Ames Basketball Club, Upward Basketball, Performance Dance

Ames Soccer Club, Ames Basketball Club, Upward, All Iowa Attack

Ames soccer club, Ames youth baseball, tennis and upward basketball

Ames soccer club, bold dance, Ames high soccer

Ames Soccer Club, Gilbert Booster Tournament Basketball

Ames Soccer Club, Gilbert Soccer Club

Ames Soccer Club, Gilbert Youth Sports

Ames Soccer Club, Gilbert youth sports

Ames Soccer Club, Iowa Heart Volleyball, ACAC

Ames soccer club, parks and rec basketball

Ames soccer club, regional soccer program(ODP), Gilbert Soccer Club, Gilbert Youth Basketball, Gilbert Youth Volleyball

Ames soccer club, success gymnastics, ACAC and masters swim team,

Ames Soccer Club, The Hurricane soccer club, Iowa State Kendo Club.

Ames Soccer Club.

Ames Soccer Club. This would really be a positive thing for youth soccer. With Sports Iowa closing the kids no longer have access to turf to continue playing throughout the winter. Would also love to see “open turf” opportunities for the kids.

Ames soccer club. Ames basketball club. Ames wrestling club. Ames Storm baseball.

Ames Soccer, Ames Youth Baseball

Ames Soccer. Club & Upward basketball/flag football

Ames Softball, Ames Hockey, Ames Baseball

Ames Storm

Ames Storm

Ames storm

Ames Storm Baseball

Ames STORM Baseball will be 13U. Twin boys. Winter workouts at Lied Center Sundays or high school 2nd gym when available. Also club basketball Team Pace 7th grade boys use The Hanger in Huxley for practices. Then have tournaments at The 515 Fieldhouse in Grimes on wknds.

Ames Storm, Next Level Basketball

Ames swim club"

Ames Thunder (Ames Girls Softball Association), Ames Soccer Club, ACAC, AAU volleyball, Upward sports (basketball and volleyball)

Ames Velo.

Ames Wrestling Club

Ames Wrestling Club

Ames Wrestling Club"

Ames Wrestling Club"

Ames Wrestling Club, Ames Youth Football, and Ames Youth Baseball

Ames Youth Baseball

Ames Youth Baseball

Ames Youth Baseball

Ames Youth Baseball

Ames Youth Baseball

Ames Youth Baseball

AMES YOUTH BASEBALL

Ames Youth Baseball

Ames Youth Baseball

Ames youth baseball

Ames Youth Baseball

Ames youth baseball

Ames Youth Baseball"

Ames youth baseball, ABC Basketball, Ames Youth Footballball, Storm Baseball

Ames Youth Baseball, Ames Basketball Club, Ames Soccer Club, Ames Youth Football, Ames Wrestling Club, ACAC

Ames Youth Baseball, Ames Basketball Club, Ames Youth Football

Ames Youth Baseball, Ames Parks and Rec Soccer

Ames youth baseball, Ames youth football, Ames basketball club

Ames Youth Baseball, Parks & Rec soccer, Upward basketball, Ames Parks & Rec dance and yoga classes

Ames youth baseball, Storm baseball,

Ames Youth Baseball/Storm, Ames Basketball Club, Ames Youth Wrestling, Emerge Gymnastics, Ames Youth Football, Ames Soccer Club, Elite 360 Basketball

Ames Youth Football

Ames Youth Football

Ames Youth Football

Ames Youth Football

Ames Youth Football

Ames Youth Football

Ames Youth Football

Ames Youth Football

Ames Youth Football"

Ames Youth Football, Ames Basketball Club, Storm Baseball, Flyers Track Club

Ames Youth Football, Ames Girls Softball, Ames Youth Baseball

Ames Youth Football, Ames Youth Baseball, A-Club

Ames Youth Soccer

Ames youth soccer, AGSA, Ames youth Baseball, volleyball

Ames Youth Wrestling"

AMHA, Gilbert rec

Ankeny Thunder youth Lacrosse, Des Moines Capitals hockey, Ballard volleyball

APR Taekwondo

Area softball and track/cross country clubs"

ARF

Artists Unlimited (dance)

Attack basketball

Attack Basketball

Attack basketball

Attack volleyball

AYF"

Badminton

Baseball

Baseball

Baseball

Baseball

Baseball - Ames Storm (use Hunziker Sports Complex along w/ Brookside)

Baseball and soccer

Baseball Basketball Pickleball

Baseball both rec and tournament ball

Baseball club and we can play bball with a team outside of Ames

Baseball"

Baseball, basketball, football

Baseball, basketball, football elementary and middle school Clubs…..Storm leagues

baseball, basketball, wrestling

Baseball, basketball. We have been disappointed with Ames Park and Rec youth activities so far.

Baseball, Hockey, Wrestling

Baseball, Soccer, Basketball, Football (Flag), Wrestling, Softball, Dance, Gymnastics

Baseball, softball, basketball.

Baseball/football/soccer/basketball

Baseball/softball, basketball

Baskeball

Basketball

Basketball

Basketball

Basketball

Basketball

Basketball

Basketball

Basketball

Basketball

Basketball "

BASKETBALL & BASEBALL

Basketball and soccer. My kids have also used the pickleball courts at Inis Grove park, so it would be great to have an indoor option for pickleball during the poor weather months.

Basketball and softball

Basketball and volleyball

Basketball -Pace Academy (use Huxley Hanger)

Basketball"

Basketball, Ames Soccer Club and some wrestling

Basketball, baseball, football

Basketball, flag football, Jujutsu, soccer

Basketball, football, soccer, dance, slowpitch softball

Basketball, golf, baseball, football

Basketball, soccer

Basketball, soccer

Basketball, softball, golf, pickle ball, disc golf, swimming

Bluestem Boulders

Bluestem Boulders

Bold Dance

Bold Dance by Peach

Bold Dance by Peach

Bold Dance, Ames Soccer Club

Bouldering, volleyball, LARPing.

Boxing

Central Iowa Coed Soccer League

Children’s sport groups"

Church league softball, Storm baseball, AYB rec baseball, upward flag football

CIRL Basketball

CIRL, CISL, CICS

Ciry of Ames Soccer

City of Ames basketball league

City of Ames rec leagues

City of Ames volleyball and basketball

CITY OF OF Volleyball

Club basketball, club baseball, walking/running, weights, indoor cycling

Club soccer, volleyball and basketball

CN - Rec - basketball, football, base and soft

CN- Scores Club

Coed Ames sand volleyball

Combat Sports Space (MMA - Boxing, Jiu Jitsu, Judo, Kickboxing, Muay Thai, and Wrestling)

Combat sports, wrestling, kickboxing, boxing, Muay Thai, jujitsu, MMA.

Contra dance at the annex"

Current: Sporting Soccer Club

Currently have high schoolers only. Previous I've been in the Ames Basketball Club Ames Volleyball Club, Ames Youth Baseball and Ames Youth Football.

Dance

Dance "

Dance, soccer

ECS - wrestling "

English country dancing / swing dancing / country line dancing

Esports

Exercise Clinic at Iowa State University

Family Martial Arts"

Flag Football

Flyers (running), ISU running club

Football basketball baseball soccer workout

Football"

Football, basketball, softball, baseball

Football, soccer, wrestling, basketball, softball, baseball

Forker gym for seniors, Ames Racket Club

Gilbert AAU Baseball Team"

Gilbert SC

Gilbert Soccer Club

Gilbert Soccer Club

Gilbert Soccer Club

Gilbert Soccer Club

Gilbert Soccer Club

Gilbert soccer club

Gilbert soccer club, Ames soccer club, Attack basketball, and many school sports.

Gilbert soccer, Ames soccer, Gilbert softball, wrestling

Gilbert Sports (baseball, soccer)Upwards Sports (basketball), Ames Soccer

Gilbert Youth Sports

Gilbert youth sports and Upward sports.

Gymnastic for the kids

Gymnastics

gymnastics

Gymnastics

Gymnastics

Gymnastics "

Gymnastics for the children

Gymnastics, Ames parks and rec soccer

gymnastics, volleyball, running

harvest pickle ball

Harvest pickleball

Harvest Pickleball

Harvest Pickleball and Tennis

Harvest pickleball club.

Harvest Vineyard

High school aged volleyball clubs, and indoor soccer.

High School sports

Hockey, Baseball, Tennis,

Homeschool basketball team - which we currently have to go to Boone and rent court space from a private catholic school. We also hold our Ames area homeschool basketball team games and tournaments at the new Nevada rec facility.

Homeschool football/basketball

Homewood golf league

HS and Ms sport

Hurricanes Adult Soccer

Hurricanes Ames Soccer

Huxley 3Cs center member, Ballard Soccer Club, 3T's baseball in Elkhart, All Iowa Attack basketball, Central Iowa Sports, Huxley Parks and Rec (basketball, flag football), Ballard Sharks Swim Club, Ballard Little League, Ballard Baseball Club, school softball team, tumble through dance studio.

I do colorguard

I do not go to a sports club, but I do use the personal training at the City Hall and go to Planet Fitness

I know volleyball practice facilities haves been lacking in this town for a long time. Currently Iowa Heart Volleyball Club rents from Score Recreation Facility in Nevada and also rents the gymnasium at United Community School on Highway 30 because there is no place in Ames (since Sports Iowa closed).

I play indoor volleyball through the city. My kids take youth sport lessons here and there (still pretty young).

I run, ruck, bike and lift at home. I did play in a wood bat adult baseball league in Des Moines for a few years but the games are too late at night. My son plays high school baseball. Having batting cages with pitching machines available for the last 17 years would have been a blessing.

I use Trail Point because I'm a DMACC student.

I used Lifetime prior to moving to Ames. I think we have enough of the standard gym facilities in Ames - that is why I suggested items like adding a spa - steam room - saunas - hot tub - Pilates and yoga. If taxpayers pay for this the benefits need to be something that we can’t get in Ames already.

I would like to join an adult soccer league and have tried for years. All of the leagues I reach out to require pass experience in soccer.

I would love to see a cafe or nice sitting areas around the area where families can hang out and kids can play. I would definitely pay to have that here. "

Ice skating

Indoor Adult Volleyball , Weight Lifting, Swimming, Playgrounds, Adult Rec Volleyball Weekend Tournaments

indoor volleyball

Intramural basketball at Iowa State’s gym, recreational tennis, pickleball

Iowa attack club basketball and volleyball teams. Boone hitting hut

Iowa Flyers Track and Cross Country Club

Iowa Flyers track club "

Iowa Flyers"

Iowa Heart Volleyball

Iowa Heart Volleyball Club

Iowa Heart Volleyball club.

Iowa Heart Volleyball, Ames AAU Volleyball, Ames Girls Softball Association

Iowa Juniors Volleyball Club

Iowa Juniors Volleyball Club"

Iowa Juniors Volleyball"

Iowa juniors volleyball, elite360 basketball, aau volleyball, recreation volleyball, booster club basketball, Iowa heart volleyball

Iowa Power Plex, Sporting Iowa

ISU Weighf Club

ISUWC small groups "

Jiu jitsu"

Kiddie kickers, Tball

Latin dancing, Argentine tango, English Country Dancing, contra dancing.

Members of Harvest Vineyard Pickleball. I don't like going to a church to play.

Mixed martial arts

My 2 kids both participate in multiple. (Soccer, softball, wrestling, others depending on year). We would love to be able to use an indoor rec facility but we are concerned we will be unable to access due to lack of clean air.

My husband and I play volleyball with a league and we love to play badminton just for fun. My biggest priority however is an indoor playground!! I and other families want a place to take our younger children to run around and play when the weather is bad (which is a lot of the year around here)

My son is heavily involved with Ames Youth Baseball and their club team Storm baseball. We have used the highschool turf area for winter workout which can be very small when combining two age ranges plus all the coaches. Our team could focus on yearly practice with an indoor facility that include batting cages. Having to go out of town is frustrating. Ames could benefit from holding tournaments. All last year our club basketball was at out of town gyms.

N/A

N/A

N/A

N/A

N/a

N/A

NA

Na

NA (not in any organized sports clubs). My son was part of the 6th grade middle school cross-country recreation group (which only lasted for one month).

Nevada Field House

Nevada field house

Nevada field house and Gilbert sports conplex

Nevada field house, city of Ames rec leagues, ames fitness center

Nevada Fieldhouse"

Next level basketball academy and Ames storm baseball. Also a football player but now through the school district

None

None

None

None

None

none

none

none

None

none

None

None

none

None

none

none

None

None

None

None

none

None

None

None

None

None

None

none

none

None

None

none

none

None

none

None

None

None

none

None

none

None

None at the moment

none at this time

None at this time. Our children are college age. When they were younger they were involved in gymnastics, baseball and basketball.

None cannot afford

None currently

None currently

None currently.

None- nothing is affordable in this town

None now

None now. When my kids were school age we were involved in Ames Baseball and Ames Soccer Club.

None yet; recreational pickleball and parks & Rec kids sports

None,

None, but I'm interested in weightlifting and martial arts

None.

None.

None.

none.

None.

none. And I really hope we are not spending a lot of tax dollars on ""consulting"" on how to spend more tax dollars

None. I don't like sports of any kind. Especially ones that I have to pay for thru my property taxes which are already too high!

None... because it is not financially feasible to pay for admission. Which goes hand-in-hand with your next question. Although we could use a facility for families you continue to stretch citizens thin with your continued tax increases building facilities that are not properly managed for use (i.e. the new pool). Then you want us to pay to attend them IN ADDITION to the tax dollars we already paid.

Our own Ames Soccer Club, which serves hundreds of area youth, does not have the financial capacity to build and maintain its own indoor facility. Limited winter training opportunities affect player development and competitiveness, causing some families to seek programs in other communities. An indoor facility would support local athletes, reduce travel burdens on families, and create opportunities to host tournaments that would benefit the community and local economy.

Parks & Rec vb, soccer, and gymnastics. Upward fb and cheer. AMS fb and track. AHS XC, swim, & track.

Parks and rec

Parks and Rec gymnastics and Smart Start Soccer

Parks and Rec Youth Tennis

Parks and Rec, Ames K12 sports, Ames Wrestling Club

Performance Dance Centre"

pickeball

pickelball and frisbee golf

Pickleball

Pickleball

Pickleball

Pickleball

Pickleball

Pickleball

Pickleball

Pickleball

Pickleball and running

Pickleball and soccer

Pickleball city summer leagues

Pickleball club

Pickleball club"

Pickleball, basketball

pickleball, soccer

Planet Fitness

Planet Fitness

Planet Fitness"

Pretty much every conceivable indoor and outdoor sport available in Ames. Ames Firness Center, running, golfing, basketball, softball/baseball, track and field, swimming, wrestling, football, etc, etc.

Previous: Ames Soccer Club, Ames Basketball Club, Success Gymnastics"

Previously Ames soccer club.

Private Dance

Private Gymnastics

Rec - basketball/baseball

Rec & travel baseball

Rec hockey

Rec soccer, upward sports

Recplex West Des Moines, Hotworx Ankeny, Albaugh community center

Roller Derby

Roller derby (referee)

Roller derby.

Rollerskating

Running

Running "

Running events - pickleball - Youth events

Running, CrossFit

Sand volleyball,

Sand volleyball, indoor volleyball

SCORE in Nevada, Harvest Tennis and Pickleball

Skateboarding

Skating club

Soccer

Soccer

Soccer

Soccer

Soccer

soccer

soccer

Soccer

Soccer

Soccer

Soccer

soccer

Soccer

Soccer

Soccer- Ames Soccer Club, Ames Hurricanes

Soccer and baseball

Soccer and basketball

Soccer club in Grimes

Soccer club outside of Ames

soccer club, basketball, volleyball

Soccer clubs

Soccer clubs, basketball

Soccer we do Ames and Des Moines because Des Moines has many more options indoor wise etc.

Soccer, and cross country. Gymnastics as well.

Soccer, baseball, basketball

Soccer, baseball, basketball clubs

Soccer, baseball, basketball, volleyball

Soccer, baseball, wrestling, basketball, tennis

Soccer, baseball, wrestling, dance

Soccer, basketball

Soccer, basketball

Soccer, basketball

Soccer, basketball and volleyball

soccer, basketball, cheer

Soccer, basketball, dance, gymnastics

Soccer, basketball, dance, wrestling, soccer

Soccer, Biking, Running

Soccer, Gymnastics

Soccer, gymnastics, swimming

Soccer, gymnastics, volleyball

Soccer, swimming

Soccer, volleyball, basketball, swimming

Soccer, volleyball, swimming, gymnastics, basketball

Soccer, wrestling, gymnastics

Soccer, wrestling, swimming, badminton, basketball

Soccer; golf

Softball

Softball

Softball

Softball

Softball and Baseball

Softball and baseball

Softball and football

Sometimes Pickleball at Harvest Pickleball or Inis Grove

Sons do Ames Youth Baseball. Older son does TKD through Boys and Girls Club.

Special Olympics

Sporting Iowa Soccer Club

Storm Baseball

Storm baseball and Ames Basketball club

Storm Baseball, Ames Youth Baseball, Ames Soccer Club, Ames Basketball Club

Storm Travel Baseball

Storm, Thunder, Attack"

Strength Training

Success (gymnastics)

Success Gymnastics

Success gymnastics

Success Gymnastics

Success Gymnastics "

Success gymnastics "

Summer softball leagues (church and City)

Swim club

Swim club - private"

Swim for ACAC

Swim lessons, gymnastics

Swim"

Swim, soccer

Swimming

Swimming

Swimming +dance lessons. We don't need yet another place for athletics in town. We need a safe, indoor space that isn't cost-prohibitive for kids to play - ALL kids (including special needs kids) - when it's too cold to be outside! Right now, citizens' only option is a private play yard that costs nearly $20 per child per visit. Ames prides itself on being a great place to grow as a family. Yet, this is a gaping hole in its community offerings.

Swimming, taekwondo, running, climbing/bouldering

Swimming, volleyball

Table tennis, youth soccer, youth basketball

Tall Dogs Bike Club (not affected by this project)

Tee Ball

Tee ball

Tennis

Tennis

Tennis (Ames Fitness Center)"

Tennis Club

Tennis club

Tennis"

That is private

Thunder softball, storm baseball, Ames youth football & Ames youth wrestling.

Thunder, storm"

Toddler sports, Zumba

Together Volleyball Club"

Travel baseball - Ankeny because they left Ames.

Travel hockey - in Des Moines because we can’t have girls’ travel without locker space."

Travel Soccer - in Des Moines - indoor turf

Travel softball - in Ankeny because they don’t have in Ames

Travel softball team

Travel Volleyball in Nevada - because they left Ames

ultimate frisbee, disc golf, pickleball

Upward

Upward Basketball

Upward basketball

Upward basketball

Upward Basketball"

Upward basketball, parks and rec soccer

Upward Sports

Upward Sports

Upward Sports - football, basketball"

Upward sports flag football for 10 year old boy.

Upward sports, dance classes

Upward"

Upwards basketball"

Upwards Football and Basketball "

Upwards sports at The Plex

Used to do baseball but now all soccer

Volleyball

Volleyball

Volleyball

Volleyball

Volleyball

Volleyball

Volleyball

Volleyball

Volleyball (Ames Parks & Rec league - sand and indoor - and open gyms)

Volleyball and softball but mostly volleyball

Volleyball and Softball currently. Basketball in the past

Volleyball club

Volleyball club/AAU

Volleyball, baseball

Volleyball, baseball, basketball

Volleyball, Basketball

Volleyball, Basketball, Golf

Volleyball, basketball, wrestling.

Volleyball, gymnastics

Volleyball, Pickelball, softball, basketball, swimming

Volleyball, soccer, swimming, wrestling, kickboxing

Volleyball, softball, gymnastics, dance

Volleyball, track, e-sports

Volleyball, Trap/Skeet, Soccer

VSA Timberline soccer in Des Moines, rec soccer and rec basketball

Walking

We are in desperate need of additional ice time for youth sports in Ames. It is extremely difficult to find figure skating freestyle sessions. Most of the available ice time goes to hockey, while Ames Figure Skating purchases ice time and resells it to its members at a higher price. We need more affordable and accessible ice time for all young athletes, regardless of their sport!

We are primarily bowlers but do play softball in a coed league when weather permits.

We currently have kids participating in club basketball and club soccer - with no options locally to practice in the winter months or during inclement weather.

We do not have children in the house

We don't currently participate in club sports but do work and lead programing that local players use.

We have used the Harvest indoor pickleball courts once, we didn’t feel the fee was worth it.

We use our own 2 feet on the city sidewalks, or ride bikes on trail or city street.

We’ve been picking up pickleball and the boys play badminton "

Webster City Slow Pitch Softball

Weight lifting

Weight lifting

Weight lifting, soccer, running, walking, swimming

Weightlifting"

West Coast Swing Dance with the City of Ames

We've coached and played soccer, volleyball, and basketball.

Wild rose English country dance

Will be signing up for Lacrosse "

Would participate in scuba club if you offered it again, like years ago.

Wrestling

Wrestling

Wrestling, baseball, martial arts, soccer

Wrestling, basketball, tball

Young children, anticipation sports participation in the future

Youth baseball, football, basketball for two sons. (Storm, Ames Youth Football, Ames Basketball Club)

Youth cross country and track (Iowa Flyers)"

Youth Soccer, basketball, wrestling

Youth softball, adult softball, youth basketball, youth soccer

Youth swimming (ACAC)

Zumba- floor at fitch sucks.

Do you have any additional comments regarding a potential recreation center:

- Eight full size basketball courts (then could be converted to 16 volleyball courts)

- Elevated walking track of around 1/8 mile

- Large indoor turf area for soccer and other sports

- Large weight and cardio area; free weights, machines, treadmills, stationary bikes, etc

"A shared indoor facility would provide consistent training and recreational opportunities during the winter months, support youth development, improve the competitiveness of local sports programs, and reduce the need for families to travel to neighboring communities for training. It would also create opportunities to host tournaments and other events, bringing visitors and economic activity to the area.

"As of Nov 9 2026, City of Ames holds more than $250 million in total outstanding debt. Ames property owners pay about $1.2 million annually just to cover a Debt Service Levy. This translates to more than $1,000 per household annually. Keep in mind current house market which is going down.

"Being a sports official I have been to many community and city rec centers.

"Big necessity for Ames! We care greatly for ISU students but don’t seem to consider the moms and their kids that one day may become… ISU students.

"Bummed that it is separate from Fitch Indoor center rather than the same facility. Being able to swim and work out all in one place would have been nice.

"Families would benefit from indoor spaces for kids to burn energy when there are stretches of really hot days, rainy days, and cold days. So I think an indoor playground would be great! The Playard is a little out of the way and expensive for our family to go there.

"For me personally, I want an inside track suitable for running - 5-8 laps for a mile - anything less increases risk of injury - for walkers and runners. That adds incentive for runners in the community to support this effort, given the Ames Racquet and Fitness

doesn't offer this and the University indoor tracks are expensive and difficult to access. I'm much more likely to support a plan if this is included.

"Hi! I’m a foster/adoptive mom of 4 kids who is VERY active in the community. I’m not sure we need more inside gyms when we have all the schools, city hall, and churches… we do need an indoor children’s play area (Ames play yard is too expensive/not accessible)… and indoor community space people can rent to hold birthday parties, conferences, etc. We go to Nevada field house often in winter. However- Nevada residents are upset because it was supposed to be free to citizens… and that’s not the case.

"Hi,

"I and my wife consistently (all year long) take fitness classes TRX, Cycle Strength, Power Blast and Simply Strength classes (most are at City Hall and Fitch and regularly use the machines at 60 Forward.

"I believe Ames has adequate indoor recreation options through small businesses and public spaces. Adding more would be a waste of money and hurt small businesses.

"I don’t have confidence that this would be done correctly. Increasingly the city has “built” things that have big problems. Or building estimates are quite low compared to bids…

"I live outside of Ames but work in Ames and have my son open-enrolled to the Ames Community School District, and I come to Ames basically seven days a week. Since I'm no longer an Ames resident, I can't comment fairly on my support for a bond referendum -- though I do strongly support the idea of this facility.

"I personally think housing is a much more urgent need in Ames. Following that, I would like to see a more robust option for emergency medical care closer to the west side of town.

"I strongly think we need indoor workout space for adults, particularly a walking track. Going to Iowa State is intimidating with all the young adults and parking is challenging. Ames Racquet and Fitness is not affordable for many. Ames has the least affordable rec options of any community I have lived in.

"I would hope that the city officials would take a very serious approach on constructing this facility. It needs to be large enough to accommodate Ames residents for daily activities in multiple sports. I would strongly recommend the idea of having the city host weekend tournaments (such as basketball and volleyball). This would bring in revenue that could go towards maintaining the facility. Not to mention the income to city businesses. The DesMoines metro area is way ahead of Ames in this area.

"If Ames were to build a public rec center, would there be an option for scholarship for low income households?

"Indoor pickle ball may have already peaked, please check local trends as well as national trends before making a commitment to build for it.

"Indoor pickleball space is sorely lacking in Ames (actually, so is outdoor space. In the community where e winter, there are approx 25,000 residents, we have 26 dedicated PB courts and 4 more temp courts; no indoor facility, but there is one about 10 minutes away. Have only needed to use it once). PB courts on tennis facilities are a poor substitute. Also would be great to have space for cardio/ circuit weight training, what's available is very cramped.

"It is absolutely negligent to build another facility when this all could have been incorporated into the Fitch Aquatic Center. There are so many better ways that space could have been used. You should have waited to build until the funds were there to build multiple floors.

"It's the wrong timing; ALL the OTHER projects the City is presently involved in (fire station, animal shelter, etc - and Fitch still has issues) need your attention. Please take the time to responsibly complete those projects before introducing another one.

"Let’s Go!!

"Look at Kearney Nebraska.

"My nephews participate in Ames Youth Football and other park and rec programs throughout the year. Practice times and availability are always tough when working on other facility schedules. Also not being able to play as many games in Ames is challenging. I don't see them play very often because I'm only able to make it to their home games.

"My strong support is conditioned on one thing: that the facility would be “A community recreation center primarily designed for residents’ daily use.” I would vote no on a bond referendum to finance “A regional sports complex primarily designed to attract tournaments and visitors.”

"Overall, I am most interested in providing opportunities for city residents to exercise and work out, and I think this facility should focus on meeting these needs. As climate change continues, I foresee the need for more indoor exercise space as heat advisories, winter weather, and air quality advisories reduce the times people can exercise outside.

"Property taxes are already outrageously high in Ames / central Iowa in general. We do not need to raise taxes to fund this government owned/operated facility that will likely be

over budget, behind schedule, and have tons of weird hours/date restrictions. All of these needs are already met through private sector enterprises.

"Sad that we have to go to Nevada for kids sports events, or move to Ankeny/Des Moines — and can’t host tournaments or big events in Ames (would draw lots of other revenue for the city if we could). Fitch was a waste — too small to do anything, barely lap swim and boring for anyone over 8 years old, we already have several small pools we didn’t need another one. Don’t make the same mistake with a sports building. Make it bigger than sports iowa was and the Nevada Field House is or don’t bother.

"Since Sports Iowa closed, Ames has lacked a facility that can host indoor soccer. I have been going to Nevada every week to play indoor soccer on their turf field as a 40 year old. I would love to be able to stay in town. And my kids who play soccer would really benefit from having somewhere to practice soccer in the winter or hot summer months. I would take my kids regularly and sign them up for any leagues such as the Ames soccer club fast feet league they host in the winter.

"Stop this -

"Super selfishly, having a larger multipurpose space for APR gymnastics and Taekwondo would be wonderful. Those classes are outgrowing the current space in both participants on TKD and waiting area for children's activities.

"The City of Ames already has issues staffing our existing community recreation facilities during hours that are conducive to widespread use. Further, the cost to operate these facilities requires user fees that Leaving these facilities to private businesses is a much better option. For example, Planet Fitness offers a membership for $15/month that allows unlimited use of their facilities (with recently upgraded equipment) 24 hours a day during the week, with shorter hours on the weekend. I use their facility at least 5x weekly. Comparable use of the Community Gym would cost me around $75/month with a 30-visit punch pass - and the facility still wouldn't be open at 5:00am when I need to start my workout.

"The city of Ames has almost no indoor play spaces for children that either A. Don’t cost an arm and a leg or 2. Aren’t affiliated with a church. I would love access to more early childhood resources in general in Ames.

"The city should pursue talks with North Grand Mall about purchasing / leasing / remodeling unused space at the mall for this facility. The mall barely uses their parking - a lot of unused space. Collect data on the mall parking usage for at least seven days.

"The Ice rink already provides tourism, but is treated horribly and is a waste of an opportunity. The ice hasn't been painted in over a year and it looks horrible. Until the city

actually invests in the facilities they already have, I will refuse to support any additional facilities.

"The proposed center could be a tremendous benefit to our city if it is appropriately sized and adequately staffed. However, I would like to have more information before making a decision. I believe there should be a broader public poll with realistic options, including facility size, location, estimated membership fees, staffing, and operating hours.

"We just finished builing the 60 Forward and Fitch Rec Center. I question another facility.

"When local government leaders are so concerned about shrinking revenue streams AND streets/sewers/water lines/power infrastructure are all concers AND when we already have a city-wide staff infection AND WHEN GUNFIRE ON TRIPP STREET IS NO LONGER SURPRISING AND we do not have the money...

"With the information I have, I'm against pursuing such a facility. Ames has a lot of opportunities for sports participation and plenty of facilities.

"Would all depend on the fees

"You are likely already referencing this, but the $18M Wellness Center built in Clear Lake, IA is a great example and success story:

$20-$30 million dollars? Are you kidding me??? We can't get a decent animal shelter and you want to waste money on this? When private businesses already have such facilities available? This is one of the worst ideas the city has ever had besides wanting a data center. I am strongly opposed to this and will be advocating to everyone I know to vote NO on any bond referendum you try to put forward.

$20-$30 million for a facility that could be programmatically very similar to one recently built in Nevada for roughly $8 million? Why the high costs when less was spent on a very successful project for a neighboring town that has all of the program items you allowed for selection of what is desired? Why does Ames always have to be the top spender when we don't have the funds (same for the animal shelter...)? Also, please utilize LOCAL (!!!!!!) consultants when doing planning/design/construction and don't do it as a CM project. We see how well that goes with the same contractor selected every time that always ends up with high cost change orders. And by local I mean Ames.....not Des Moines where those people don't live and spend their dollars in Ames and only reap the benefits of charging an outrageous cost and sailing back down I-35. There are plenty of good options in every sector with backgrounds in this field that can complete this project, not some big shot in DSM.

$20-$30 million?

(My kids participate heavily in different activities through the city of Ames). My Spouse and I would also like a place to be able to go work out and let our kids play at an indoor playground that is affordable, the current tot time for playing with the City of Ames falls during the week days when we both are working.

“A regional sports complex primarily designed to attract tournaments and visitors” would expend public dollars on a limited segment of the population, those financially able to support such activities. Public dollar expenditure supported by an increase in property taxes should aim for the greatest good. Additionally, several of these sports complexes are in central Iowa. We do not need to enter into competion to the bottom with them. If a private consortium wants to finance such an endeavor, they can go ahead and do so with their private financing. "

60 Forward is highly used— sorry it isn’t bigger but you can see we need more just like it. Lower fees for lower income people.

A city of Ames rec center would be a nice value add for the city. City hall is nice, bit it's small and is frequently used for other things. Campus has nice facilities but it's somewhat expensive and busy.

A collaborative approach between the city and local sports organizations would maximize the use and impact of the facility, ensuring year-round opportunities that benefit youth, families, and the broader community.

A flexible gym area that could be basketball, volleyball, pickleball would be great. I’ve used current city gym for pickleball, and it doesn’t really work (not enough space). "

A joint membership or discounted rate for use between swimming facilities and exercise facilities. Facility usage costs would be strongest consideration for usage as we are a single-income family with limited ""extra"" funds.

A large enough area of indoor turf to accommodate football, baseball and softball practice, along with batting cages. The idea of a walking area is great, but also a running track would be a good idea. It also has to be large enough for pickleball courts and a weight room with exercise equipment. In addition to rest rooms some locker rooms (with showers) would be nice.

A priority should. include an indoor space for young children to also participate. Many young families are looking for things for young ones to do in the winter and Ames does not offer many options.

A recreation center with reasonable entrance rates and an indoor children’s play space would be great especially with daytime hours that would be conducive to homeschool family participation. Another aspect that should be considered is childcare for parents who desire to use the facility but do not have other options for kiddos.

A recreation facility is 20 years overdue in this city.

A tournament space would be a waste of money for the community. Build things for actual residents.

Add childcare facility

Adding more options for indoor recreation by better partnerships with small businesses would be a better option. "

Additionally, the $30M cost to build the facility is a poor investment overall. Encumbering future generations with debt just because someone wants to play pickleball at a different venue seems rather short-sighted."

All costs to live in Ames are up. We can't afford police to monitor traffic, etc. Our city streets are not safe with speeders. We need to take care of and fund the things we have before we spend more money. Residents can't afford this rec center. I can't afford this rec center.

All of your questions presume I want this. I do not. Highly biased survey

Also, as someone with 4 kids- it feels REALLY dumb that fitch/furman family passes are now limited to 3 kids. Furthermore- every foster kid in story county should be able to do any Ames Rec thing for free!! They should be encouraged to be involved and it should be hassle free for the foster families. (As precedent- Nevada field house is now free for any foster child- their board approved that!)

Also, I think with a good promotional plan to get information out to the community on what all is included, cost per household, and how the facility will serve all of Ames is critical to passage of a bond referendum. I don't think that happened - or was effective enough - with the last plan.

Also, your question about listing your top 3 priorities forces you to pick 3. Those who see no need for a facility will not have priorities therefore your numbers will be inflated."

Although I am now past the age where vigorous daily exercise is an option, I strongly support the availability of community facilities for those who are capable of taking advantage of them.

Although my kids are no longer school age, we are lagging community facilities that other communities have (Nevada and Jefferson as examples) for hosting tournaments. Gym access was a major challenge for basketball and winter sports prior to high school.

Always concerned when government competes with local businesses … ie: no property tax expenses.

Ames already has a high cost of living- the economy is terrible, citizens don't get paid enough to afford the high membership fees along with everything else like housing, food, utilities, gas for vehicles etc. Raising taxes to build an unaffordable recreational center is not helping the community at all

Ames desperately needs this space. We have so many empty buildings sitting there taking up space. There are only a few places for children to go to for birthday parties, so the majority of us parents drive out of town.

Ames does a nice job of providing opportunities to exercise but we could use more.

Ames does not have any indoor playground area. I do not support a bond issue for this project if it just contains a bunch of courts and is used for tournaments.

Ames has a very good soccer club which is popular within the Ames community. It would be great to have turf available for the soccer club to use in the winter months to provide the hundreds of children they serve with an indoor space, that is in Ames. Rather than traveling to Nevada

Ames has been underserved in this area for a long time, especially compared to other communities. I cannot support this type of facility enough.

Ames has needed a COMMUNITY facility for a long time. Costs should not be prohibitive for young families.

Ames has needed an indoor sports complex for YEARS. We don't need more community playgrounds and weight rooms- we need indoor basketball, volleyball courts, soccer/turf fields - as a community we are way behind other cities of similar populations in what is offered for youth competitive sports. We had to leave Ames club sports in order to find better facilities and more competitive events/teams that are not offered in town due to lack of year round facilities.

Ames has private facilities that focus on basketball. This facility should focus on other needs, such as turf (indoor softball/baseball practice space at a minimum) and volleyball. The facility should be kept open for indoor walking track, lifting/cardio, etc., even if there are weekend tournaments for other sports occurring.

Ames has so many great outdoor parks for kids, but an affordable indoor play and rec space is badly needed. In desperation during the winter months I'd take my kids to the mall to move around, and Chick Fil A had a little play place we we would go to as well. Now even those are gone.

Ames is behind in many aspects of youth sports and facilities. Even the best facilities we have in the city are comparable to the worst we've played at around central Iowa including in communities much smaller than ours. I also believe that it fills the needs

and wants of families (kids, parents, and grandparents, extended) as well as many visitors outside our community in comparison to households with just 1 or two people. As a business owner I also see the potential for increased visitors in our city support economic growth. Visitors would also likely be more regular than 6 football games a year or Iowa Games once a year. I'm so glad Ames is finally talking about some kind of field house.

Ames is long overdue.

Ames is really good for family. Having indoor play areas would make Ames better in Winter

Ames needs an indoor turf facility as the top priority. The other sports already have options within Ames community. We currently drive to Nevada to use their indoor turf twice per week.

Ames needs this! So glad to hear it is being seriously considered!

Ames needs this! We cannot attract young adults or families without a rec facility. Our economic base needs this. Thank you for persuing it.

Ames needs this. I fully support it.

Ames needs to add 2 ice rinks to this facility. Currently, the ice arena is horrible and in shambles, with multiple issues that need fixing, including another sheet of ice. We also shouldn't have any memberships unless it's a gym; instead, we should charge for specific activities, similar to how the Rec Plex does it. Ames also needs to attract more families to the city; adding 2 ice rinks would help tremendously. You would attract the numerous families who travel from the Des Moines Metro area to Ames multiple times a week. Along with this, being able to host big events, similar to the Rec Plex, would be an enormous benefit to the City of Ames. Things like the US Curling Championships and the Midwest High School hockey playoffs, which Rec Plex has hosted for multiple years now. Other things include big AAU basketball tournaments and club volleyball tournaments. Adding a big soccer-sized, multipurpose field would help grow club soccer, club lacrosse, and youth football in Ames. The opportunity to host events for these sports would also bring lots of revenue to Ames. The concern that the ice rinks may cost too much money shouldn't be a problem if we kept them running and actually took care of them; unlike what we have with the current rink, it would be fine, and if the rinks may not make a profit, then the other courts or parts of the facility can cover those costs.

Ames needs viable indoor options. A city of this size not having something seems unheard of.

Ames recently opened the aquatic center and there has been a significant amount of frustration with how this is being run- there are several barriers with hours/avaiability,

not making it a realistic option for families. As a mother to a younger child, this was supposed to be a good option. Also, as a community member with an autoimmune disorder, the barrier of availability of the therapeutic services makes this facility seem pointless. If this previous facility can't be run appropriately, I don't want to go forward supporting another facility with the same potential of time and staffing barriers.

Ames Roller Derby team is always looking for facilities to play in. If this facility is built the Ames Roller Derby team would be interested in using this facility to host our games and tournaments bringing multiple people from the area and other states to the venue.

Ames should have an indoor and free toddler-friendly play area (more mobile play, like running and climbing) so that families can have a third space to go to in the winter and on rainy days

An additional ice surface at Ames-ISU ice arena for a much lesser cost than this would be both a more in-demand project and a lesser expense to the City of Ames. If we're going to use public fund for this, I'm in for it of using those funds for an in demand project that is financially sensible rather than a hair brained project that is unnecessary and has a high probability of requiring ongoing public funding to support n

An affordable indoor play space for kids under 10 would be great to have in Ames. My family would probably utilize an indoor playground a couple times each week in the winter."

An exercise facility with a childcare option would be soooo amazing for Ames families. Affordable drop in childcare is a huge need that many people struggle to fill.

An indoor area for small children is something really needed in the area. Right now I have to go all the way to the Des Moines area for somewhere with fun indoor activities for my 2 year old.

An indoor facility is clearly needed in the community, it is a matter of priority. It would be interesting to see if you had a poll of how the priority for this would stack up against other potential community projects.

An indoor gym space (i.e. basketball courts) for residents, especially resident youth use, is wildly overdue. The Community Center gets great use and has the amenities that residents need; those amenities just need to be expanded upon and elevated in a space where the footprint of the building does not restrict the recreational possibilities.

And it's very poor taste you require my address for this survey— leaves it impossible for anyone to be anonymous. You will skew your results now because people will be hesitant to answer honestly."

Aquatic center añd ice rink are failed efforts that cost too much money for nothing of value. Yet you want us to pay for another ? I will be talking to neighbors specifically to unseat council members that approve any more of these projects.

As a parent to a small child, there are VERY few places that a child can run out their energy indoors in Ames. We basically have the library, which is always packed with energetic kids on bad weather days, and places you have to pay a lot to go (and even those aren't abundant). The indoor pool is a huge help to families, and another indoor recreation space would be amazing - places for indoor sports like soccer when the weather isn't great, as well as indoor place spaces where kids can just run around. Personally, I would love an alternative to the gym that I pay for, but that depends on location, amenities, and costs. My main priority is a space that I could take my family.

As a Technical Leader and program director with US Soccer and Iowa Soccer, we would have interest in hosting statewide, Regional and National Talent ID events along with US Soccer Coach Education Courses in Ames.

As long as not outrageous of an increase in Property Taxes, this Community needs a Rec Center.

As long as there are open hours for the public and evening hours for families

As nice as this sounds, we’re increasing property taxes in a city with housing that is already very expensive and many not able to afford it. Maybe we should be grateful for what we have and put funds into caring for those in need in our city?

At this time, I think there are more pressing issues for the City to address and resolve (e.g. housing, renewable energy). However, I do think it is a concept worth exploring for the future as Ames continues to grow. I will always support community-based facilities that prioritize resident needs and satisfaction over private facilities that are only incentivized by making a profit. I think it would be imperative reserve the use of such a facility to residents of Ames, and not as an attraction for tournaments or visitors as indicated in some of the survey choices. There are plenty of alternative facilities - both in Ames and surrounding cities - that can and do fill the role of regional sports complexes. A rec facility funded by our community should be designed and reserved for community use, only.

Based upon past performance of recreational area projects managed by city of Ames personnel, I would strongly recommend someone outside of city government manage the project. Performance on projects has been pitiful at best. Contract creation and administration needs to be improved TREMENDOUSLY!

Batting cages would be a HUGE win for Ames. Also a nice walking track and weights would be great!

Be creative - find a sponsor(s) + a few forward thinking citizens that are willing to donate some money towards this - and also ask Iowa State to contribute at least half - keep this near downtown -

Before investing in another facility, we should fix and not repeat the problems with existing ones. Our city already has facilities that are underutilized due to poor management and accessibility issues, some of the examples: inconvenient hours at the Indoor Aquatic Center and city hall, impossibility to get membership for ISU facilities, staffing shortages in Parks and Recreation programs.

Between private facilities, schools, and ISU there are actually a considerable number of facilities available in Ames (many taxpayer funded) that it total are underutilized. Would like to find a better way through partnering that just building another facility. I'd like to see what the numbers are in the indoor aquatics center and how close staff estimates for utilization were.

Bring more business to Ames, Ankeny seems to be thriving

Build something that will compete with what's around us.

But I'll say that if an Ames indoor recreation facility offered the sorts of amenities and features I was interested in, I'd be glad to pay a non-resident fee to use the facility. And when I lived in Ames, I strongly felt Ames needed better options for an indoor municipal gym (one that offer bigger and more updated cardio and weight rooms than the current community recreation center).

By increasing spending the City of Ames is pushing Ames residents to financial disaster. Tine for easy money is gone!"

Can we tax corporations more for this?

Centrally located in Ames near Ames downtown is important for us, for being able to visit often."

Child care would be very valuable for families in the community.

City Hall is dated. Office space is lacking at City Hall. Most of the time its hard to find a large space for meetings within City Hall. We have people working in the basement, the PD is cramped, there is no room for storage. Consider filling in the courtyard at City Hall and making it usable space. I would rather see new facilities for City staff.

city of ames cannot be everything. do not want to pay for another bond

Clubs and organizations should be able to use a turf field or courts using their own staff, with minimal staff needed from the facility. Other communities the size of Ames and smaller are able to make indoor facilities work.

Combat Sports - Such as (MMA - Boxing, Jiu Jitsu, Judo, Kickboxing, Muay Thai, and Wrestling) often times have a bad stigma. Although I recognize there are challenges with these spaces the benefits for youth and adults are far more impactful! In these spaces you learn humility, grace, discipline, respect, grit, and much more! Combats Sports build self confidence. It also serves communities in becoming safer! It teaches practical self defense. There is also lots of peer reviewed research that shows benefits for all age ranges!.

Communities all around Ames have facilities like this. We need one in Ames.

Concerned about cost to tax payers and poor maintenance. Also concerned about the competition to AFC. Wondering why this wasn't proposed as part of the aquatic center. Seems like there could have been some added efficiency by combining instead of building 2 separate facilities.

Consider doubling entrance fee for non-Ames citizens or Ames citizens who do not own property and don't pay property taxes, otherwise you are punishing homeowners by forcing us to pay extra in taxes and then charging us the same rate for entrance fees.

Consider having residents fund through taxes instead of membership fees.

Considering a location with ample parking would be important. How can some partnerships be built with the clubs such as Ames Soccer Club/Ames Basketball Club so that space can be used/rented accordingly? We used to go to Sports Iowa and since then we now often have to drive to the facility in Nevada or even to Des Moines area. It is sad that for a city the size of Ames, we do not have better facilities and more closely coordination between clubs and the city and school and even potentially Iowa State. Thinking about how there could be a multi-use facility that could meet all needs and build on a centralized location near other amenities would be helpful. Look at Cedar Falls. Look at Waukee. Look at Norwalk. In Ames, everything is disjointed and spread out and it not thoughtfully connected between sports facilities and other small business/retail/restaurants around it. City Gym at City Hall is just not cutting it. Think about how to better coordinate. Could something be built next to Furman since the parking lot is not being utilized 8 months of the year? Could something be built downtown so that it could be close to the shops/dining and retail? Lots to consider!

Considering the comments I hear about Fitch Aquatic Center, there needs to be much more public input. Fitch has a lot of wasted space that could have been used for larger pool amenities. Admission fees are another factor. We don't need more multipurpose rooms. There are plenty of those around that are underutilized.

Could money be used in a better fashion such as housing for middle and low income families? How much demand is there for more rec facilities with current public and

private resouces? What is needed is space for groups and organizations to meet as the Library is full many nights of the week when organizations and groups meet"

Depends on affordability, type of facility and programs offered

Don’t try to include so many things that the facility doesn’t work well. Seems like typically you try to do a little something for everyone but it’s done at half measures so doesn’t work well.

Don't build this anywhere near downtown. Make it easy for people to get to both from in town but also for people coming in from out of town. To help offset costs, set it up so tournaments can use the space on weekends which bring more money into the Ames area.

Don't overdo it. Try to please everyone by including everything and you'll doom the project. Would this replace City Hall gym? If not, omit basketball courts from the new.

Don't we have enough rec spaces in Ames? Money should be going towards the city's budgets.

Downtown Ames currently lacks an indoor space for kids to get energy out. This is especially notable in the winter months. I've heard other parents talk about how jealous they are of Nevada's new indoor recreation facility.

Elevated walking space is top priority for us.

Especially with our rough winter climate (& terrain issues with ice & snow), Ames absolutely needs a large indoor rec facility -- especially for children to play. Playground equipment and large space to throw a softball/football or play kickball would be ideal.

Everything is so high right now. My property tax is higher than ever. Adding more seems like a huge burden for an already stretched budget.

Examine the tournament charge structure. The facility should be able to support its fixed expenses through tournament income.

Existing facilities are available.

Families in Iowa need a place to stay active year round.

Focus on our community and what the real needs of the people are in the current economy - stop raising taxes to fund things like this and look at what is happening to your everyday citizens and families "

For a community of our size, we are lacking for indoor recreation space. Nevada built a nice indoor facility that has year round options- walking track, basketball, pickleball, volleyball courts, which would be a great addition. The current city options for indoor

space are minimal and the basketball/volleyball/pickleball/badminton courts are always in use or reserved. We need dedicated space for youth, adults and our older generation. Let's come together to get this done and be a regional leader in indoor recreation space!!

For the closure for tournaments, I think it would depend on revenue generation for the City. Will there be concessions? How will fees be charged to organizations using the facility? Will admissions be charged by the facility or by the organizations renting the facility? Where will revenues be allocated (debt service on the facility, future facility improvements, or general funds)?

For transportation equity reasons, the location of this facility should be constrained to an existing CyRide route that runs every day year round (1, 2, 3, 6). Three of these routes service the mall. Build a bus transfer station in space currently called Ferndale Avenue. Be holistic."

Given the health challenges of poor fitness and obesity, I can only support spending public dollars on a community rec facility that gives the community an opportunity to improve health and fitness.

Given the removal of gender identity from iowa civil rights code, I'd encourage the city council to consider how equity and safety for trans people would be insured in the design of private spaces

goodness...taxes are high enough already. all my utilities have gove up as well

Hard to tell without a more detailed idea on the impact on property taxes.

Have many options for childcare, children's activities, exercise for pregnant women, education spaces on nutrition and things like Qi Gong

Having a large, first class/high quality recreational facility with a range of offerings available for locals and regional tournament use would be a real asset to the community and a showcase for potential new residents and businesses (although it seems there are a sizeable number of residents who don't really want Ames to grow which is kind of frustrating in my opinion). I've attended tournaments at venues like this in other cities and they're very impressive and stimulate a lot of energy around the area.

Hosting tournaments could help raise $ to cover maintenance fees.

However, I do not think it would be financially prudent to try to create a venue for regional tournaments seeing as there are already a number of locations within a 40 mile radius. In addition, I am worried about the market for these facilities being saturated and the possibility of the city having a surplus of infrastructure (and possible debt) if the youth sports bubble bursts.

https://www.aturaarchitecture.com/project/cl_wellness/"

https://www.clearlakewellness.com/

I already have spaces for recreation in Ames, I don't think this is necessary especially if it increases taxes.

I also know several other people that participate in all the other sport clubs that go outside Ames City limits to play and compete. Ames is a large enough city that we should be able to host more events, and not have kids practicing so late in the evening because it's the only time available. "

I also lamented the lack of indoor playground spaces that accommodated my full-time work schedule when my son was younger. I think both an indoor gym scaled up for the size Ames is now plus a nice indoor playground space for kids would be huge assets for the Ames community (and beyond)."

I am a staff member at Iowa State who has a membership with Rec Services. The thing I would need to convince me to switch memberships and use the facility all the time is a robust schedule of fitness classes. If that doesn’t exist in this facility, I would still use it occasionally for pickleball courts or other social outings, but that would be infrequent and only if there is a cost-effective punch card option. But it wouldn’t become my go-to fitness center without classes.

I am excited to see this post. My family and I travel throughout Iowa for sports activities and continue to be baffled why the city of Ames does not support this already when smaller towns have amazing locations and facilities. Our kids are behind other towns as a result. Thank you greatly.

I am more for using tax money to build better streets and infrastructure

I am personally debt averse. We have already had major public debt increases for the highschool, indoor aquatics center, shanker place and now the new electric plant. I don't know how many of these projects we can stack simultaneously and not ezasserbate locale taxes. This worries me.

I am strongly in favor of this facility. Not only would it be great for the youth but also the overall community and will be attractive for families considering moving to Ames.

I am suggesting a no pay policy for persons who depend on and receive disability and/or SNAP. Fee based opportunities are very limiting to persons who income is VERY limited. This is who I am willing to support thru taxes if a bond is proposed.

I am the owner of a small business (Bluestem Boulders) in Ames that provides indoor recreation. We provide an amazing and welcoming space for families and adults alike. However, despite being very efficient with expenses, we are struggling. I pay myself

less than $10,000 a year, while working full time here and we have a business loan to pay off. We do not have wealthy financial backing - our business was funded by an SBA loan that we are paying off.

I believe that making a recreation center would definitely benefit Ames in many ways.

I believe this is a bad look for small businesses in Ames and does not incentivize small businesses to take a risk operating in Ames. We have no room to lose any revenue.

I believe this is something we are severely missing. Other towns smaller than our community has indoor facilities. Currently we do not have an indoor place for any of our youth to go shoot hoops, play pickleball, soccer, batting cages. There is no facility that allows our youth to get together

I currently use external fitness locations but often find a lack of class options/hours not to my liking. I would love to see Ames get an indoor rec facility for resident use and would happily pay a membership. I have tried the current classes/facilities offer by Ames but find it lacking because classes and hours are geared more toward those who are retired/don't work during the day. I would love to see more inclusivity and extended offerings outside of the 8-5 time.

I do not want my family's taxes to be raised for a facility to which we will likely not have access.

I do not want property taxes to go up. They are already high as it is.

I do think we need to work on affordability. The new aquatic facility fees are way too high for the entire community to access. I consider myself upper middle class and I can't justify the expense for the PT I would like to do a couple times a week. Maybe a joint pass could be considered for both facilities?

I don't think we should consider making said new sports complex a tournament/tourist attraction when we can't even handle the traffic we have in this town…

I don't know if this should be Ames highest priority. So many people's home were damaged by flooding this summer, should not the city investigate improving city residential drainage issues

I fear we will start to lose enrollment at the High School, and even see families move away from Ames if we don't start to offer more space to practice sports. Youth sports is a trillion dollar industry and many are unaware how stiff the competition is out there!

I fully support the concept, but an estimate of $20-30M seems quite high considering our local property taxes are already inflated. In some cases, my friends and I pay twice what our mortgage is for property taxes. Ames needs to be more cognizant of their

investments. Shankar Plaza was not a demanded need for this community. This indoor facility is a need for economic growth of our city and our youth.

I have been to the Lawrence KS rec center, and their monthly membership fee for one adult is $12. For a year $200. Household monthly fee is $20. For a year $200."

I have little faith that the city would be able to handle this type of facility. The splash pad in west Ames is still not functioning after years of being purposed. Wasn't down town supposed to have an ice rink? Hosting tournaments would bring in a lot of money for our community but the city would have to get behind the idea of youth sports.

I have young daughter and am excited at the idea of somewhere for her to play in the winter.

I hope Ames can start a facility here. I also hope that they would open it up for tournament use. The revenue these tournaments bring in would be beneficial for our community

I joined the Nevada Community Center to play Pickleball at a reasonable price. I would rather go somewhere closer. I also drive to Ankeny for Orangetheory and would love if there was one closer

I like that you included the cost of the building and I would have selected strongly support had I better understood what the costs might be per household if a approved. How much would the taxes go up etc.

I live just on the edge of town, but still in Story County. I would not want to pay additional taxes for such a facility, but if only people who live within the city limits are paying for it, I would certainly use it. I use the Ames Parks and Recs. facilities and pay extra for attending fitness classes because I don't live within the city limits. That fee structure seems to work well. I know several people that use Ames Parks & Recs. facilities, and they pay extra since they don't live in Ames.

I love the city of Ames recreational sports. When I moved here 5 years ago, I knew no one and now I have built a community of friends and support through activities hosted by Ames Parks and Rec.

I need a free indoor walking space for winter/ summer that doesn't take a million laps to complete my goal.

I regularly play volleyball at the community center gym. I would like to see a bigger facility for more courts to play on, newer equiptment to use, and a place for kids to play if they come along with adults.

I see facilities like this pop up in neighboring towns around the Des Moines area (Nevada, Norwalk, West Des Moines) and it's always striking that Ames doesn't have a

great option for teams and youth athletes to utilize. Not only in winter but as we saw this fall, extreme rain, or during summer heat waves. I think an indoor turf would be a great top priority to explore with a space like this. And while we're at it, total dream scenario...an indoor soccer field inside a ice rink shape with walls. I don't believe there is a similar facility like that in the Des Moines area and I think it would be a great attraction.

I strongly support a large bond referendum. My brother lives in Parker, CO an their city facilities are amazing. They are so great that we're considering moving there after I retire from the Ames PD.

I strongly support the sort of facility that I described above, not another indoor tennis court or whatever.

I strongly support this facility, but it cannot be $7 per day like Furman and Fitch. Community centers are useless if they’re not third spaces where people can gather for free or cheap. Most cities have had free recreational facilities for decades already.

I struggle to find group exercise classes at times that I can go (weekends or later evening, not 5:30). If this facility offered that, I would join and go.

I support it if it can hold regional events and bring in tourism dollars.

I support this if it adds ice.

I supported the building of the Healthy Life Center which would have covered this concept along with the Fitch Aquatic Center and 60 Forward. I think it might be a hurdle to get this passed and it's very unfortunate that our community didn't think broadly enough about what one location could have done when now we're talking about 3 separate entities.

I think it would also be nice to have other applications of the space, so multipurpose rooms, tournaments, etc. to serve the community more broadly."

I think it would be a nice addition to the city.

I think it’s important for the community to have third spaces that are low to no entry cost. This opens the doors for the community to be able to actually enjoy the benefits that their tax dollars are using.

I think the big question is if we build this facility will they come, I think of a quote from a baseball movie “build it and they will come”. Just don’t make the same mistakes that were made in building the indoor swimming pool. I have been inside the building and it’s great, but some very nice ideas were left behind. Good luck with the project. "

I think the discussion needs to start with facilities currently available at the City Hall Community Center, Fitch, 60 Forward, Medical Arts, etc. and how a new facility will fit with those and augment them. My use of any facility is a matter of how easy it is to access and the cost. I'm guessing that a new facility will be both considerably more expensive than I am comfortable paying and probably much less conveniently located than the current facilities. I personally do not support paying for a facility with tax dollars if it is going to be pre-empted to tournament use to any significant degree.

I think the existing options (City Hall, Fitch, 60 Forward) are badly programmed. People who are retired don’t want to take all their classes at 8am. We don’t have to go to work. Please include options later in the day.

I think this could be a great place for residents IF it's economical.

I think, if this goes forward, it needs to be large. The new Fitch facility is far too small to be utilized appropriately.

I use Planet Fitness regularly and would continue there and probably not use a new facility, as it couldn’t match my current guaranteed super low monthly fee at PF. I use CyRide for transportation or bicycle in warm months and have a car.

I volunteered with the bond referendum for Furman Aquatic Center. I believe there is an appetite for the indoor counterpart to this facility (not aquatics - but overall size).

I want to know who is proposing this and why. What services is this going to provide to our community not provided by other sources? I don't want a tax increase to cover this. The city needs to explore how to develope this facility with zero net costs to residents. If this can be paid by hosting events or tournaments fine. If you expect me to pay increased property tax to fund this so the city has a facility to host tournaments then I am not interested in pursuing the facility. If you expect residents to pay increased property taxes to pay for this then you shouldn't reserve the right to close any weekends for tournaments. Host tournaments to defer the cost to residents and pay for the facility.

I was very supportive of the bond issue for a large complex on Ontario St but it failed. Now that we have 60 Forward, an indoor pool, and the facilities at City Hall, why do we "need" anything else? The City is going to have to make a very persuasive argument to get me to vote for another facility. There are 5 locations already (counting Furman & the ice rink). Sadly it is too late for an integrated facility that would appeal to multiple generations.

I wish we had a ymca. I think Ames has gym options. It is courts that are super difficult and we have to drive to Nevada or ankeny for kids to get court time or join clubs.

I would also encourage this to be more broadly spread to story county as you have done with the indoor pool and not make it Ames resident specific

I would also like to point out that several local businesses are already struggling to attract customers. Bluestem Boulders and Ames Play Yard are a couple of examples worth considering.

I would be ok with paying more property taxes if I could actually afford the facility. Our household makes roughly the median income for Ames and Fitch is prohibitively expensive for us so we will not get use from it. Please prioritize affordability if you move forward with this, rather than forcing my household to help pay for a facility that only upper middle class or wealthy people can use.

I would be supportive, but not for something that is just to look good to tourists or in the news. An affordable practical place for families and individuals that want to be able to stay healthy or get healthier doesn't need to be fancy.

I would highly encourage modeling a facility after the ones provided by the cities of Boone & Nevada. They should be open to everyone and low cost.

I would like to also see a space for socializing. Teens, young adults and parents especially need a healthy place to connect. Those who go to 60 Forward greatly appreciate the atrium and bistro space for this purpose.

I would like to see it accomplished so that it can share existing parking lots. For example, share the parking lot with the Furman Aquatic Center. I recognize that's a floodplain, but you'd have to build up a little bit. I don't like the idea of increasing impervious surfaces with this build. Perhaps there's more land near the Fitch Aquatic Center that can be acquired? It's a nice central location. Thank you for reaching out with a survey! It's greatly appreciated from this long-time Ames resident who voted for the Healthy Life Center Bond referendum that didn't pass.

I would like to see this facility pursued in lieu of The Linc. However, if a referendum is needed to fund one or both of these projects, I would be more likely to vote in favor of a referendum for a community center. "

I would love a facility that has an indoor turf field that could be used for Soccer, football, ultimate Frisbee etc.

I would love this but if user fees were increased that would lessen the value.

I would love to play badminton, volleyball, pickle ball. My kids would use batting cages and basketball and volley ball for sure. An indoor playground would be wonderful during the winter months. Great to hear this might be possible!!!!"

I would love to see if we could get local corporate sponsors to help cover the cost. The facility in Nevada seems to have several corporate sponsors. The facility there is amazing for indoor youth sports.

I would not want my property taxes increased to pay for a facility I won't use. Should be paid for solely by users of facility. If paid with public funds, should never be closed to public.

I would strongly support a bond referendum and property tax increase for a primarily community recreation center (and I wouldn't object to it hosting occasional tournaments), but I would not support it at all if the primary focus was as a regional sports complex

I would support this if done well. You need to build it large enough and not skimp. The swim center is too small which is why no one goes. It did not seem to turn out like the renderings. Don't try to put it in downtown. It needs to be somewhere with lots of parking available and safe. We don't need more basketball courts-there are plenty that didn't get used (sports Iowa). Same with volleyball because they use basketball courts. There are pickleball courts at Ames Racquet and Fitness. We need two large indoor turf fields. Large enough to play futsal. Ames Soccer Club would absolutely utilize this in the winter and maybe in the summer when it's super hot or weather is bad. Indoor playground would be nice as well as a walking track. Nevada has a very nice facility just 10-30 minutes away depending on where you live so it needs to be just as large if not bigger given the size of Ames. It is also extremely affordable.

I would support this if it isn't just another waste of space. In my opinion, the downtown rec center has the basketball courts and rooms for rec classes. The track and rec rooms were not necessary at Fitch, and hindered what could have been a bigger indoor pool space that would have gotten more use. As of now, I am not satisfied with Fitch which already put Ames in a deficit. However, a wrestling room, artificial turf space and/or batting cages would have my full support. This way the city could earn more money by hosting tournaments for athletics that would use these spaces.

I would want to better understand how this will impact our property taxes before "strongly" supporting the construction of a facility like this. Otherwise, I'm really excited about the idea!

I'd really like to see this facility meet needs that are currently not supplied elsewhere in the Ames area, or where the need is inaccessible/limited access (I.E. turf field, batting cages/space). I would not support this facility if it is duplicating efforts.

I'm not a parent of young children, but I think the indoor playground should be the number one priority. Fees should be waived for low income individuals.

I'm skeptical this endeavor is not in service to the greater Ames community. It appears as if the city may want to capitalize on private (AAU) youth sports and its need for winter training space funded by the citizens of Ames. I envision a slope where fewer free and open recreational activities result as these pay to play groups' use increases (especially

if rental fees are instituted). Because AAU involvement can lean towards those able to afford participation, I am not for the assumed approach I am skeptical of.

I'm willing to donate to help with funding, over $10,000 and possibly more depending on the facility

I've been a soccer player in Ames since the early 90's and have always had to leave Ames for indoor soccer. It would serve Ames well to strive for an indoor complex that could serve the region.

Ideally we'd have a YMCA or something like that in Ames - this sounds like a similar idea. I'd be concerned about making it affordable for everyone in town - esp the elderly and youth. I think the high fee structure for the healthy living center a few years ago was a real deal breaker for a lot of people. Private gyms can charge what they want, but a public facility needs to be affordable.

If Ames taxpayers have to foot the bill, the. It needs to be available for those individuals to use-not be inundated with sports tournaments and club teams-we experienced that in Ankeny.

If building it for recreation plex for tournaments, then that's what it should be for not both

If I'm paying for this with my taxes I don't want to pay to use it. It's unnecessary.

If Nevada can do this, so can Ames. Also, this would provide an option not currently available to many Ames residents.

If the facility has admission/membership costs that are extremely reasonable AND provides the amenities that me and my household would use (FULL turf field for indoor softball games, batting cages, volleyball courts, full locker room) then yes. If the costs are too high for the facility, we will go to a different sports recreation facility in the area. Please please hire local for services, Ames has so many businesses and people invested in the community that want the chance to build in Ames, for Ames. Keep costs to a minimum, especially if the city is still considering the Linc project (which is an even worse idea) the added costs to Ames residents is going to build to an unhappy number...

If there is a membership fee then it shouldn't raise taxes.

If there is an increase in taxes Ames residents should have a very low price point. This should not be open for college students or they pay a higher cost and additional fees as they already have facilities to use at ISU. Also there should be minimal events and events should have additional fees for use and clean up.

If there's majority interest amongst the community we always support the community of Ames.

If this facility is built. I'd rather it find income from hosting tournaments/other means instead of citizens taxes. If we have to pay taxes to build something, we should not have to pay a fee to use it.

If this moves forward, I would love to see a few indoor golf/Trackman bays—currently going to Boone for that and there are very few facilities in central Iowa.

If we are going to build a rec center, we should do it right. Do not build a small facility that will soon be outgrown. Everyone around us is building complexes that serve the community and also bring in visitors. We should do the same.

If weight room is included in Rec Center. Include free weights including squat racks, barbells, dumb bells, kettle bells, etc...

If you're going to build it, make sure it's multipurpose and worth building. There is a very high demand for athletic tournament events in the Ames area and the revenue that it would bring to the city is worth it alone. We cannot continue to lose big sporting events to the Des Moines are bc we cannot keep up.

I'm not a fan of having my taxes go up but I do like this idea.

I'm not sure if I would support this because of the issues at the current indoor pool and the splash pad and other new spaces that were recently built. I took my kids to the indoor pool for swim lessons and it was not family friendly. We could not watch our kids swim because there is not enough deck space to safely sit around the entirety of the pool. Chairs are only allowed in one area, but there are not enough for the families present and they are not allowed to be moved due to the deck space issue. We have mobility issues in my family and not being able to safely monitor my kids around the pool is a huge issue. This was a massive engineering and architectural flaw. The expense is not feasible for the average household. It's too high. I'm a middle class family of four and we can't afford it, but we make too much for assistance. This is cutting out a huge part of the Ames population. The splash pad is not easy to sit around to monitor your children either. The Miracle Park is great, but it has the design flaw of being super open. It would be better to have one exit and one entrance around the entirety of the park for safety. We are a city and so many people visit this park, it's easy to lose sight of a child, especially if you have more than one. It feels like these new spaces weren't designed with the average family in mind. I'm not sure if I would support another bond to build something my family can't use easily. Why would I pay the high fees on membership for something I can't use except for in very special circumstances?

In Ames, we struggle. We do like to get in our own way - and I've been here since 2002. A student first, and a tax-paying homeowner since 2006. Thank goodness for the people who had the foresight with Hunziker and Ames Schools commitment to ABC. Without that, our kids and dollars would have left Ames due to lack of opportunities in sports.

Want to keep up with communities that are attracting young families? Want competitive athletic programs at Ames High? Build facilities. I'm raising student-athletes and music kids. Supporting athletics doesn't come at the expense of the arts. Strong communities invest in both. The reality is that Ames is behind in athletic infrastructure. Not in talent. Not in effort. In facilities. And that matters. It affects kids' health, wellness, opportunities, and quality of life. It's also an economic development issue. Families notice these things. Businesses do, too. The incredible thing about facilities like this is that they can meet multiple needs. Go visit Clear Lake's Wellness Center. Seriously. Take the drive. My kids love it there and ask the same question every time: Why can't Ames have this? On one visit, I used a rowing machine next to a senior citizen who told me she once couldn't put a gallon of milk away in her refrigerator. Staff helped her build strength and mobility, and now she can. That's what a community wellness facility can do. In the same building, they're hosting youth basketball tournaments, after-school programs, indoor track, fitness classes, and countless other activities. They're serving seniors, kids, athletes, families, and visitors under one roof - and their athletic programs are extremely strong. The older my kids get, the more obvious it becomes how far behind Ames is. Not every facility is for every person. It never will be. But that isn't a reason to do nothing. Build it. For kids. For seniors. For families. For the economy. Or partner with a developer. Buy an existing facility. Find a path forward.

In the winter there is so much need for a space for moms and kids to play inside and be active.

Including childcare would be a big factor in wether the parents of Ames are able to use the facility often or not.

Including on-site childcare as part of this facility would greatly increase the chances of parents using it. Lack of child are is a huge barrier for me and my husband to use a facility like this

Indoor playground area would be great

Indoor turf space is very much lacking in this area. Even our adult son was looking for an indoor soccer place but doesn’t want to travel to West Des Moines for it .

Infrared saunas!

Instead of this facility, you could consider reaching out to privately owned indoor rec facilities in Ames that may be able to provide the indoor rec opportunities and working with them to provide Ames residents these opportunities. We could easily double our visitation and not reach capacity. I'm not looking to secure some big city contract - we are literally just trying to survive and not go bankrupt in this economy. We have already worked with Parks n Rec and would love to expand on it. My email is climb@bluestemboulders.com if you would like to chat. Thank you.

Instead, I think a facility similar to the community center in city hall would be very interesting to residents, particularly if fees are competitive and it's strategically located to cater to residents who are on the western side of the city to minimize travel time. In addition building this facility, along with maintaining the Community Center in City hall would offer increased flexibility for residents to exercise despite maintenance, community events, and other reasons for closing.

ISU has a table tennis club, but it is not accessible unless you are a student or faculty. Joining the ISU recreational facilities is no longer an option for community members through the alumni association. "

It HAS TO BE AFFORDABLE. End of story.

It is a shame that a center like this didn't get approved several years ago. Now the new indoor pool is on a property that can't support a larger multi-use facility and therefore will require more staff than had they been combined. That said, we desperately need a public facility with several modern basketball / volleyball courts. I have been driving my kids 15-45 minutes each way multiple times a week for years so they can practice on club teams because there were no facilities in Ames. SportsIowa was on the fringe of Ames, but is now gone. I think the city should pursue some kind of corporate sponsorship for any facility they pursue and should strongly consider partnering with the YMCA for operations of the facility.

It is amazing to me that Ames does not already have an indoor sports facility given its size. Having one would greatly benefit the youth sports clubs in the area.

It is important to think about childcare for younger families.

It is shocking that a community this size does not have a recreation facility that supports indoor activities this far north. Winter sporting options are tragically limited here. We currently have public indoor basketball and volleyball courts. How often are those used? We currently have an indoor walking track. How often is it used? Nevada has indoor basketball/volleyball courts and a walking track that I rarely see used when I'm there. I play soccer in Nevada because we don't have that option here. They also worked out a reasonable price structure for us that Ames would need to compete with. If it matters, I think the new pool pricing is prohibitively expensive and I bet I'm not alone in that thinking.

It seems as though a stronger partnership with Iowa state university could be developed and this facility could be something co-used with the university. Creating a place to host tournaments seems totally redundant and not necessary. It also prices out regular folks who may not have the funds to pay for youth sports or expensive user fees.

It seems like maybe user fees could be lower if there are tournaments and events to help generate revenue.

It seems like the Community Center that was proposed a few years ago would have encompassed this, Sixty Forward and the Fitch Center. The investors at the Fitness Center put on quite a campaign and spoiled a great initiative.

It will be important to construct a rec center in Ames of enough size and scope to attract tournaments and programs - in order to supply revenue to pay portions of operational costs to keep membership fees down.

It would be great to have something for residents but also to attract more tournaments similar to the RecPlex in DSM. The revenue another ice rink plus indoor tournament areas would bring to the community would benefit everyone.

It would be helpful to understand how a new facility could fill gaps in existing recreational options for city residents. In addition to new/different indoor activity types, lowering barriers for resident use (ie: on a public transportation route, hours of operations, fee accessibility, etc) is important. I also think that spaces that are multi-functional/adaptable should be incorporated (ie: courts that can support different sports).

It would be really nice to have a indor place to practice some volleyball especially in winter when i cant practice outside, and its also good to have a space for if my team wants to practice but cant at our normal gym! And also it would be very nice for tournaments (as long as you have concessions!)

It would be strong support if the facility would have spaces that young kids and elderly people would be able to use to be active safely. If it is only/primarily sport courts my support would lessen.

It would depend on what is provided at the facility, the cost to use it and the increase in property tax and for how long.

It’s about time!! :-) we moved here three years ago and were shocked that Ames did not have a full recreation center. It’s so important for the community.

It’s hard to answer some of these questions without knowing what the membership fee

It’s hard to understand how our sports teams cannot have what our neighbors do- and they are quickly outperforming us in kids sports (Ankeny, Nevada). We have good clubs, but soccer in particular it’s hard to compete when we can’t practice year round or support tournaments. Families are joining clubs in other towns because of it. The Nevada field house is incredible— we need something like that in Ames.

Its hard to justify when we have many facilities now. Parking would be a big sore spot as well. If we could build where something else could come down. I wouldn't want to see more farmland being used for urban development.

It's hard to know if I support it because I don't know how much it would cost in taxes.

Just to get what Ames doesn’t have now and not duplicate what is already here and available

Keep it reasonable but Ames lacks this amenity greatly! Please include indoor soccer/turf that can be multipurposed!

Kids should have something to do inside when it’s cold out to hot outside to be out

Lacking open gym space in town. When our kids were younger this was a frequent challenge. Ames Basketball Club in particular.

Last time something similar was proposed I voted no. It increases our taxes (which are already some of the highest in the entire state) and the membership was EXPENSIVE and out of reach for most people, especially in this economy. No need to pay more taxes and still not afford to use the space. An indoor space would be lovely but the cost to the tax payer and additional membership use is wild. If you open it to private tournaments, then it isn’t available to the public but you get revenue? No thanks. Outrageous member fees for limited use is the exact reason we don’t have an aquatic membership. We just pay for the one or two times a summer we attend. Half the pool isn’t even open because of lack of staff. There are tons of indoor exercise options available currently in Ames to those that want it without increasing our taxes for something new. Thank you

Let's do it!

Location should be accessible by public transportation.

Lots of factors to consider, especially cost for families and the long term effects of a facility like this. Whether staffing will be an issue and accessibility for low income families.

Maybe have a special rate for school aged children and Seniors "

Maybe if the city would have approved the data center, their property taxes could have paid toward this facility and reduced or eliminated the c I st to Ames residents. The city suffers from analysis paralysis and kicks the can down the street and we miss opportunities. Then the city wants go go into business against local business owners on projects like this.

Most of these spaces already exist. I already feel the new indoor aquatic center has bad hours.

My family goes to the Nevada Field House weekly and when sports Iowa was open we spent a lot of time playing soccer. They had a space for concessions which was also nice.

My family often travels to Bettendorf (TBK Sports Complex), SportsPlex in West Des Moines, and Grimes Plex. While traveling, we sometimes stay in hotels and generally buy meals and gas in the town we are playing in. It may seem like a lot to host tournaments 10 or more times a year, but that is good for the economy of the city. Residents benefit from the use during the week. My only fear is the City of Ames would fail in the design process and build to small or just be overly cheap with the project. The walking track at Fitch Family Aquatic Center is a great example of poor design and lack of parking. It is time the City of Ames spent some money to bring people to our community rather than just killing projects that would bring revenue and fund improvements to the infrastructure (New Mall at 13th Street, Costco, Data Center, and others).

My level of support depends on how much of an increase for property taxes and for how long

My other concern would be membership fees. If the public library is free to use, why can’t rec center user fees be kept low?

My property tax is too much already! Yikes! We are barely able to make our monthly house payment.

My use of the facility would be very dependent on location and price.

My wife and I would like to add all sorts of ""amenities"" to our house and to our lives. Most of the time we don't because we SIMPLY DON'T HAVE THE MONEY!!

Need some space for kids when it is cold and hot.

Need to be able to have ways to attract people to stay in Ames. Also could use outdoor turf soccer and baseball fields. I look at places like Grimes and they have these awesome spaces for tournaments and instead of being able to host any tournaments here we have to travel for soccer and spend money on lodging, dining and shopping. That money along with associated tax dollars is leaving our community instead of staying.

Needs to be built in north Ames. All of the other indoor city of Ames facilities are downtown. We need something in north Ames.

Nevada and Boone both have really lovely public indoor recreation facilities. As an Ames resident who is not affiliated with the university, I would be grateful for a a family-centered facility. There are plenty of student-centric facilities in town and the new Sixty Forward Center is a great option for seniors. It would be lovely to have something for families.

No more spending taxpayer money on this crap. Our taxes are high enough. Quit bleeding your community dry for a select few to have luxury amenities. And shame on you for requiring addresses on this form!

No need for this to be indoors. People should get outside more. Privatize it.

No!!! We have 3 facilities improve the ones already in existence

None, taxpayer dollars should not be used to support facilities that compete with private business.

Not a good time to ask for millions for this facility!! We are strapped enough to just buy groceries and gas!! And,in reality, we DO NOT NEED IT!

Not sure the city of Ames will make this big enough to attract the youth and families to play travel sports in Ames.

Only if it had a suitable space for dancing.

Options for indoor soccer training are limited since losing Sports Iowa. The closest facility is in Nevada. Unfortunately, not everyone can afford to go play in Nevada or Des Moines every day. The younger kids can't just hop on Cy-Ride to get to those facilities.

Other communities have added this and ended up closing them. Ames does not need this type of facility.

Our communities thrive when we have places to engage in physically and socially healthy activities. Making the facility accessible for as many of the often overlooked community members (families with children, socioeconomic poor, transgender community members, the elderly, people with disabilities etc) should be a priority.

Our community needs this for youth and adult sports. With the loss of Sports Iowa, it was apparent that the need was there. All of these clubs (basketball, volleyball, indoor soccer, even indoor flag football) are having to find facilities outside of our city to use. The schools' indoor space is being very limited as well. With a town the size of Ames, we should be able to support such a facility. If Nevada can support one, we should be able to as well. By the time this is built, my kids will probably be in college, but it is needed for the community.

Our family joined Nevada's community rec center last winter because there was not a gym available to practice basketball during the times that worked for our family. Our daughters soccer team had several cancelled practices and games this year due to the fields being too wet. There is not a place to practice off season. We used to pay monthly for a membership at OverTime, a basketball facility in West Ames near sports Iowa, several kids would gather there to play, the space was never quite big enough, we didn't like having the kids drive over there either, but once it closed there wasn't an alternative other than Nevada. Our family has occasionally used the city gym, but either the courts are busy, or oftentimes not open or available due to other activities going on in the space. My husband has an alumni membership at the University to use weights/cardio and to play basketball, but has been told that will not be offered to him as an alum next year. I have a membership to planet fitness. My 11 year old can't go with me, as you have to be 13 to workout there. Basically each member of our family has a different membership for something. We moved back to Ames 8 years ago, and think it's an amazing place to raise a family, but the recreational amenities for kids/ families is lacking. In the past we have belonged to Lifetime Fitness. We could bring the whole family, work out, play basketball, attend a class go swimming. Ames could really benefit from such a place that would have something for the entire family. A place for kids to workout see their friends in a positive environment , off their phones. We've talked to so many families that feel the same way. It's just such a miss for active families in a community this size, to not have a rec center.

Our family would use it almost every single day if there was childcare available

Our household strongly supports the development of an indoor recreation facility in Ames. We believe it should primarily serve local residents and families, providing affordable opportunities for year-round recreation, exercise, and community activities. Many surrounding communities already have modern indoor recreation facilities, and Ames would benefit greatly from having a comparable facility of its own. We hope the City will prioritize a welcoming, accessible community recreation center that meets the needs of Ames residents rather than focusing primarily on regional tournaments.

Our tennis and pickleball courts are basically 100% filled March through October. Having an indoor space for November through February especially would be incredibly popular for those sports! Thanks so much for considering indoor tennis and pickleball!

Part of the success may depend on location. Are the facilities we have now at capacity?

Pay off other bonds before taking on new one.

Perhaps now is not the time for this in light of numerous tax increases already imposed. Along with ill managed new facilities (the pool) that you continue to dump money into. In addition, you are requiring COSTLY sidewalk repairs of residents. Lastly, our economy

is in turmoil and it is hard to justify paying more, more, more! Perhaps enlist other ways (grants to pay for this) and use tournaments/hosted events to make the facility FREE to residents.

Please build something with many options for use that will draw people of all ages, and from out of town. We need indoor space for activities and tournaments badly!!!

Please consider adding indoor tennis courts to this facility. Thank you!

Please consult parents of young children, extensively, before and during the design process of a potential facility. The indoor aquatic center could have been better in many small ways if parents were an integral part of the design decision-making process.

Please do it for our kids. They are bored during every winter.

Please do not do this. It is not something I think or community needs or would use.

Please ensure to charge a subscription fee (can be adjusted based on household need like other programs you have). Would love a racquetball court.

Please include a nice indoor play area for children and families as the primary focus! I know so many families that want an area to take kids when the weather is bad and it is acceptable to run around and climb. An added perk would be sitting areas and maybe even a coffee shop inside but I know that may be stretching it.

Please include a space for childcare.

Please include rooms with wooden floors for social dancing practices and events.

please push this along - it's very needed in Ames. Youth athletes are leaving and parents are commuting to DSM to play sports. And soon, if Ankeny builds too, Ames will no longer be a primary sport destination. If we can attract sports tournaments, it's only going to have a positive impact in Ames. We have already lost Attack Basketball to Waukee. We are losing sports in Ames at alarming rate. It's a big problem that we are not talking about enough. Competitive Gymnastics is another sport we continually lose athletes to other cities.

Please, please pursue this. It’s one of the biggest things missing from Ames. But please be ambitious with it. Honestly, one of the reasons we don’t go to Fitch is because it’s too small and basic. I would be very disappointed if this turned out the same. If communities like Marshalltown can have a great indoor facility, we should be able to.

POV: I have worked for the City of Ames Parks & Recreation Dept, ACSD Athletics, and private sector businesses and been a resident of Ames for nearly 40 years."

Property taxes are too high already. Focus on other more important areas of need.

Property taxes are too high as they stand. This facility is a luxury item, and not a need.

Quit finding ways to increase property taxes. The health center failed and the convention center idea failed for good reasons. The city is incapable of building or running any facility in an efficient way. Why can't we allow the private sector to build, employ, and maintain hese ideas instead of insisting the city do it. The plaza has been a disaster. There still isn't anything but empty lots downtown, going on years now, and is a huge ugly eyesore in the heart of our city. The indoor pool is running but not on a all year basis. There is a big demand I believe for an indoor facility, and if so the private sector will fill the void if allowed and do a better job. The city already has basketball courts and exercise equipment for the publics' use and now a pool. The biggest needs are for youth club sports, which I know city people hate, which is even more reason the city should butt out of this project. Whatever the city will come up with, won't fulfill the actual need, will cost more than projected, will raise taxes even more, won't be done on time, and will just add to an already bloated city government.

Really enjoy the Nevada field house and wish we didn’t have to drive so far to use it. Wish we had a place for kids activities in Ames that could be used for indoor activities when weather requires it.

Really wish this would have been added to the indoor pool. An all in one rec center would be great for Ames. Also having a space for kids to plan would be fantastic

Regardless of what current residents say or think about this facility, this is what FUTURE residents want and need. If Ames wants to compete to be one of the best communities in the state, a top-notch indoor recreation facility is imperative. Also, PLEASE PLEASE PLEASE explore Public Private Partnership opportunities to make our tax dollars go further and get greater “bang for our buck.”

Regional sports tournaments could be one piece of the economic feasibility. "

SCORE complex already has a field house

Seems like a ridiculous thing to spend property taxes on when property taxes are already high for residents and we have plenty of other recreational options in Ames. It adds no value to the city, makes it more expensive to live here, and is a waste of money. Feels like development for the sake of development. The Healthy Life Center was not approved, why should this?

Seriously? Our property taxes are already increasing like crazy.

Should look at securing private funds to minimize bond issue amount to citizens. Fees for non-citizens should be more.

So your plan is to raise property taxes on residents while harming private business owners' ability to operate their businesses?

So, would this replace the facilities at Ames City Hall/Gym? I used to go to Zumba there, but it was too crowded. Good location, though. It would be nice to have a good place to walk inside.

Stop raising my property taxes! Damn it! I almost can't afford my house as it is due to all of your bonds and increases over the last e several years! STOP!!! Give us a fucking break! I'm going to be forced to live outside of Ames soon if this madness continues.

STOP SPENDING MONEY WE DON'T HAVE!!!! AND STOP THINKING RAISING TAXES IS THE ANSWER!!!"

STOP taxing me for facilities and services I do not want, do not need and will not use. I'm tired of paying for entertainment for other people. NO new athletic facilities!!!

Strongly oppose at this time. Economy not strong enough right now to support.

Strongly support this idea, mainly for an indoor turf area for Ames kids who are actively involved in Soccer. Soccer is played by so many young kids and not having an indoor area for Winter training/tournaments is a huge disadvantage for our community.

Support depends on the type of facilities and tax increase

Taxes in Ames are high enough. It's absolutely ridiculous to find more reasons to raise taxes. The city should be looking for ways to save money, and stop increasing taxes.

Thank you for taking feedback! I know your jobs are hard! But so is being a mom ;-)"

Thank you for your time and consideration of these comments. "

Thanks

The ability to rent a court/turf at a reasonable price for private parties would be a huge bonus. Currently we drive to Nevada for this purpose, but would love to be able to stay in Ames

The city doesn’t need to spend tax dollars replicating existing gym facilities. A tournament space would be preferable to yet another gym - but the city isn’t my first choice to administer this sort of facility either.

The city has been jacking up taxes every year and the electric/ water bill has also been skyrocketing every month even without using more than the previous years.

The city has built too many expensive projects. The burden on taxpayers is onerous.

The City is looking at a significant debt burden for the next several years due to the new power plant and recycling center. This facility would mostly replicate facilities that already exist in Ames. It doesn't make much sense to take in significant debt to pay for things that are already available.

The city of Ames could create pickle ball courts in the mall. there is lots of space. it would be fairly inexpensive

The City of Ames struggles to find lifeguards at current pay levels. I don't imagine staffing an overblown playroom would be any different.

The community center is so outdated that I think Ames strongly needs a facility like this.

The community rec workout area downtown is so outdated. The room for aerobics has columns in inconvenient places and the flooring is old and dirty. The audio equipment needs to be updated desperately.

The cost of using the current facilities including the aquatic centers (indoor and outdoor) and the parks and rec offerings are too expensive. It should be more like a YMCA where you pay for your membership and go as often as you want to anything you want.

The current rec center is outdated and not nice. It would be great to have a facility in town that people can use and be proud to be members of

The facility should also provide child care

The fact that Ames is the size that it is and given the current demand for rec space, it's unreal that we don't have a building that so many smaller towns have access to. Being able to host tournaments for basketball or volleyball, providing space for Ames Soccer to rent for indoor soccer league in the winter, etc. Instead, we are sending people elsewhere in the state - putting our money in other communities.

The government should not compete with private businesses already providing this service in the city. It is unacceptable to unfairly wield tax money to close competition. The tax burden is already significant. The city of Ames is incompetent and not well run so this would likely be a budget disaster.

The last 3 rec facilities were bombs! No one uses the obstacle course at Carr (too intense), the Schainker Plaza draws homeless for showers (frighten parents of young children - consider relocating showers), the indoor pool isn't comfortable for families (you have to sit on the floor to be near your child, can't watch the swim lessons from seating locations, can't see children if there are two taking lessons at the same time, bottlenecks at the entry/exit, walkways too narrow for families and Emergency Responders). I've supported every bond issue for rec. I will not support another until

the City addresses the issues with the three noted above. No point in throwing away good money for facilities that do not support families.

The last facility like this became overrun by Ames soccer club, Club volleyball ball, and Triple T. This new facility needs to be community first and clubs second. They should have to pay extra to “close” the facility for their use when the community can’t us it.

The Leid Center at ISU is hugely unused in the summer. It would be economically sound to adapt a city usage plan.

The Nevada Field House is an amazing facility. If Nevada can afford something like this, why can’t Ames? It looks like they have sponsorships with Fareway and Burke that have helped with financing. I think it would be smart for Ames to reach out and look for donations from local businesses to make it more affordable for residents. I don’t think we need anything huge for the whole community, the one in Nevada should suffice. It should be affordable for families.

The new aquatic center used (raised?) our taxes and yet is priced out of a lot of people using it. That’s ridiculous. I worry you’ll do the same thing here and the board is really on developing for the wealthy of Ames.

The new pool feels like it tried to do too many things and none of them seem phenomenal - the tiny track, the slide that ends.... not in water?! I hope Ames does this project Right.

The pool that you spent so much money on is barely used. I'd use it but the weird/limited hours don't allow me to. So I'm not a fan of giving more money, or having high admission/membership fees for a facility I can't use. Don't make things so small or niche that not everyone can use it. The new pool should have lap swim access all-day/all-year. The biggest reason it doesn't is it's not big enough. So instead I spent my money elsewhere doing an activity I don't like at home, which gets lonely.

The presentation of this survey feels like it's a done deal and the City is simply asking what we want in it. I wish the City would slow down a bit and focus on quality, not quantity.

There are alternatives available to get the things offered as suggestions. For instance, Nevada did a great job designing their newish facility. If I lived closer to Nevada, I would definitely get a membership. But I think consideration should be given to what no for-profit place offers. We belong to 3Cs (annual family membership) in Huxley and that mostly satisfies except when we just want some turf for some agility workouts. We have paid the drop in fee for the Hangar Athlete Factory before (turf, batting cages, weights, agility, basketball, and some baseball workout space for like infield practice or pop flies). We have options for dropping in to do some batting practice for our son at 3Ts or where

any of us can swim a lap or two when the urge strikes us. But our daughter plays softball and we choose not to pursue the club route with her. We could pay a lot extra to get an extra person privilege at 3Ts. But there were a lit of times before one kid was a 3Ts member that we wanted to go get some practice in but had no place to do it. I am currently feeling like options are limited for tennis indoor practice as well. And with the explosive growth in wrestling, maybe we need other options that are places other than the schools.

There are not enough pickleball courts in Ames, especially outdoor. College students take over Emma McCarthy Lee on evenings and weekends so Ames tax payers don't have an opportunity.

There are plenty of exercise facilities in Ames at this time. I am absolutely not interested, as a taxpayer, in the burden of having the city attempt to duplicate what is already available. There is no need for this. For a modest fee I have all the gym facilities available already and the city has no place trying to compete with private enterprise.

There are plenty of ice facilities that have fitness centers located between sheets of ice, or adjacent to them. A 2nd sheet of ice could always be drained for the summer (but then yes, you'd have to actually take care of the facility)."

There are several other buildings in the city that could use replacement/renovation/updating, like the police department.

There is no roller skating rink in ames.

They just built one that's really impressive and they have the same population as Ames. Ames should model ours after that one."

This city has very limited facilities of This type. We are very undeserved as a community for this type of facility.

This city keeps raising property taxes thinking everyone can afford it. The cost of basic living is high enough then you keep coming up with more things to add on top of it all. Have any of you even budgeted before?

This community needs facilities to promote tournament venues for basketball, baseball, etc. This facility needs to be built right the first time. Location near all the hotels, near Hunziker fields and restaurants Build big it plan to expand with extra land.

This could be an incredible opportunity to create a safe "third space" and give people a space to mingle and improve themselves. I can imagine people between the ages of 30 and 60 benefitting the most from this, with families and K-12 people ranking close behind. It may be obvious, but it's also very important to balance sustainable practice

and affordability. Maybe there are other places with similar demographics that you could study their success (or lack thereof) and fins valuable tidbits. I have very fond memories of going to the rec center with my grandparents in their city (Loveland,CO) before I moved to Iowa, but I wouldn't have had that opportunity if they hadn't been able to afford the membership. I know a lot of people worry about property tax as well. Perhaps if this ends up being a dividing point, you could present alternative ways to fund the construction. Maybe the expense could be spread across multiple categories so that none of them get strained?

This facility needs to be able to host tournaments so it can help pay for itself and reduce the burden on tax payers. Many other communities our size and smaller have figured this out. Unfortunately, Ames is not one for growth because it listens to very small outspoken minority. This facility needs to be available to Ames employees at a reduced cost.

This feels sudden.

This is a good idea. Worth considering what overlap it might have with existing facilities. Overlap could be good if it is located on the west side of town, but if it is centrally located it would potentially have overlap with both city hall and the new indoor aquatic center. West Ames could use more opportunities.

This is a no-brainer that Ames should definitely have.

This is greatly needed in our area. Nevada, Waukee, Grimes, Ankeny, Norwalk, Carroll, Polk City and more have developed indoor and outdoor complexes. We leave Ames every single weekend to go play tournaments out of town because Ames can't support tournaments. Our kids deserve places to be active, practice with their teams in their own town, and play tournaments in town. Sports Iowa was the only option in the past and it was tiny and terrible. It was embarassing. If Ames wants to grow and attract young families, this is a must. Absolutely a must.

This is long overdue. There are no recreation areas for kids and this is desperately needed.

This is much needed in our city and will help generate income for Ames businesses. There should also be a partnership with the university and athletics. If Cytown has any chance of surviving outside of cyclone football and basketball, we need to attract more people to Ames with this new facility as well as existing ISU recreation spaces.

This is too expensive and Ames already has enough recreation facilities. We should be focused on finishing projects that are already started or improving things that already exist. There are too many projects in development which have taken way too long to finish and/or are stuck in limbo.

This is very much needed! We experienced so many rain outs and have to leave Ames to practice and find indoor options. This could bring tournaments and outside people to Ames.

This is way overdue for Ames. Other communities, much smaller than Ames, have full-sized rec centers that can accommodate daily citizen use as well as host various sports tournaments.

This must be done to compete with peer communities. We are already behind compared to peer communities.

This needs to happen!

This should be a center for the residents of Ames, not to attract tournaments and block residents usage.

This should be heavily focused on the residents who are paying the property taxes including a discounted rate for those that pay property taxes. Iowa State University students already have athletic facilities and students don't pay property taxes. This should be focused on the residents. The opportunity for guest passes, when you have friends visit would be very helpful.

this should have all been done at the same time Fitch was done and created a 50 to $60 million facility and picked a better location than Ontario Street.

This space should be family friendly and used to help get the entire family out with reasonable pricing

This survey is not designed so individuals can express their opposition to the project

This was voted down a couple years ago, and I hope this gets voted down again. There are already recreation facilities in Ames that don't require higher property taxes, and our property taxes are already high enough. The city needs to focus on fixing current infrastructure like repaving streets as one example. If the city continues to try to find new ways to raise taxes, then I will consider moving somewhere else with lower property taxes. In my opinion our very expensive indoor pool should be free admission for residents since it is my taxes that are paying for the operation of the facility. If Ames can't even afford to pay for a new fire facility without raising taxes, then we have much bigger things to worry about than a new multi-million dollar recreation facility.

This would be a blessing to the City of Ames. Tournaments would support local businesses as well as a place for youth and adults to gather to better skills or participate in activities.

This would be a great addition to our community. Please continue to pursue it. One of my favorite things about Ames is the relentless fight for increased quality of life projects.

Better schools, the library, hospital, and public spaces, even if it takes years to see them through. Keep up the good fight and don't let the jerks keep you down!

This would be a phenomenal feature to have in Ames. It would allow citizens to enjoy great ways to be active and stay healthy. It would also be a great to host tournaments, which in return bring more folks to town.

This would be an asset for Story County. Fee structure could be tiered for city and county residents

This would be great for families to be active together when the weather is cold. I go to Planet Fitness but my kids and husband don't. If we had a good mix of activities that we all could do at the recreation center, we could all be active together.

This would help our community host more tournaments and bring other communities in to use our goods and services. I think it will help our community more and give more opportunities to youth overall!

Three are a lot of improvements to Ames that should be higher priority. Now is not the time to do an optional improvement that will raise property taxes. Taxes keep going up while wages are stagnant behind inflation, making non-essential costs prohibitive.

Too many competing groups who all want what they want with no coordination. Or a decision will already be made with the look of getting “resident ideas”"

UH HARD PASS. I'm not trying to pay 20-30 million for a fancy sports center that people who play tournament and fancy kids sports can use. Where's just a free to use community center NOT centered on kids or sports in Ames? How about we do that first before yet another sports center?? and what about a center for people who are not seniors and who don't have kids? We are constantly left out of these considerations.

Unless this facility's user fees were remarkably lower than existing gyms, I see no need for this facility.

Use the North Grand Mall

Using reputable construction firms and high quality finishes, as well as budgeting for continuous upkeep are important.

Very poor use of money. Fitch Aquatic was something I supported and was excited for. IT was executed so poorly and is managed so poorly that I have never even been. It is exorbitantly expensive and horribly run. I am an avid swimmer and I cannot lap swim due to the way it is managed. Difficult to put into words how much I do not support another venture like this from the city.

W plan

We have been waiting 25 years for this facility, get it done

We already built an indoor pool that has some of these facilities. Mall also has walking available. If something must be built please build something that will quickly pay for itself - so the cost of the facility can be recouped thru fees/hosting tournaments and not thru tax increases. Utilities have already gone up. Recycling fee is added. Many residents have tight budgets, and cannot afford the increase. Thank you.

we already have 2 of them.

We already have all of these facilities/fields in Ames. Most are managed by the City, some are managed by the University, others are managed privately. But there is no shortage of anything mentioned in this survey. City fields managed by schools are under-utilized in the summer months when the weather is nice. The City could make much better use of school properties.

We are in need of another fire station and a new police station for more than this. This city needs revenue growth, not another budget deficit parks and rec center.

We are miles behind large towns in Iowa that have indoor recreation facilities. Our youth sports programs are limited on their options for indoor space.

We desperately need facilities to play basketball in. Our youth is forced to pay extreme amounts simply to play basketball and we lose a lot of passionate players that way.

We do need an indoor space to foster community during the heat of the summer and a cold of the winter. Ideas , such as an art room or a music room should also be considered.

We do NOT need this. We already have year round indoor options and the city could use this type of money for something that is truly NEEDED.

We don’t need this. Plenty of private gyms and university ones are available to use without public funding

We don’t need to rewrite the book-copy and paste ideas that work well for cities all around us! Excited for this. "

We don't need this space for a town our size (30,000'ish, exc. students) and with current facilities in town.

We don't need to create higher taxes at these interest rates for any more public recreational projects! Our tax base and current recreation facilities that run at an annual loss are enough!

We fall behind other communities in athletics being without indoor facilities. If Nevada has one, we should have one. Clubs need access.

we have a walking track a fitch aquatic center and bringing in tournaments is an Iowa State thing, isn't it? And what are the plans for the current city of ames facility? Many of the options you suggest are already there.

We have an enormous number of recreational facilities already in Ames. Why can the City not work with ISU and the many hotels/private sports complexes in town in developing mutual use plans and contracts so that residents can utilize the already existing facilities????

We have inclement weather often so more indoor facilities are needed.

We have needed this for a long time! Excited to use it!

We have talked about taking the drive to Nevada's indoor facility and have friends who go there often during the colder months with their kids. We have done Fitches walking track just to be out of the house. Something larger would be wonderful."

We have the Lied Recreation facility, can’t we just use that?? Makes the most sense!

We lost the Sports Iowa complex west of Ames. I think the big reason for the loss was the lack of revenue outside of winter and nights and weekends. Definitely need to have opportunities to keep the facility busy all year. Ames soccer club probably can keep the turf space busy in the winter on nights and weekends, but what about the summer? Could that turf space be repurposed into badminton courts? Pickle ball? And an indoor track would be awesome, but it needs to be large enough. Perhaps a public-private model similar to TBK in Bettendorf.

We moved to Ames in 2017. This is something we have felt the city of Ames has been lacking since moving here. Families need somewhere to take their children, particularly in the winter months, that has an open gym to shoot hoops, play catch, run around, practice volleyball, etc. that is specifically designated for this type of use. A large open court area that could be a combination of volleyball, soccer, basketball, and batting cages (that can be raised and lowered for use, but kept out of the way for other activity use would be ideal. The hours need to be family friendly and people need to be able to rely on those hours for it to be open. Please do not build something great and then turn it into a place that is booked full with tournaments and people can never just show up on a Sunday afternoon to play catch with their kid. I currently exercise at home, but if there was a location that my 10 & 13 year old could do the above mentioned activities while I worked out, that would be a win for the whole family! Location also matters. Ample Parking is important. Our vote is to keep it simple so the membership fees are reasonable so that families can actually enjoy the facility! Excited for the possibility of this becoming a reality!

We need a better gym for the city of Ames. Ames racquet and fitness is terrible and the only other option for a bigger gym is planet fitness.

We need an indoor turf field to play soccer. And we need weight training and exercise facilities. Do not let the for-profit gyms tank this proposal like they did the Health Life Center.

We NEED more family/residential-oriented businesses in Ames! I'm definitely for this!

We need more spaces to experience movement!

WE need this facility. Ames is falling further and further behind other communities with what they offer residents and families. This can serve both residents and tournaments.

We need this facility. Winters are long and we have no where to inside with our kids. We play soccer year around and we have no where to go inside.

We need to think BIG here and drive economic development opportunities that serve a dual purpose-the citizens AND out of town investment. It can be done and should be done. We are behind the ball on this.

West Des Moines is building a 3rd sheet of ice, while Ames / ISU can't agree to fix the heat of the current single sheet, much less expand it to the 2nd sheet it was designed for. The Mite hockey Meltdown alone attracted 40 teams and with a 2nd sheet we could host many more, but that will lose out to WDM and any and every other community willing to build for the future.

What a wonderful idea! I would recommend a space for kids birthday parties as well. It is a HUGE need in our community.

Whether or not this facility is useful to me depends entirely on whether they decide to make it accessible to folks who don't intend to disable themselves permanently via airborne disease. New public facilities must have built in clean air infrastructure and enforce safe behavior from users.

While I can see the appeal of this amenity and have heard the enthusiasm from very active sports families, I am unsure of the cost implications and what other city needs or services might suffer if this was made a priority or if the city could affordably accommodate the very specialized amenities some people want to see. While not perfect, I personally am satisfied with my experience using the current City of Ames recreation facilities.

While I love the idea of a city run indoor rec area, this would be a direct competitor to my business. With commercial leasing, I also have to pay the increasing property taxes, that will directly fund this indoor rec facility. Thus, while our property tax expense goes

up, to support this facility, we are directly funding a facility that would be a direct competitor for us. We would pay higher taxes while receiving less business.

While I support this, we tried this concept with the HLC about 10 years ago. What's changed now, other than it costing more?

Why can't the city renovate some vacant stores or make use of the mall? There is zero need to build when we have so much usable space through town. It could be complementary with planet fitness. Put some pickleball courts in vacant stores. Add a better indoor playground in the center of the mall. There is a store next to petco that has been vacant for years. No need for a new parking lot. Show some creativity and minimize the carbon footprint of this thing. "

Why didnt they plan for this instead of an indoor pool that wasn't as functional? I'm totally against

Why do you feel we need this? Especially now with a terrible economy and families are struggling you want to raise our property taxes AGAIN for this unnecessary crap? Stop! Leave homeowners alone! Let us breathe! Pretty soon I won't be able to afford to live in Ames because of all this bullshit! Just stop!

Why does it only affect homeowners financially? There should be a way to divide that cost to all residents of Ames to divide the financial burden and not put solely on homeowners.

Why does the price tag need to be so high? Nevada built a beautiful facility for less than $10 million. Why not build something like that? Please consider this. Ames has historically tried to pass things that are over-the-top for expense and then they dont pass. Lets get reasonable about what we need and what people will support.

Why doesn't Ames pursue a YMCA??

Why wasn't soccer listed as a sport while batting cages was?

Will there be a new police department building attached because the one the city has is total garbage.

With Iowa state now having woman's wrestling why and the state of Iowa being a wrestling hub, why don't we have anything that draws the best wrestlers from the state and country. This could host tournaments, seminars, camps etc. this could also grow mixed martial arts another one of the fastest growing sports

With some cooperation from Iowa State, Ames School District, City of Ames, and local private facilities this is doable. It takes work, not just tax dollars.

With the closure of Sports Iowa, our community lost access to an important indoor space. For the soccer community in particular, it meant losing the only indoor turf facility in the immediate area. An indoor facility would help retain local athletes who might otherwise seek opportunities elsewhere and could attract new families and talented players to the area.

Would be nice to have locker room facilities available as well. A multi purpose room could be used for yoga, tai chi and CPR training. "

Would depend on fee structure and amenities offered. Ames is behind in its ability to offer indoor recreation space as seen in surrounding communities

Would like a place to walk/ run. Pickleball and basketball would be great too.

Would love to have something like this, but it would have to have a childcare option, or it wouldn’t be a good option for me.

Would love to see indoor archery space included.

Would not support use for tournaments. Residents only.

Would only support if it includes what I want or some of what I want. Would not support if it was primarily and heavily geared toward children, youth, and those younger than 50.

Would want to see expanded kids tumbling options to replace current Ames Park & Rec space in the Admin Building.

Wouldn't want a new TAX supported facility to lead to closure of private business

wrestling for adult women

Yes!!! Make it affordable and accessible for all.

You need the big four:

You will need to be very clever in promoting this idea. The local gyms will push back! They are not affordable for everyone. That’s a huge need in Ames!!!

Your survey starts with the assumption that everyone wants this -- ""Please share your feedback on what you'd like to see in a recreation center"".

ITEM #:	**28**
DATE:	**11-24-26**
DEPT:	**LIB**

COUNCIL ACTION FORM

SUBJECT: FIRST READING OF ORDINANCE SETTING HOURS OF CLOSURE FOR THE LIBRARY GROUNDS

BACKGROUND:

At the City Council meeting on November 10, 2026, Council directed the City Attorney's Office to prepare an ordinance for hours at the Library grounds in accordance with the hours proposed by Library Board of Trustee conveyed in their letter to the Council. The ordinance language drafted is attached for Council consideration.

The drafted ordinance allows for use of the grounds by Library employees and emergency personnel when the Library grounds are closed. It also provides an exception for people returning library materials and people who have received advanced approval by the Library Board of Trustees or the Library Director. The penalties set in the ordinance mirror the penalties that exist in the Parks and Recreation chapter of the Ames Municipal Code.

Chief Huff walked the perimeter of the Library building and grounds with the Library Director and one of the assistant city attorneys. After looking over the perimeter of the property, he believes that officers will be able to enforce the ordinance as written. Given the experience the Police Department has with enforcement of park hours, Chief Huff anticipates voluntary compliance with the Library hours if an individual needs to be approached about leaving the Library grounds. **Enforcement by means of issuing a citation for a municipal infraction or simple misdemeanor would be the last resort.**

ALTERNATIVES:

1. Approve the first reading to establish hours at the Library grounds.

2. Direct staff to modify the ordinance and approve on first reading.

3. Direct staff to modify the ordinance and return for approval at a future meeting.

CITY MANAGER'S RECOMMENDED ACTION:

Establishing closing hours (10:00 p.m. until 8:00 a.m.) for the Library grounds will provide clear expectations for public use outside of regular operating hours. Setting designated closed hours for the property is anticipated to reduce unwanted after-hour activity, littering, and property damage. Therefore, it is the recommendation of the City Manager that the City Council approve Alternative No. 1.

ATTACHMENT(S):
DRAFT Ordinance re closure of library grounds.pdf
APL Property Line - Beacon.docx

ORDINANCE NO.

AN ORDINANCE TO AMEND THE MUNICIPAL CODE OF THE CITY OF AMES, IOWA, BY ENACTING NEW SECTIONS 15.14 AND 15.15 THEREOF, FOR THE PURPOSE OF ESTABLISHING HOURS ON THE LIBRARY GROUNDS, REPEALING ANY AND ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT TO THE EXTENT OF SUCH CONFLICT; PROVIDING A PENALTY; AND ESTABLISHING AN EFFECTIVE DATE.

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

Section One. The Municipal Code of the City of Ames, Iowa shall be and the same is hereby amended by enacting new Sections 15.14 and 15.15 as follows:

"Sec. 15.14. LIBRARY GROUNDS HOURS.
Library Grounds are closed to the public from 10:00 p.m. to 8:00 a.m. Only Library employees or emergency personnel, including fire, police and utility workers, are authorized to be on the library grounds between the hours of 10:00 p.m. until 8:00 a.m., unless:

(a) a person accesses the library grounds for the limited purpose of directly returning materials to the Library through one of the drop boxes and immediately departing thereafter; or
(b) advance approval has been obtained from the Library Board of Trustees or the Library Director.

Under this section, Library Grounds means the land within the legal lot lines of the library property and excluding the public sidewalks and public alleyway.

Sec. 15.15. PENALTIES.

(a) Violation of section 15.14 shall be a municipal infraction punishable by a penalty of $30 for a first violation; $100 for the first repeat violation; and $200 for each and every subsequent repeat violation.

(b) Alternatively, violation of section 15.14 can be charged by a peace officer as a simple misdemeanor punishable by a fine of not more than $500, or by imprisonment for a period not to exceed thirty days."

Section Two. Violation of the provisions of this ordinance shall constitute a municipal infraction or a simple misdemeanor punishable as set out by the ordinance.

Section Three. All ordinances, or parts of ordinances, in conflict herewith

are hereby repealed to the extent of such conflict, if any.

Section Four. 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:

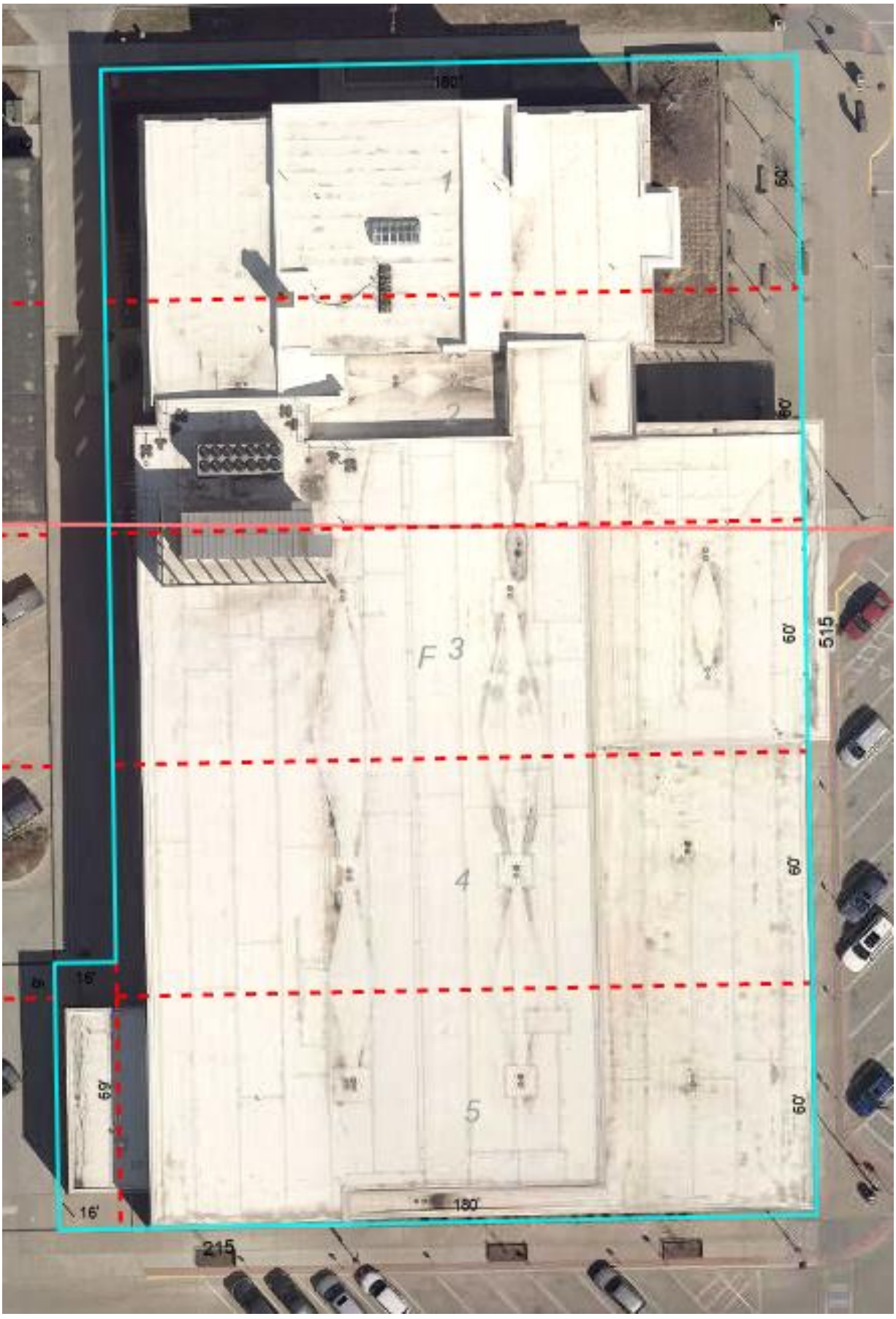
Second Reading:

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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ITEM #:	**29**
DATE:	**11-24-26**
DEPT:	**FIRE**

COUNCIL ACTION FORM

SUBJECT: FIRST READING OF TEXT AMENDMENT TO CHAPTER 21 ALLOWING LARGER SIGNS ON LOTS OVER FOUR ACRES FOR INSTITUTIONAL USES IN RESIDENTIAL ZONES

BACKGROUND:

City Council reviewed a staff report on October 13, 2026, concerning a request to amend the sign code to allow for larger signs for Hope Lutheran. Jason Dietzenbach, representing Hope, submitted the original request to allow for a wall sign of 70 feet, where 16 feet is currently allowed.

On October 13, City Council directed staff to proceed with a Sign Code amendment based upon examples of both ground and wall signage within the City's Convenience General Service (CGS) commercial zoning district. CGS zoning was an example provided by staff as a zoning district that is located adjacent to and within residential zoning districts, much like many church sites.

CITY COUNCIL'S MOTION FROM OCTOBER 13:

Direct staff to draft a text amendment that utilizes the CGS Zoning standards for sites greater than four acres if the signs are not internally illuminated (this includes electronic message signs) and the sign is not above the roof line of the structure or 16 feet above grade, whichever is less.

Staff has prepared a draft ordinance that restructures the allowable signage section to make it clear about how signage allowances are calculated for non-residential, planned districts, and residential signs. No changes to the signage allowances of commercial or planned districts are part of this amendment, only a reordering of the standards.

The current applicable standards are an allowance for 16 square foot signs, either ground or wall. Ground signs limited to 8 feet in height. There are no specific lighting controls about internal or external illumination of the 16 square foot signs.

The new standards clean up ambiguity in the signage standards and create an alternative signage allowance for sites greater than four acres with an institutional use.

The changes include:

1. Maximum of two 16 square foot signs for any site size with an institutional use, applies to ground, wall, or combination thereof. Currently the Code is silent on the number of 16 square foot signs. There is still no illumination standard for the 16 square foot signs.

2. For sites over four acres, either an alternative ground or wall sign

a) a ground sign of up to 32 square feet, maximum of 8 feet in height, and has indirect or halo lit lighting;

-or-

b) a wall sign of up to 70 square feet facing an arterial street, located no higher than 16 feet above ground, and is indirect or halo lit.

3. Roof signs are prohibited in residential zoning districts.

The wall sign allowance applies only to a property facing an arterial street, while the ground sign allowance applies to all properties exceeding four acres. Attached to this report is a Street Functional Classification map depicting the major and minor arterial streets where the 70 square foot allowance would apply.

Staff has drafted the ordinance restricting the additional signage area to one sign, which is consistent with the initial Hope Lutheran request regarding wall signs.

However, at the time City Council directed staff to draft text amendments it was unclear if City Council intended to allow for more than one larger sign per property as would otherwise be allowed within CGS zoning that was referenced in the October 13 report. If City Council intended for additional signage allowances, the draft ordinance would need to be revised before it could be approved.

PUBLIC NOTICE:

No specific public notice was directed by City Council for the proposed text amendment. Staff has reviewed the the proposal with representatives of Hope Lutheran and they indicated the size fit their desires, but that had concern about visibility of the wall sign at a 16-foot height limit due to their site layout when landscaping matures on the site.

ALTERNATIVES:

1. Approve on first reading the amendment to Chapter 21 allowing one alternative larger ground or wall sign on residentially zoned properties over four acres for institutional uses per the attached draft ordinance.

2. Direct staff to modify the text amendment to allow both an alternative ground sign and an alternative wall sign or other changes to text and return to the City Council for first reading at a future meeting.

3. Decline to approve on first reading and direct Hope Lutheran to consider an application for a sign area, dimension, or number variance.

CITY MANAGER'S RECOMMENDED ACTION:

The proposed ordinance creates some additional flexibility for larger sites with institutional uses by granting an alternative sign allowance for either a ground sign or a wall sign. To mitigate the additional size, the new standards also limit the height of the signs, placement, and require indirect lighting sources. Therefore, it is the recommendation of the City Manager that the City Council approve Alternative No. 1, as described above.

ATTACHMENT(S):
J._Dietzenbach_-_Text_Amendment_for_sign_at_Lutheran_Church_of_Hope.pdf
Ordinance for Text Amendment for Signage in Residential Zones.pdf
Street functional classification map.pdf

August 28, 2026

Mayor Haila and City Council
City of Ames
PO Box 811
515 Clark Avenue
Ames, IA 50010
MayorCouncil@cityofames.org

RE: Lutheran Church of Hope – Building Signage

Dear mayor and city council,

I am writing to request a text amendment to the Municipal Sign Code (Sec. 21.121) regarding allowable signage for religious institutions located in residential zones. This request is promoted by the construction of the new Lutheran Church of Hope facility at 5119 Lincoln Way.

Currently, Sec. 21.121 limits religious institutional signage in residential districts to a maximum of 16 square feet. While this threshold may suit smaller, neighborhood-scale religious institutions, it does not seem appropriate for larger properties fronting major commercial corridors.

Several unique site conditions support an amendment to allow proportionally scaled signage for this location:

- **Building Scale:** A major 27,500 square foot facility.
- **Property Size:** A 22.22-acre parcel with extensive frontage along Lincoln Way.
- **Traffic Speeds:** Lincoln Way carries traffic moving at 50 MPH, requiring larger visual elements for safe readability and visibility.
- **Building Setback:** The primary structure sits 220 feet back from the roadway, drastically reducing the legibility of a standard 16 sq. ft. sign.

I request to have staff amend the code to allow for a larger amount of signage for this condition.

For reference, this rending reflects a 5' x 13'-4" building signage (66.65 SF).



Respectfully,

Jason Dietzenbach, AIA
Architect/Partner
Avec Design

ORDINANCE NO. ___

AN ORDINANCE TO AMEND THE MUNICIPAL CODE OF THE CITY OF AMES, IOWA, BY AMENDING CHAPTER 21 BY ENACTING NEW SECTIONS 21.121, 21.123 AND 21.124 FOR THE PURPOSE OF CHANGING SIGN REGULATIONS FOR CERTAIN ZONING DISTRICTS, 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 repealing Sections 21.121, 21.123, and 21.124 and enacting new Sections 21.121, 21.123, and 21.124 as follows:

"**Sec. 21.121. ON PREMISES SIGNAGE.**

(1) Non-Residential Zoning Districts. For all signs subject to the sign regulations, in agricultural, commercial and industrial zoning districts in the City of Ames except in the S-HM District, there may be three (3) square feet of signage for each foot of street frontage. Where any side of a building abuts on an alley, only painted on wall signs shall be permitted on the side abutting the alley. Such sign shall be calculated as part of total permissible signage. See also sign regulations within Chapter 29 Zoning Ordinance.

(2) Planned Zoning Districts. Signs in the Planned Zoning districts are as permitted on the approved site plan. If no signs are identified, the basic standards apply.

(3) Residential Zoning Districts. For all signs subject to the sign regulations in residential zoning districts in the City of Ames, only the following signs are permitted:

(a) Real estate signs not exceeding six (6) square feet in area, which advertise the sale, rental, or lease of the premises upon which said signs are located only.

(b) Signs. Signs, including bulletin boards, which are not over sixteen (16) square feet in area for public, educational, charitable, fraternal or religious institutions, or privately-owned parks, when such signs are located on the premises of such institution. Each parcel is limited to a maximum of two signs.

Lots over four acres may have either alternative ground or alternative wall signage as follows:

(i) Alternative Ground Sign. An alternative ground sign on lots over four acres may be up to eight feet in height and be a maximum of 32 square feet in size. Ground signs cannot be internally illuminated. Any lighting must be either downlighting or "halo" lit back lighting directed against a sign face. Only one ground sign is allowed per parcel.

(ii) Alternative Wall Sign. An alternative wall sign facing an arterial street may be a maximum of 70 square feet. The wall sign may not be placed above the roof line of the building. The top edge of the sign cannot

exceed 16 feet above grade (measured from the average grade adjacent to the façade). Wall signs may not be internally illuminated. Any lighting must be either downlighting or “halo” lit back lighting directed against a wall. Only one alternative wall sign is allowed per parcel.

(c) Signs denoting only the name and profession/business of an occupant in a commercial building, public institutional building, or dwelling house and not exceeding two (2) square feet in area.

(d) Single sign denoting the architect, engineer or contractor when placed upon work under construction and not exceeding thirty-two (32) square feet in area.

(e) Memorial signs or tablets, names of buildings, and date of erection when cut into any masonry surface or when constructed of bronze or other noncombustible materials.

(f) Publicly owned street name signs, traffic control signs, legal notices, railroad crossing signs, danger and temporary warning or emergency signs; and emblems, names, logos, and symbols on motor vehicles and equipment being used for purposes other than the display of signs or advertising devices.

(g) Public service signs which give only directions in and out or signs which provide only information about directing people to ancillary facilities such as parking, entrance, etc.

(h) Temporary or portable sign.

(i) Subdivision Development Signs. One subdivision development sign may be permitted per preliminary plat or Conceptual Development Plan for subdivisions of 2 acres or more in area. This sign shall not exceed 96 sq. ft. in area and 12 ft. in height. It shall be located in the subdivision it identifies and no closer than 25 ft. from any property line, no closer than 100 ft. from any pre-existing residence and only on lots abutting collector or arterial streets. The sign shall be the sole use of the property on which it is located. The sign shall identify the name of the subdivision exactly as it is set out on the preliminary plat or conceptual development plan approved by the City and may include the names of the subdivision developers, a map of the area covered by the subdivision and a description of amenities in it. The sign shall not be installed until utility construction has begun in the subdivision and the sign shall be removed once building permits have been issued for 50% of the lots in the subdivision.

(j) Residential Subdivision Entrance Signs. The regulations described in this section apply to subdivision entrance signs in residential subdivisions. The location, number, size, height, materials, maintenance, and message regulations for subdivision identification signs are as follows:

(i) Signs located on private property shall be no closer to the traveled part of a street than the right-of-way line. Signs shall not be allowed in the street visibility triangle, as such is described by Section 29.408(5).

(ii) It shall be unlawful to erect a subdivision entrance sign on public property, and the Council shall grant no encroachment permits for such signs.

(iii) Subdivision entrance signs shall not be permitted off-premise.

(iv) Two signs shall be permitted at each subdivision entrance. Double-faced signs shall be counted as two signs.

(v) The size of the message area (subdivision name and address) of the sign shall not exceed 20 square feet. The size of the sign structure in comparison to the size of the message area shall not exceed a ratio of 7 to 1, unless approved as part of a Planned Unit Development.

(vi) Signs shall not exceed six (6) feet in height.

(vii) Materials used in the construction of subdivision entrance signs shall be low maintenance materials and may include: metal, wood, brick, stone, and concrete.

(viii) Maintenance of signs, illumination devices, and landscaping shall be the responsibility of the property owner. Signs which, by reason of deterioration, may become unsafe or unsightly shall be repaired or removed by the property owner upon written notice of the City. Signs which by reason of deterioration become unsafe or unsightly may be removed by the City upon written notice of the City.

(ix) The message on a subdivision entrance sign shall include only the name and address of the subdivision.

(x) Signs may be illuminated internally or by reflected light subject to the following:

(A) The light source shall not be directly visible and shall be arranged to reflect away from adjoining premises;

(B) The light source shall not be placed so to cause confusion or hazard to traffic, or to conflict with traffic control signs of lights;

(C) No illumination involving movement, by reason of the lighting arrangement, the lighting source, or other devices shall be permitted. This includes blinking, flashing rotating, and message changing; and

(D) The Property Owner's Association shall be responsible for the costs associated with providing electricity to the light source.

(k) Landscaping shall be incorporated at the base of each subdivision entrance sign which enhances the site and the surrounding area. Plant materials shall not obstruct the visibility of moving vehicles or interfere with the maintenance of adjacent public property. Approval of a landscape plan for each residential subdivision entrance sign by the Director of Planning and Housing is required.

***

Sec. 21.123. WALL SIGNS.

Wall signs subject to the sign regulations shall meet the following location requirements:

(1) Limitation on placement. No wall sign shall cover wholly or partially any wall opening or project beyond the ends or tops of the wall to which it is attached.

(2) Projection over public property. No wall sign shall be erected on public right of way without approval of the City Council.

(3) Size Regulations. The size regulations of Section 21.121(1) notwithstanding, there shall be allowed, with respect to each building, subject to applicable zoning regulations, one permanent wall sign that is not larger than sixty-four (64) square feet, or

which does not occupy more than ten percent (10%) of the area of the wall to which it is affixed, whichever is smaller, for each of the building's sides that parallel a public street, if the wall sign is not internally lighted.

Sec. 21.124. ROOF SIGN.

(1) Materials. The uprights, supports, and braces thereof shall be constructed of materials as set forth in the uniform building code adopted by the City of Ames.

(2) Location.

(a) Height limitations. No roof sign shall have its highest point extend more than twenty (20) feet above the roof level.

(b) Setback from roof edge. No roof sign shall be erected or maintained with a face thereof nearer than five (5) feet to the outside wall toward the sign faces.

(c) Prohibited obstructions. No roof sign shall be placed on the roof of any building or structure in such manner as to prevent free passage from one part of said roof to another part thereof, or interfere with openings on said roof.

(3) Bracing, anchorage and supports. Every roof sign shall be thoroughly secured to the building by iron or other metal anchors, bolts, supports, rods, or braces. The sign supports shall be anchored into the basic building structure, roof joists, or roof girders. The bearing points of such sign may bear on masonry walls or intermediate steel columns in the building or shall be supported or anchored to the structural members of the building.

(4) Off premises. Off premises roof signs shall not be permitted.

(5) Residential Zones. Roof signs are prohibited in residential zones."

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:

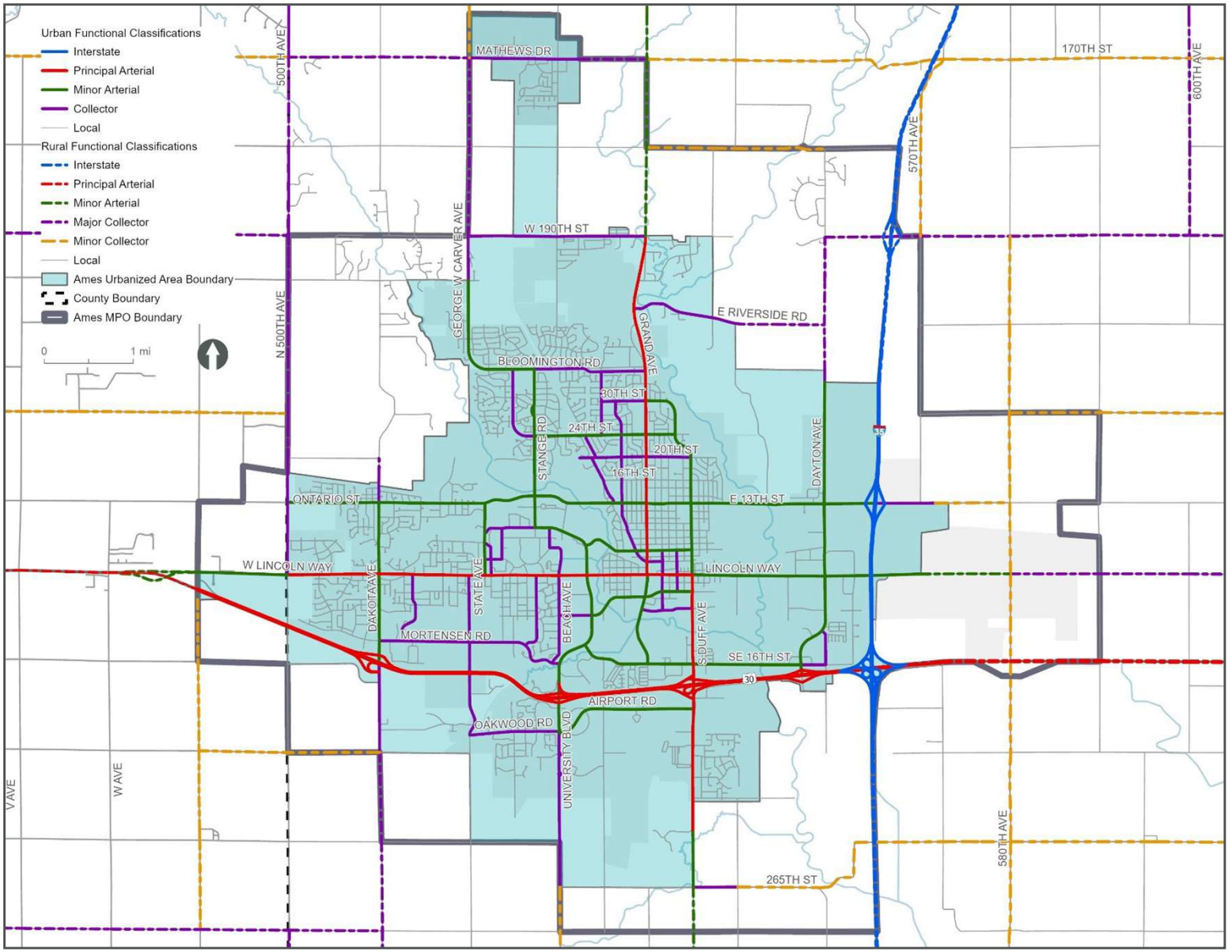
Third Reading:

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

Figure 10: The AAMPO's Functionally Classified Streets and Roads



ITEM #:	**30**
DATE:	**11-24-26**
DEPT:	**P&H**

COUNCIL ACTION FORM

SUBJECT: TAX INCREMENT FINANCE DISTRICTS ORDINANCE FOR NORTH DAYTON INDUSTRIAL PARK URA

BACKGROUND:

City Council has approved an Urban Renewal Plan for the North Dayton Industrial Park. The Plan includes the use of Tax Increment Financing (TIF) for developer rebates and future public improvements.

Currently, the entire URA is one TIF District and the City has collected TIF from this district to reimburse the developer for the initial development of the subdivision.

The proposed TIF Districts include the original TIF District for the lots with existing development and creates three new TIF districts related to the vacant large lots that remain within the subdivision. There is no change to TIF collection and reimbursement terms of the development agreement for the subdivision.

Creating additional TIF Districts will assist in the management of new construction valuation for the benefit of the General Fund and extend the life of the the three new TIF Districts to 23 years.

ALTERNATIVES:

1. Approve the TIF ordinance on first reading.

2. Direct staff to modify the TIF ordinance before approving on first reading.

CITY MANAGER'S RECOMMENDED ACTION:

The proposed TIF districts are consistent with the approved Urban Renewal Plan and the City's economic development strategy to maximize the benefit of accounting for new construction valuation to the benefit of the General Fund. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative 1.

ATTACHMENT(S):
North Dayton Urban Renewal Area TIF Ordinance.pdf
New TIF Districts Map.pdf

ORDINANCE NO. _____

AN ORDINANCE PROVIDING THAT GENERAL PROPERTY TAXES LEVIED AND COLLECTED EACH YEAR ON PROPERTY LOCATED WITHIN THE NORTH DAYTON INDUSTRIAL SUBDIVISION URBAN RENEWAL AREA, IN CITY OF AMES, COUNTY OF STORY, STATE OF IOWA, BY AND FOR THE BENEFIT OF THE STATE OF IOWA, CITY OF AMES, COUNTY OF STORY, AMES COMMUNITY SCHOOL DISTRICT, AND OTHER TAXING DISTRICTS, BE PAID TO A SPECIAL FUND FOR PAYMENT OF PRINCIPAL AND INTEREST ON LOANS, MONIES ADVANCED TO AND INDEBTEDNESS, INCLUDING BONDS ISSUED OR TO BE ISSUED, INCURRED BY THE CITY IN CONNECTION WITH THE NORTH DAYTON INDUSTRIAL SUBDIVISION URBAN RENEWAL AREA (THE NORTH DAYTON INDUSTRIAL SUBDIVISION URBAN RENEWAL PLAN)

WHEREAS, the City Council of the City of Ames, State of Iowa, after public notice and hearing as prescribed by law and pursuant to Resolution No. 26-712 passed and approved on the 10th day of November, 2026, adopted an Amended Urban Renewal Plan (the "Urban Renewal Plan") for an urban renewal area known as the North Dayton Industrial Subdivision Urban Renewal Area (the "Urban Renewal Area"), which Urban Renewal Area includes the lots and parcels located within the area legally described as follows, which shall be the City's Fifty-Fourth (54th), Fifty-Fifth (55th), and Fifty-Sixth (56th) Tax Increment Financing Districts [TIF], enacting Sec. 24.25 of the City of Ames Municipal Code.

North Dakota Tax Increment Financing Districts Fifty-Four (54) through Fifty-Six (56)

(a) Fifty-Fourth (54th) Tax Increment Financing District

Lot One (1), North Dayton Industrial Subdivision Second Addition, Ames, Story County, Iowa. [Parcel No. 05-36-240-035].

and

Lot Four (4), North Dayton Industrial Subdivision First Addition, Ames, Story County, Iowa. [Parcel No. 05-36-240-030].

(b) Fifty-Fifth (55th) Tax Increment Financing District

Lot Nine (9), North Dayton Industrial Subdivision First Addition, Ames, Story County, Iowa. [Parcel No. 05-36-250-030].

(c) Fifty-Sixth (56th) Tax Increment Financing District

Lot Two (2), North Dayton Industrial Subdivision Second Addition, Ames, Story County, Iowa. [Parcel No. 05-36-240-045].

WHEREAS, expenditures and indebtedness are anticipated to be incurred by the City of Ames, State of Iowa, in the future to finance urban renewal project activities carried out in furtherance of the objectives of the Urban Renewal Plan; and

WHEREAS, the City Council of the City of Ames, State of Iowa, desires to provide for the division of revenue from taxation in the Urban Renewal Area, as above described, in accordance with the provisions of Section 403.19, Code of Iowa, as amended.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AMES, STATE OF IOWA:

Section One. That the taxes levied on the taxable property in the Urban Renewal Area legally described above, by and for the benefit of the State of Iowa, City of Ames, County of Story, Gilbert Community School District, and all other taxing districts from and after the effective date of this Ordinance shall be divided as hereinafter in this Ordinance provided.

Section Two. That portion of the taxes which would be produced by the rate at which the tax is levied each year by or for each of the taxing districts upon the total sum of the assessed value of the taxable property in the Urban Renewal Area, as shown on the assessment roll as of January 1 of the calendar year preceding the first calendar year in which the City of Ames, State of Iowa, certifies to the Auditor of Story County, Iowa the amount of loans, advances, indebtedness, or bonds payable from the division of property tax revenue described herein, shall be allocated to and when collected be paid into the fund for the respective taxing district as taxes by or for the taxing district into which all other property taxes are paid.

Section Three. That portion of the taxes each year in excess of the base period taxes determined as provided in Section 2 of this Ordinance shall be allocated to and when collected be paid into a special tax increment fund of the City of Ames, State of Iowa, hereby established, to pay the principal of and interest on loans, monies advanced to, indebtedness, whether funded, refunded, assumed or otherwise, including bonds or obligations issued under the authority of Section 403.9 or 403.12, Code of Iowa, as amended, incurred by the City of

Ames, State of Iowa, to finance or refinance, in whole or in part, urban renewal projects undertaken within the Urban Renewal Area pursuant to the Urban Renewal Plan, except that (i) taxes for the regular and voter-approved physical plant and equipment levy of a school district imposed pursuant to Section 298.2, Code of Iowa, and taxes for the instructional support program of a school district imposed pursuant to Section 257.19, Code of Iowa, (but in each case only to the extent required under Section 403.19(2), Code of Iowa); (ii) taxes for the payment of bonds and interest of each taxing district; taxes imposed under Section 346.27(22), Code of Iowa, related to joint county-city buildings; taxes for emergency medical services imposed pursuant to chapter 357F, 357G, or 422D; and any other exceptions under Section 403.19, Code of Iowa, shall be collected against all taxable property within the Urban Renewal Area without any limitation as hereinabove provided.

Section Four. Unless or until the total assessed valuation of the taxable property in the Urban Renewal Area exceeds the total assessed value of the taxable property in the Urban Renewal Area as shown by the assessment roll referred to in Section 2 of this Ordinance, all of the taxes levied and collected upon the taxable property in the Urban Renewal Area shall be paid into the funds for the respective taxing districts as taxes by or for the taxing districts in the same manner as all other property taxes.

Section Five. At such time as the loans, advances, indebtedness, bonds and interest thereon of the City of Ames, State of Iowa, referred to in Section 3 hereof have been paid, all monies thereafter received from taxes upon the taxable property in the Urban Renewal Area shall be paid into the funds for the respective taxing districts in the same manner as taxes on all other property.

Section Six. All ordinances or parts of ordinances in conflict with the provisions of this Ordinance are hereby repealed. The provisions of this Ordinance are intended and shall be construed so as to fully implement the provisions of Section 403.19, Code of Iowa, as amended, with respect to the division of taxes from property within the Urban Renewal Area as described above. In the event that any provision of this Ordinance shall be determined to be contrary to law, it shall not affect other provisions or application of this Ordinance which shall at all times be construed to fully invoke the provisions of Section 403.19, Code of Iowa, with reference to the Urban Renewal Area and the territory contained therein.

Section Seven. This Ordinance shall be in effect after its final passage, approval and publication as provided by law.

Section Eight. All ordinances, or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict, if any. Specifically,

(i) Ordinance 4485, passed January 10, 2023, is hereby repealed to the extent it includes the property now comprising the Fifty-Fourth (54th) Tax Increment Financing District, the property now comprising the Fifty-Fifth (55th) Tax Increment Financing District,

and the property now comprising the Fifty-Sixth (56th) Tax Increment Financing District.

Section Nine. This ordinance shall be in full force and effect from and after its passage and publication as required by law.

Passed this _____ day of _____, 2026.

_____ _____
John A. Haila, Mayor

First Reading: _____

Second Reading: _____

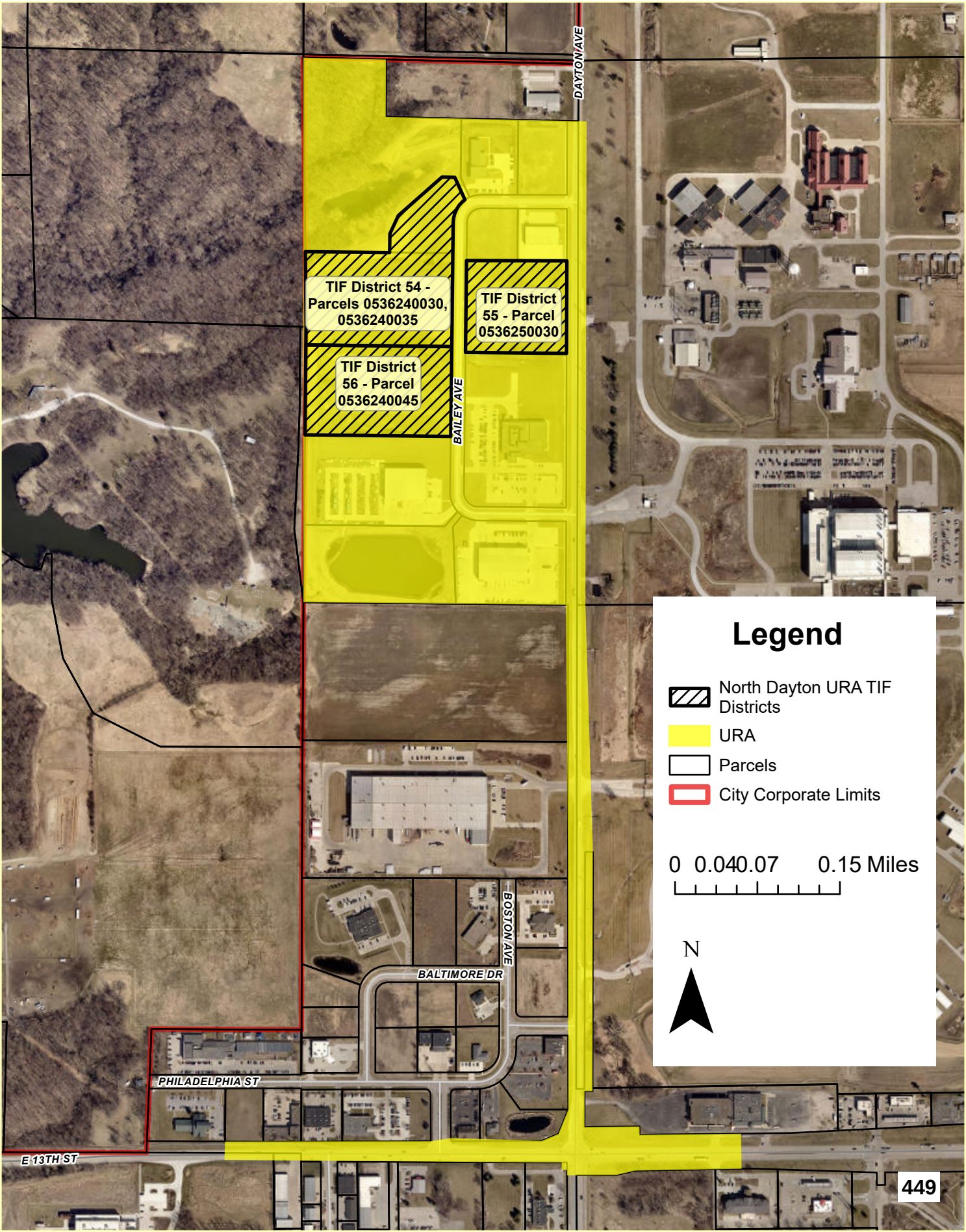
Third Reading: _____

Passed on: _____

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

_____
Renee Hall, City Clerk

NORTH DAYTON URA AND TIF DISTRICTS



ITEM #:	**31**
DATE:	**11-24-26**
DEPT:	**P&H**

COUNCIL ACTION FORM

SUBJECT: TAX INCREMENT FINANCING DISTRICTS ORDINANCE FOR EAST INDUSTRIAL URA

BACKGROUND:

City Council has approved an Urban Renewal Plan for the East Industrial area. The Plan includes the use of Tax Increment Financing (TIF) for developer rebates and future public improvements.

The East Industrial URA is for economic development purposes. Due to the large amount of area in the URA and the unknown configuration of the property for development, 26 TIF Districts are proposed. The Districts correlate to existing property lines, commonly large township and range descriptions reflecting section lines since there few formal subdivisions in this area. Based upon direction from the Auditor's Office, all TIF Districts must follow property lines and cannot divide a an existing property with a TIF District boundary.

Staff believes creating multiple districts provides the greatest flexibility regarding future TIF collection and the phasing of new construction valuation for the benefit of the General Fund.

ALTERNATIVES:

1. Approve the TIF District ordinance on first reading.

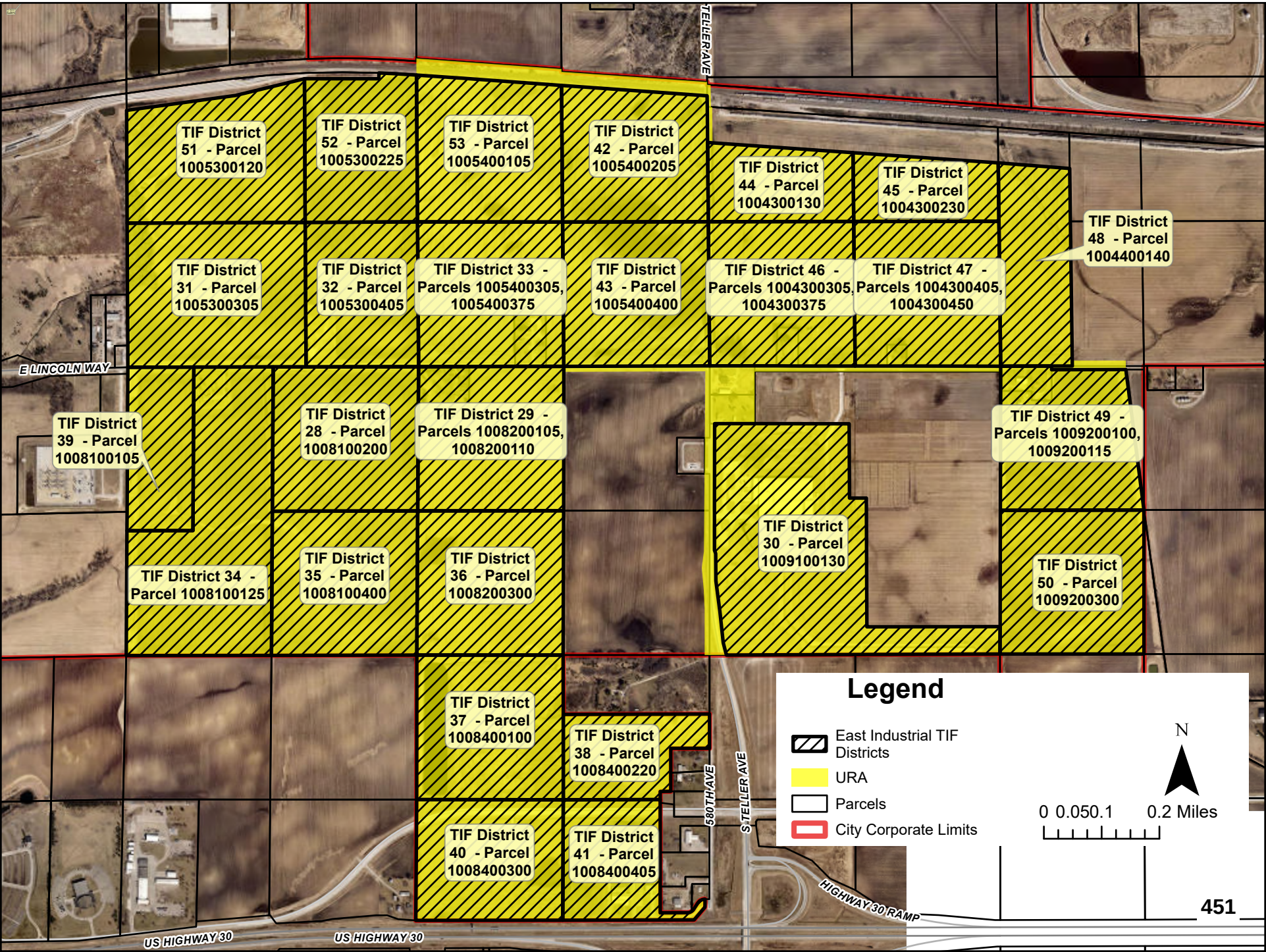
2. Direct staff to modify the TIF ordinance before approving on first reading.

CITY MANAGER'S RECOMMENDED ACTION:

The proposed TIF districts are consistent with the approved Urban Renewal Plan and the City's economic development strategy to maximize the benefit of accounting for new construction valuation to the benefit of the General Fund. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1.

ATTACHMENT(S):
East Industrial URA and TIF Districts Map.pdf
Final East Industrial URA TIF Ord.pdf

EAST INDUSTRIAL URA AND TIF DISTRICTS



ORDINANCE NO. _____

AN ORDINANCE PROVIDING THAT GENERAL PROPERTY TAXES LEVIED AND COLLECTED EACH YEAR ON PROPERTY LOCATED WITHIN THE EAST INDUSTRIAL URBAN RENEWAL AREA, IN CITY OF AMES, COUNTY OF STORY, STATE OF IOWA, BY AND FOR THE BENEFIT OF THE STATE OF IOWA, CITY OF AMES, COUNTY OF STORY, AMES COMMUNITY SCHOOL DISTRICT, AND OTHER TAXING DISTRICTS, BE PAID TO A SPECIAL FUND FOR PAYMENT OF PRINCIPAL AND INTEREST ON LOANS, MONIES ADVANCED TO AND INDEBTEDNESS, INCLUDING BONDS ISSUED OR TO BE ISSUED, INCURRED BY THE CITY IN CONNECTION WITH THE EAST INDUSTRIAL URBAN RENEWAL AREA (THE EAST INDUSTRIAL URBAN RENEWAL PLAN)

WHEREAS, the City Council of the City of Ames, State of Iowa, after public notice and hearing as prescribed by law and pursuant to Resolution No. 26-708 passed and approved on the 10th day of November, 2026, adopted an Amended Urban Renewal Plan (the "Urban Renewal Plan") for an urban renewal area known as the East Industrial Urban Renewal Area (the "Urban Renewal Area"), which Urban Renewal Area includes the lots and parcels located within the area legally described as follows, which shall be the City's Twenty-eighth through Fifty-third Tax Increment Financing Districts [TIF], enacting Sec. 24.24 of the City of Ames Municipal Code.

East Industrial Tax Increment Financing Districts Twenty-Eight (28) through Fifty-three (53)

(a) Twenty-eighth (28th) Tax Increment Financing District

The Northeast Quarter (NE1/4) of the Northwest Quarter (NW1/4) in Section 8, Township 83 North, Range 23 West of the 5th P.M., Ames, Story County, Iowa. [Parcel No. 10-08-100-200].

(b) Twenty-ninth (29th) Tax Increment Financing District

Beginning at the NW Corner of the NE1/4 of Section 8, Township 83 North, Range 23 West of the 5th P.M., Ames, Story County, Iowa, thence East along the North line of said Section 8, 464 feet, thence South 470.9 feet, thence West 461 feet to the West line of said NE1/4, thence North along the West line of said NE1/4 470.9 feet to the point of beginning [Parcel

No. 10-08-200-105], **AND** the Northwest Quarter of the Northeast Quarter, of Section 8, Township 83 North, Range 23 West of the 5th P.M., Ames, Story County, Iowa, except the part thereof beginning at the NW Corner of the NE1/4 of Section 8, Township 83 North, Range 23 West of the 5th P.M., Ames, Story County, Iowa, thence East along the North line of said Section 8, 464 feet, thence South 470.9 feet, thence West 461 feet to the West line of said NE1/4, thence North along the West line of said NE1/4 470.9 feet to the point of beginning. [Parcel No. 10-08-200-110].

(c) Thirtieth (30th) Tax Increment Financing District

Parcel 'F' in the NW1/4, of Section 9, Township 83 North, Range 23 West of the 5th P.M., Ames, Story County, Iowa, as shown on the Plat of Survey filed in the office of the Recorder of Story County, Iowa, on the 2nd day of July 2024, and recorded as Instrument No. 2024-04554. [Parcel No. 10-09-100-130].

(d) Thirty-first (31st) Tax Increment Financing District

The Southwest Quarter of the Southwest Quarter and the West 300 feet of the Southeast Quarter of the Southwest Quarter in Section 5, Township 83 North, Range 23 West of the 5th P.M., Ames, Story County, Iowa. [Parcel No. 10-05-300-305].

(e) Thirty-second (32nd) Tax Increment Financing District

The Southeast Quarter of the Southwest Quarter, except the West 300 feet thereof, in Section 5, Township 83 North, Range 23 West of the 5th P.M., Ames, Story County, Iowa. [Parcel No. 10-05-300-405].

(f) Thirty-third (33rd) Tax Increment Financing District

The Southwest Quarter of the Southeast Quarter, in Section 5, Township 83 North, Range 23 West of the 5th P.M., Ames, Story County, Iowa. [which includes Parcels No. 10-05-400-375 & 10-05-400-305]

(g) Thirty-fourth (34th) Tax Increment Financing District

Parcel 'K' in the West Half (W1/2) of the Northwest Quarter of Section 8, Township 83 North, Range 23 West of the 5th P.M., Ames, Story County, Iowa, as shown on the "Plat of Survey" filed in the office of the Recorder of Story County, Iowa, on the

25th day of November 2025, and recorded as Instrument No. 2025-10004. [Parcel No. 10-08-100-125].

(h) Thirty-fifth (35th) Tax Increment Financing District

The Southeast Quarter of the Northwest Quarter of Section 8, Township 83 North, Range 23 West of the 5th P.M., Ames, Story County, Iowa. [Parcel No. 10-08-100-400].

(i) Thirty-sixth (36th) Tax Increment Financing District

The Southwest Quarter of the Northeast Quarter of Section 8, Township 83 North, Range 23 West of the 5th P.M., Ames, Story County, Iowa. [Parcel No. 10-08-200-300].

(j) Thirty-seventh (37th) Tax Increment Financing District

The Northwest Quarter of the Southeast Quarter of Section 8, Township 83 North, Range 23 West of the 5th P.M., Ames, Story County, Iowa. [Parcel No. 10-08-400-100].

(k) Thirty-eighth (38th) Tax Increment Financing District

Parcel 'F', a part of Parcel 'C' in the Northeast Quarter of the Southeast Quarter of Section 8, Township 83 North, Range 23 West of the 5th P.M., Ames, Story County, Iowa, as shown on the Plat of Survey filed in the office of the Recorder of Story County, Iowa, on the 29th day of January 2018, as Instrument No. 2018-00794 [Parcel No. 10-08-400-220].

(l) Thirty-ninth (39th) Tax Increment Financing District

Parcel 'J' in the West Half (W1/2) of the Northwest Quarter of Section 8, Township 83 North, Range 23 West of the 5th P.M., Ames, Story County, Iowa, as shown on the "Plat of Survey" filed in the office of the Recorder of Story County, Iowa, on the 25th day of November 2025, and recorded as Instrument No. 2025-10004. [Parcel No. 10-08-100-105].

(m) Fortieth (40th) Tax Increment Financing District

The Southwest Quarter of the Southeast Quarter of Section 8, Township 83 North, Range 23 West of the 5th P.M., Ames, Story County, Iowa, lying north of Primary Road No. U.S. 30 and except Row 'B' of the Southwest Quarter of the Southeast Quarter of Section 8, Township 83 North, Range 23 West of the 5th P.M., Story County, Iowa, as shown on the Acquisition Plat

recorded on January 16, 2026, as Instrument No. 2026-00476 [Parcel No. 10-08-400-300].

(n) Forty-first (41st) Tax Increment Financing District

Commencing at the Southeast Corner of Section Eight (8), Township Eighty-three (83) North, Range Twenty-three (23) West of the 5th P.M., Story County, Iowa; thence N0°00'; W along the East line of said Section Eight (8) and along the centerline of a Story County secondary road Three Hundred Forty-three and Nine Tenths (343.9) Feet; thence N90°00'W, Forty (40) Feet to the Intersection of the West right of way line of said Story County secondary road with the Northerly right of way of U.S. Highway #30 and the point of beginning; thence S40°30'W along the Northerly right of way of U.S. Highway #30 One Hundred Fifty-four and Three Tenths (154.3) Feet; thence S89°50'W along the Northerly right of way of U. S. Highway #30 Three Hundred Nine Feet and Eight Tenths (309.8) Feet; thence N0°00' W Sixty-six (66) Feet; thence N89°50'E, Two Hundred Forty-nine and Six Tenths (249.6) feet to the point of curvature of a Sixty-seven (67) Feet radius curve; thence Northeasterly along said Sixty-seven (67) Foot radius curve, concave Northwesterly, Sixty-six and One Tenth (66.1) Feet; thence N33°19'E, Eighty and One Tenth (80.1) Feet to the point of curvature of a Seventy-nine and Thirty-three (79.33) Foot radius curve; thence Northeasterly along said Seventy-nine and Thirty-three Hundredths (79.33) Foot radius curve, concave Southeasterly Seventy-eight and Forty-eight Hundredths (78.48) Feet to the West right of way line of the Story County secondary road; thence S0°00'E along said West right of way line, Seventy-two and One Tenth (72.1) Feet to the point of beginning AND The Southeast Quarter (SE¼) of the Southeast Quarter (SE¼) of Section Eight (8), Township Eighty-three (83) North, Range Twenty-three (23) West of the 5th P.M., Story County, Iowa, that lies North of Primary Road No. U.S. 30 except beginning at the NE Corner of the S½ of the SE¼ of said Sec. 8; thence West 450 Feet; thence South to the North line of Primary Road No. U.S. 30; thence East along said North line to the East line of said Sec. 8; thence North along said East line of said Sec. 8 to point of beginning, except road, Ames, Story County, Iowa [Parcel No. 10-08-400-405].

(o) Forty-second (42nd) Tax Increment Financing District

The Northeast Quarter of the Southeast Quarter lying South of the Chicago & Northwestern Transportation Company Right-of-Way in Section 5, Township 83 North, Range 23 West of the

5TH P.M., Ames, Story County, Iowa [Parcel No. 10-05-400-205].

(p) Forty-third (43rd) Tax Increment Financing District

The Southeast Quarter of the Southeast Quarter of Section 5, Township 83 North, Range 23 West of the 5th P.M., Ames, Story County, Iowa [Parcel No. 10-05-400-400].

(q) Forty-fourth (44th) Tax Increment Financing District

The Northwest Quarter (NW¼) of the Southwest Quarter (SW¼), lying South of the Chicago and Northwestern Railroad Right of Way, Section Four (4), Township Eighty-three (83) North, Range Twenty-three (23) West of the 5th P.M., Story County, Iowa, except that part of Parcel "A" a part of the N½ of the SW¼ and the NW¼ of the SE¼, all in Sec. 4-T83N-R23W of the 5th P.M., Story County, Iowa, as shown on the Plat of Survey recorded on December 17, 2008, as Inst. No. 08-12997, Slide 344, Page 2, that lies within [Parcel No. 10-04-300-130].

(r) Forty-fifth (45th) Tax Increment Financing District

The Northeast Quarter (NE¼) of the Southwest Quarter (SW¼), lying South of the Chicago and Northwestern Railroad Right of Way, Section Four (4), Township Eighty-three (83) North, Range Twenty-three (23) West of the 5th P.M., Story County, Iowa, except that part of Parcel "A" a part of the N½ of the SW¼ and the NW¼ of the SE¼, all in Sec. 4-T83N-R23W of the 5th P.M., Story County, Iowa, as shown on the Plat of Survey recorded on December 17, 2008, as Inst. No. 08-12997, Slide 344, Page 2, that lies within [Parcel No. 10-04-300-230].

(s) Forty-sixth (46th) Tax Increment Financing District

The Southwest Quarter of the Southwest Quarter of Section 4, Township 83 North, Range 23 West of the 5th P.M., Ames, Story County, Iowa [which includes Parcels No. 10-04-300-305 and 10-04-300-375].

(t) Forty-seventh (47th) Tax Increment Financing District

The Southeast Quarter of the Southwest Quarter, of Section 4, Township 83 North, Range 23 West of the 5th P.M., Ames, Story County, Iowa [which includes Parcels No. 10-04-300-405 and 10-04-300-450].

(u) Forty-eighth (48th) Tax Increment Financing District

The West Quarter (W¼) of the Southeast Quarter (SE¼), lying South of the Chicago and Northwestern Railroad Right of Way, Section Four (4), Township Eighty-three (83) North, Range Twenty-three (23) West of the 5th P.M., Story County, Iowa, except that part of Parcel "A" a part of the N½ of the SW¼ and the NW¼ of the SE¼, all in Sec. 4-T83N-R23W of the 5th P.M., Story County, Iowa, as shown on the Plat of Survey recorded on December 17, 2008, as Inst. No. 08-12997, Slide 344, Page 2, that lies within [Parcel No. 10-04-400-140].

(v) Forty-ninth (49th) Tax Increment Financing District

The Northwest Quarter of the Northeast Quarter of Section 9, Township 83 North, Range 23 West of the 5th P.M., Ames, Story County, Iowa, **except** Tract 'A' and Parcel 'H' in the Northwest Quarter of the Northeast Quarter, of Section 9, Township 83 North, Range 23 West of the 5th P.M., Ames, Story County, Iowa, as shown on the Plat of Survey filed with a Clerk's Certificate on November 19, 2024, as Instrument No. 2024-08538 [which includes Parcels No. 10-09-200-100 and 10-09-200-115].

(w) Fiftieth (50th) Tax Increment Financing District

The Southwest Quarter of the Northeast Quarter of Section 9, Township 83 North, Range 23 West of the 5th P.M., Ames, Story County, Iowa [Parcel No. 10-09-200-300].

(x) Fifty-first (51st) Tax Increment Financing District

Parcel "J" a part of the Southwest Quarter (SW¼) and a part of the South Half (S½) of the Northwest Quarter (NW¼), all in Section Five (5), 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 recorded on May 15, 2018, as Inst. No. 18-04082, Slide 604, Page 6 [Parcel No. 10-05-300-120].

(y) Fifty-second (52nd) Tax Increment Financing District

Parcel 'K' a part of the Southwest Quarter and of the South Half of the Northwest Quarter of Section 5, Township 83 North, Range 23 West of the 5th P.M., Ames, Story County, Iowa, as shown on the Plat of Survey recorded on May 15, 2018, as Instrument No. 18-04082 [Parcel No. 10-05-300-225].

(z) Fifty-third (53rd) Tax Increment Financing District

The Northwest Quarter of the Southeast Quarter and the Southwest Quarter of the Northeast Quarter all lying South of the Chicago & Northwestern Transportation Company Right-of-Way in Section 5, Township 83 North, Range 23 West of the 5TH P.M., Ames, Story County, Iowa [Parcel No. 10-05-400-105].

WHEREAS, expenditures and indebtedness are anticipated to be incurred by the City of Ames, State of Iowa, in the future to finance urban renewal project activities carried out in furtherance of the objectives of the Urban Renewal Plan; and

WHEREAS, the City Council of the City of Ames, State of Iowa, desires to provide for the division of revenue from taxation in the Urban Renewal Area, as above described, in accordance with the provisions of Section 403.19, Code of Iowa, as amended.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AMES, STATE OF IOWA:

Section One. That the taxes levied on the taxable property in the Urban Renewal Area legally described above, by and for the benefit of the State of Iowa, City of Ames, County of Story, Ames Community School District, and all other taxing districts from and after the effective date of this Ordinance shall be divided as hereinafter in this Ordinance provided.

Section Two. That portion of the taxes which would be produced by the rate at which the tax is levied each year by or for each of the taxing districts upon the total sum of the assessed value of the taxable property in the Urban Renewal Area, as shown on the assessment roll as of January 1 of the calendar year preceding the first calendar year in which the City of Ames, State of Iowa, certifies to the Auditor of Story County, Iowa the amount of loans, advances, indebtedness, or bonds payable from the division of property tax revenue described herein, shall be allocated to and when collected be paid into the fund for the respective taxing district as taxes by or for the taxing district into which all other property taxes are paid.

Section Three. That portion of the taxes each year in excess of the base period taxes determined as provided in Section 2 of this Ordinance shall be allocated to and when collected be paid into a special tax increment fund of the City of Ames, State of Iowa, hereby established, to pay the principal of and interest on loans, monies advanced to, indebtedness, whether funded, refunded, assumed or otherwise, including bonds or obligations issued under the authority of Section 403.9 or 403.12, Code of Iowa, as amended, incurred by the City of Ames, State of Iowa, to finance or refinance, in whole or in part, urban renewal projects undertaken within the Urban Renewal Area pursuant to the Urban Renewal Plan, except that (i) taxes for the regular and voter-approved physical plant and equipment levy of a school district imposed pursuant to Section 298.2, Code of Iowa, and taxes for the instructional support program of a school district

imposed pursuant to Section 257.19, Code of Iowa, (but in each case only to the extent required under Section 403.19(2), Code of Iowa); (ii) taxes for the payment of bonds and interest of each taxing district; taxes imposed under Section 346.27(22), Code of Iowa, related to joint county-city buildings; taxes for emergency medical services imposed pursuant to chapter 357F, 357G, or 422D; and any other exceptions under Section 403.19, Code of Iowa, shall be collected against all taxable property within the Urban Renewal Area without any limitation as hereinabove provided.

Section Four. Unless or until the total assessed valuation of the taxable property in the Urban Renewal Area exceeds the total assessed value of the taxable property in the Urban Renewal Area as shown by the assessment roll referred to in Section 2 of this Ordinance, all of the taxes levied and collected upon the taxable property in the Urban Renewal Area shall be paid into the funds for the respective taxing districts as taxes by or for the taxing districts in the same manner as all other property taxes.

Section Five. At such time as the loans, advances, indebtedness, bonds and interest thereon of the City of Ames, State of Iowa, referred to in Section 3 hereof have been paid, all monies thereafter received from taxes upon the taxable property in the Urban Renewal Area shall be paid into the funds for the respective taxing districts in the same manner as taxes on all other property.

Section Six. All ordinances or parts of ordinances in conflict with the provisions of this Ordinance are hereby repealed. The provisions of this Ordinance are intended and shall be construed so as to fully implement the provisions of Section 403.19, Code of Iowa, as amended, with respect to the division of taxes from property within the Urban Renewal Area as described above. In the event that any provision of this Ordinance shall be determined to be contrary to law, it shall not affect other provisions or application of this Ordinance which shall at all times be construed to fully invoke the provisions of Section 403.19, Code of Iowa, with reference to the Urban Renewal Area and the territory contained therein.

Section Seven. This Ordinance shall be in effect after its final passage, approval and publication as provided by law.

Section Eight. All ordinances, or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict, if any.

Section Nine. This ordinance shall be in full force and effect from and after its passage and publication as required by law.

Passed this _____ day of _____, 2026.

_____ _____
John A. Haila, Mayor

First Reading: _____

Second Reading: _____

Third Reading: _____

Passed on: _____

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

_____
Renee Hall, City Clerk

ITEM #:	**32**
DATE:	**11-24-26**
DEPT:	**P&H**

COUNCIL ACTION FORM

SUBJECT: TAX INCREMENT FINANCE DISTRICTS ORDINANCE FOR CAMPUSTOWN URA

BACKGROUND:

City Council has approved an Urban Renewal Plan for the Campustown area. The Plan includes the use of Tax Increment Financing (TIF) for developer rebates and future public improvements.

Originally, the URA consisted of one block of Campustown and one TIF District to benefit the Kingland project. The amended Plan covers additional area in Campustown and it is appropriate to add additional TIF districts as result.

The original TIF District is maintained (Ord. # 4164) and 10 additional TIF Districts will be created by this ordinance. Creating additional TIF Districts will assist in the management of new construction valuation for the benefit of the General Fund and extend the life of the the new TIF Districts to 23 years.

ALTERNATIVES:

1. Approve the TIF Ordinance on first reading.

2. Direct staff to modify the TIF ordinance prior to first reading

CITY MANAGER'S RECOMMENDED ACTION:

The proposed TIF districts are consistent with the approved Urban Renewal Plan and the City's economic development strategy to maximize the benefit of accounting for new construction valuation to the benefit of the General Fund. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative 1.

ATTACHMENT(S):
Campustown Urban Renewal Area - TIF Ordinance.pdf
New Campustown URA TIF Districts.pdf

ORDINANCE NO. _____

AN ORDINANCE PROVIDING THAT GENERAL PROPERTY TAXES LEVIED AND COLLECTED EACH YEAR ON PROPERTY LOCATED WITHIN THE CAMPUSTOWN URBAN RENEWAL AREA, IN CITY OF AMES, COUNTY OF STORY, STATE OF IOWA, BY AND FOR THE BENEFIT OF THE STATE OF IOWA, CITY OF AMES, COUNTY OF STORY, AMES COMMUNITY SCHOOL DISTRICT, AND OTHER TAXING DISTRICTS, BE PAID TO A SPECIAL FUND FOR PAYMENT OF PRINCIPAL AND INTEREST ON LOANS, MONIES ADVANCED TO AND INDEBTEDNESS, INCLUDING BONDS ISSUED OR TO BE ISSUED, INCURRED BY THE CITY IN CONNECTION WITH THE CAMPUSTOWN URBAN RENEWAL AREA (THE CAMPUSTOWN URBAN RENEWAL PLAN)

WHEREAS, the City Council of the City of Ames, State of Iowa, after public notice and hearing as prescribed by law and pursuant to Resolution No. 26-713 passed and approved on the 10th day of November, 2026, adopted an Amended Urban Renewal Plan (the "Urban Renewal Plan") for an urban renewal area known as the Campustown Urban Renewal Area (the "Urban Renewal Area"), which Urban Renewal Area includes the lots and parcels located within the area legally described as follows, which shall be the City's Fifty-Seventh, Fifty-Eighth, Fifty-Ninth, Sixtieth, Sixty-First, Sixty-Second, Sixty-Third, Sixty-Fourth, Sixty-Fifth and Sixty-Sixth Tax Increment Financing Districts [TIF], enacting Sec. 24.26 of the City of Ames Municipal Code.

Campustown Tax Increment Financing Districts Fifty-Seven (57) through Sixty-Six

(a) Fifty-Seventh (57th) Tax Increment Financing District

Parcel L in Lots 5, 6, 7, and 8, Block 4, in the Auditor's Replat of Blocks 3, 4, and 5 of Beardshear's Addition and Walter's Subdivision, City of Ames, Story County, Iowa, as shown on the Plat of Survey recorded on March 13, 2017, as Instrument No. 2017-02121 on Slide 561 at page 4. [Parcel No. 09-09-126-075].

(b) Fifty-Eighth (58th) Tax Increment Financing District

Lot 25, except to the North Six (6) Feet of the East 21.05 Feet thereof, in Block Four (4), Auditor's Replat of Beardshear's Addition and Walter's Subdivision of the Northeast Quarter of

the Northwest Quarter (NE¼ NW¼), Section Nine (9), Township Eighty-Three (83) North, Range Twenty-Four (24) West of the 5th P.M; all in the City of Ames, Story County, Iowa. [Parcel No. 09-09-126-310].

(c) Fifty-Ninth (59th) Tax Increment Financing District

The East 52.3 feet of Lot 29 in Block 4 of Auditor's Replat of Blocks 3, 4, and 5 of Beardshear's Addition and Walter's Subdivision, Ames, Story County, Iowa, **except** the South 41 feet and 10.75 inches thereof. [Parcel No. 09-09-126-200].

and

The East 52.3 feet of the North 35 feet 10 ¾ inches of the South 41 feet 10 ¾ inches of Lot 29 in Block 4 of Auditor's Plat of Blocks 3, 4, and 5 of Beardshear's Addition to Ames, Iowa, and Walter's Subdivision of the NE ¼ of the NW ¼ of Section 9, Township 83 North, Range 24 West of the 5th PM, Iowa, excepting therefrom the North ½ of the North Wall of the Store Building known as Number 125 Welch Avenue, Ames, Iowa, the North side of said tract of land coinciding with the center of the wall separating the Store Building known as 125 Welch Avenue, Ames, Iowa from the Store Building known as 123 Welch Avenue, Ames, Iowa; the address of the Premises being 127 Welch Avenue, Ames, Iowa. [Parcel No. 09-09-126-210].

and

Lot 29, except the North 54 feet of the East 52.3 feet thereof, and all of Lots 30 and 31, all in Block 4, Auditor's Replat of Blocks 3, 4, and 5 of Beardshear's Addition and Walter's Subdivision, Ames, Story County, Iowa. [Parcel Nos. 09-09-126-220, 09-09-126-230, & 09-09-126-240].

(d) Sixtieth (60th) Tax Increment Financing District

Parcel "K" located in a part of the Northwest ¼ of the Northeast ¼ of the Northwest ¼ of Section 9, Township 83 North, Range 24 West of the 5th P.M.; and in Hoover's Addition to Ames, Iowa; and in the Auditor's Plat of Blocks 3, 4, and 5 of Beardshear's Addition and Walter's Subdivision of the Northeast ¼ of the Northwest ¼ of Section 9, Township 83 North, Range 24 West of the 5th P.M.; as shown on the Plat of Survey filed in the office of the Story County Recorder on the 16th of July, 2016, as Instrument No. 2016-00006786 on Slide 539 at page 6. [Parcel No. 09-09-125-035].

(e) Sixty-First (61st) Tax Increment Financing District

Lots Seventeen (17), Eighteen (18) and Nineteen (19) in Block Three (3) of Auditor's Replat of Blocks 3, 4, and 5 of Beardshear's Addition and Walter's Subdivision, Ames, Story County, Iowa. [Parcel No. 09-09-128-080].

(f) Sixty-Second (62nd) Tax Increment Financing District

Lots Twenty (20), Twenty-one (21), Twenty-two (22), and Twenty-three (23) in Block Three (3) of Beardshear's Addition to Ames, Iowa in Auditor's Replat of in Blocks Three (3), Four (4), and Five (5) of Beardshear's Addition and Walter's Subdivision of the Northeast Quarter (NE¼) of the Northwest Quarter (NW¼) of Section Nine (9), Township Eighty-three (83) North, Range Twenty-Four (24) West of the 5th P.M. in the City of Ames, Story County, Iowa, formerly described as the East One Hundred (100) feet of Lot One (1), in Block Three (3), Beardshear's Addition to Ames, Iowa. [Parcel No. 09-09-128-090].

(g) Sixty-Third (63rd) Tax Increment Financing District

Lot Twenty-four (24) in Block Three (3) of Auditor's Replat of Blocks Three (3), Four (4), and Five (5) of Beardshear's Addition and Walter's Subdivision of the Northeast Quarter (NE¼) of the Northwest Quarter (NW¼) of Section 9, Township 83 North, Range 24 West of the 5th P.M., in the City of Ames, Story County, Iowa (formerly Lot Two (2) in Block Three (3) of Beardshear's Addition to Ames, Story County, Iowa). [Parcel No. 09-09-128-100].

(h) Sixty-Fourth (64th) Tax Increment Financing District

Lots 1, 3, 4, 5, 6, 15, and 16, all in Block 3, Beardshear's Addition and Walter's Subdivision, Ames, Story County, Iowa. [Parcel No. 09-09-128-175].

and

Lot 2 in Block 3 of the Auditor's Re-plat of Blocks 3, 4, and 5 of Beardshear's Addition and Walter's Subdivision of the Northeast Quarter of the Northwest Quarter of Section 9, Township 83 North, Range 24 West of the 5th P.M., in the City of Ames, Iowa. [Parcel No. 09-09-128-160].

(i) Sixty-Fifth (65th) Tax Increment Financing District

The South 25 feet of Lot 5 and the North 55 feet of Lot 6, all in Block 1, Beardshear's Addition to Ames, Iowa. [Parcel No. 09-09-131-010].

and

The South 35 feet of Lot 6 and the North 10 feet of Lot 7, all in Block 1, Beardshear's Addition to the City of Ames, Story County, Iowa. [Parcel No. 09-09-131-280].

and

The South 14 feet of Lot 4 and the North 65 feet of Lot 5, all in Block 1, Beardshear's Addition to Ames, Iowa. [Parcel No. 09-09-127-130].

(j) Sixty-Sixth (66th) Tax Increment Financing District

Lot Seven (7), Block One (1), except the North 10 feet thereof, in Beardshear's Addition to Ames, Iowa, AND the South 120 feet of Lot One (1) West of Railway, Parker's Addition to Ames, Story County, Iowa AND Lot Eight (8) and the North 60 Feet of Lot Nine (9), all in Block One (1) in Beardshear's Addition to Ames, Story County, Iowa. [Parcel No. 09-09-131-270 & 09-09-131-255].

WHEREAS, expenditures and indebtedness are anticipated to be incurred by the City of Ames, State of Iowa, in the future to finance urban renewal project activities carried out in furtherance of the objectives of the Urban Renewal Plan; and

WHEREAS, the City Council of the City of Ames, State of Iowa, desires to provide for the division of revenue from taxation in the Urban Renewal Area, as above described, in accordance with the provisions of Section 403.19, Code of Iowa, as amended.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AMES, STATE OF IOWA:

Section One. That the taxes levied on the taxable property in the Urban Renewal Area legally described above, by and for the benefit of the State of Iowa, City of Ames, County of Story, Ames Community School District, and all other taxing districts from and after the effective date of this Ordinance shall be divided as hereinafter in this Ordinance provided.

Section Two. That portion of the taxes which would be produced by the

rate at which the tax is levied each year by or for each of the taxing districts upon the total sum of the assessed value of the taxable property in the Urban Renewal Area, as shown on the assessment roll as of January 1 of the calendar year preceding the first calendar year in which the City of Ames, State of Iowa, certifies to the Auditor of Story County, Iowa the amount of loans, advances, indebtedness, or bonds payable from the division of property tax revenue described herein, shall be allocated to and when collected be paid into the fund for the respective taxing district as taxes by or for the taxing district into which all other property taxes are paid.

Section Three. That portion of the taxes each year in excess of the base period taxes determined as provided in Section 2 of this Ordinance shall be allocated to and when collected be paid into a special tax increment fund of the City of Ames, State of Iowa, hereby established, to pay the principal of and interest on loans, monies advanced to, indebtedness, whether funded, refunded, assumed or otherwise, including bonds or obligations issued under the authority of Section 403.9 or 403.12, Code of Iowa, as amended, incurred by the City of Ames, State of Iowa, to finance or refinance, in whole or in part, urban renewal projects undertaken within the Urban Renewal Area pursuant to the Urban Renewal Plan, except that (i) taxes for the regular and voter-approved physical plant and equipment levy of a school district imposed pursuant to Section 298.2, Code of Iowa, and taxes for the instructional support program of a school district imposed pursuant to Section 257.19, Code of Iowa, (but in each case only to the extent required under Section 403.19(2), Code of Iowa); (ii) taxes for the payment of bonds and interest of each taxing district; taxes imposed under Section 346.27(22), Code of Iowa, related to joint county-city buildings; taxes for emergency medical services imposed pursuant to chapter 357F, 357G, or 422D; and any other exceptions under Section 403.19, Code of Iowa, shall be collected against all taxable property within the Urban Renewal Area without any limitation as hereinabove provided.

Section Four. Unless or until the total assessed valuation of the taxable property in the Urban Renewal Area exceeds the total assessed value of the taxable property in the Urban Renewal Area as shown by the assessment roll referred to in Section 2 of this Ordinance, all of the taxes levied and collected upon the taxable property in the Urban Renewal Area shall be paid into the funds for the respective taxing districts as taxes by or for the taxing districts in the same manner as all other property taxes.

Section Five. At such time as the loans, advances, indebtedness, bonds and interest thereon of the City of Ames, State of Iowa, referred to in Section 3 hereof have been paid, all monies thereafter received from taxes upon the taxable property in the Urban Renewal Area shall be paid into the funds for the respective taxing districts in the same manner as taxes on all other property.

Section Six. All ordinances or parts of ordinances in conflict with the provisions of this Ordinance are hereby repealed. The provisions of this Ordinance are intended and shall be construed so as to fully implement the

provisions of Section 403.19, Code of Iowa, as amended, with respect to the division of taxes from property within the Urban Renewal Area as described above. In the event that any provision of this Ordinance shall be determined to be contrary to law, it shall not affect other provisions or application of this Ordinance which shall at all times be construed to fully invoke the provisions of Section 403.19, Code of Iowa, with reference to the Urban Renewal Area and the territory contained therein.

Section Seven. This Ordinance shall be in effect after its final passage, approval and publication as provided by law.

Section Eight. All ordinances, or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict, if any.

Section Nine. This ordinance shall be in full force and effect from and after its passage and publication as required by law.

Passed this _____ day of _____, 2026.

_____ _____

John A. Haila, Mayor

First Reading: _____

Second Reading: _____

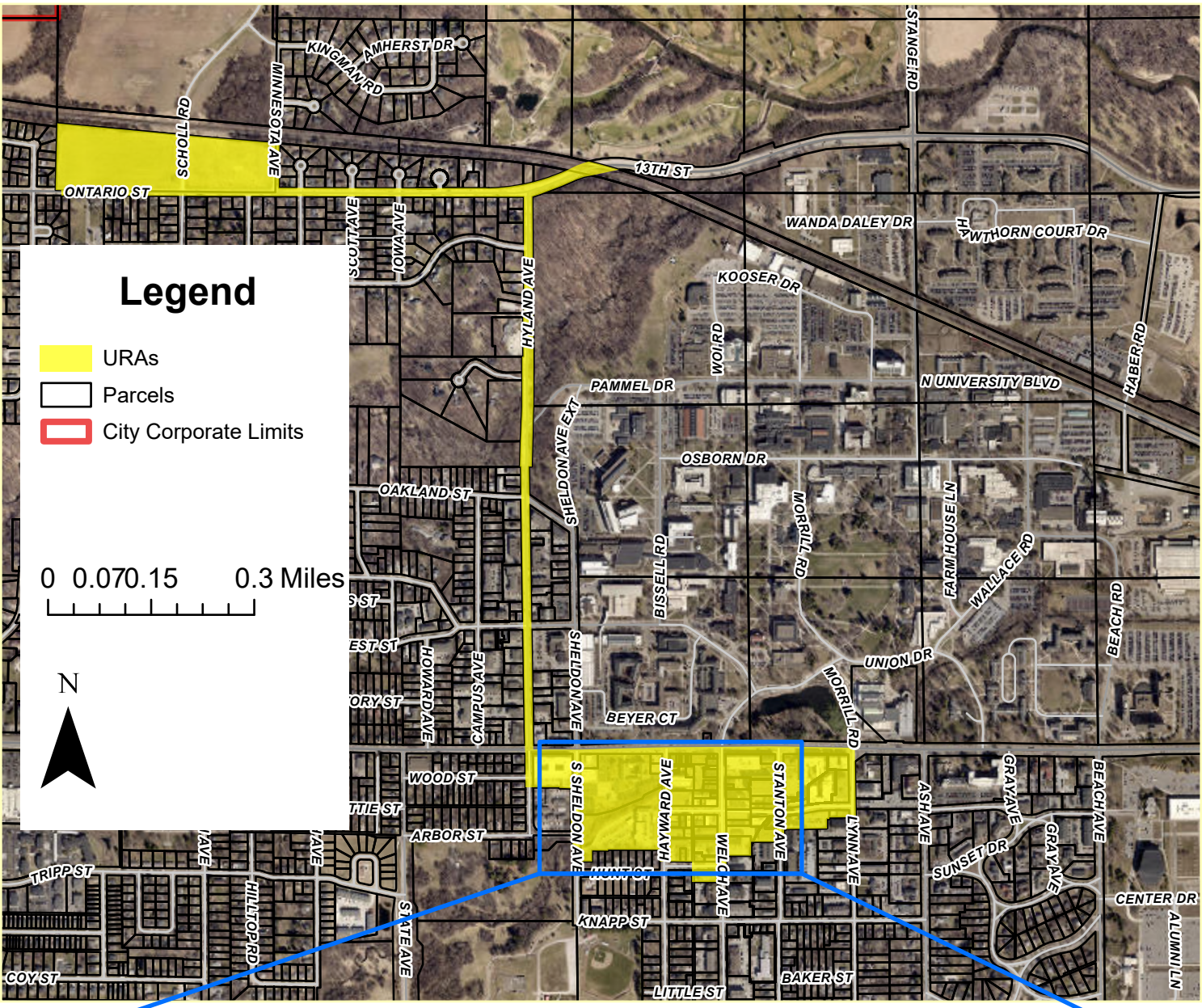
Third Reading: _____

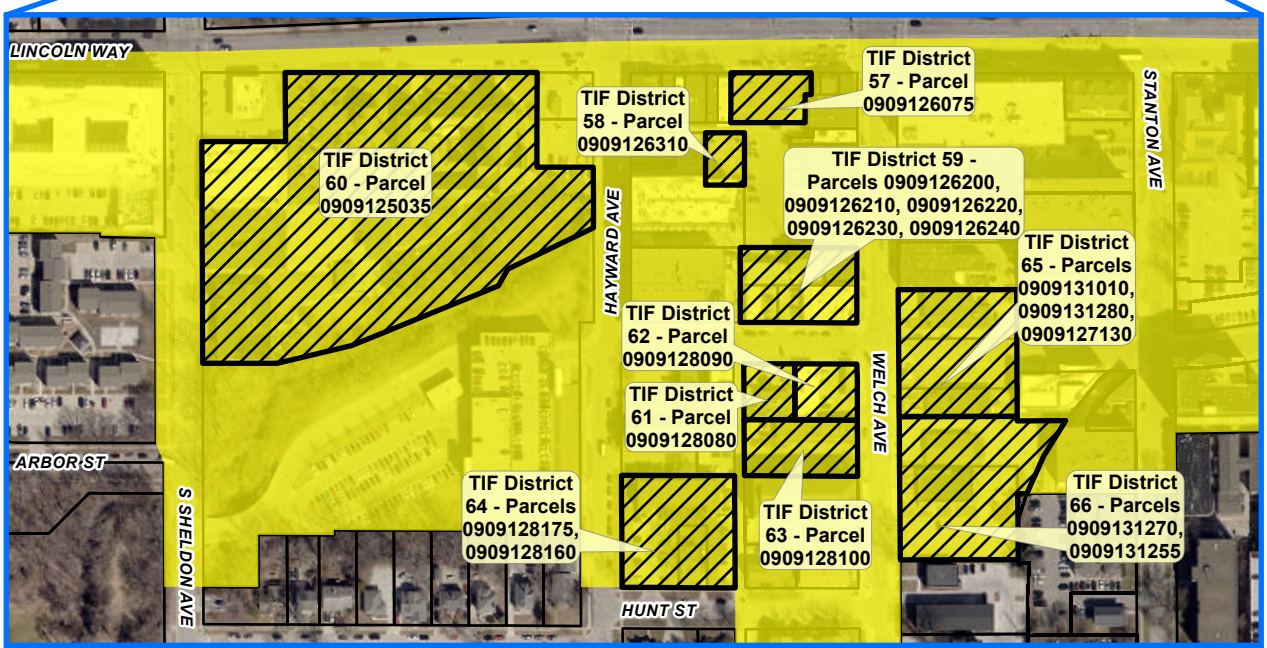
Passed on: _____

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

_____
Renee Hall, City Clerk

CAMPUSTOWN URA AND TIF DISTRICTS





ITEM #:	**33**
DATE:	**11-24-26**
DEPT:	**FIN**

COUNCIL ACTION FORM

SUBJECT: **CUSTOMER-PAID CREDIT CARD FEE MODEL**

BACKGROUND:

The City of Ames currently accepts credit card payments for a variety of transactions, including registration for city programs, permits, utility charges, and payments of other fees and charges.

While accepting credit cards provides customers with a convenient payment option, each transaction results in processing fees charged by financial institutions and merchant service providers.

Currently, the City absorbs these processing costs as an operating expense. As a result, the fees are ultimately supported by City revenues, including revenues collected from taxpayers and customers who do not utilize credit cards.

To address these costs, City staff has been evaluating the option of passing credit card processing fees directly to customers who choose to use this method of payment. **Under this approach, customers would continue to have the convenience of paying by credit card, while the associated processing costs would be paid by those utilizing the service rather than the City.**

CURRENT CREDIT CARD PROCESSING COSTS:

During Fiscal Year 2025/26, the City processed approximately $3,456,649 in credit card payments across 68,748 transactions. **The total cost of credit card processing fees paid by the City was $102,905.30 (details attached), representing an average processing fee of approximately 2.97% of the total transaction volume.**

These fees represent an ongoing operating expense to the City. **Implementing customer-paid credit card processing fees would reduce these expenses by shifting the cost of providing this payment option to the customers who elect to use it.**

PROPOSED PROCESSING FEE SCHEDULE:

The City currently utilizes four separate merchant processing providers to accommodate payments across various departments and services. City staff has been working with each provider to evaluate options for assessing processing fees directly to customers. The proposed arrangements vary by provider based on the services offered and their respective payment processing systems.

- Utility Customer Service – InvoiceCloud
  Utility Customer Service payments are processed through InvoiceCloud. Credit card processing fees are already assessed directly to customers utilizing this payment option. **Therefore, no changes are anticipated to the existing fee arrangement for utility payments.**

- Rental Housing Payments – CentralSquare
  CentralSquare provides the City's financial management software and related credit card processing services. These services are used for annual rental housing permits.

  CentralSquare has proposed a flat processing fee of $2.99 per credit card transaction to the customer, regardless of the amount of the underlying payment.

- Parks and Recreation – Vermont Systems (RecTrac)
  The Parks and Recreation Department utilizes RecTrac, a recreation management software system provided by Vermont Systems, to process program registrations, facility reservations, and other departmental payments.

  Vermont Systems has proposed a processing fee to the customer of 3.00% of the total credit card transaction amount.

- Citywide Payment Locations – Automated Merchant Systems
  Automated Merchant Systems provides credit card processing services at 13 City payment locations and services, including the Ames Public Library, CyRide, Police Records, Finance, Resource Recovery, Animal Control, building permits, and parking meters. The system also processes payments for animal shelter services and donations, including contributions to the New Animal Shelter Campaign.
  Automated Merchant Systems has proposed a processing fee to the customer of 2.95% per transaction, with a minimum fee of $1.50.

EXCEPTION FOR BUS PASSESS, LIBRARY CHARGES, AND DONATIONS

While the proposed customer-paid service fee model would apply to most City credit card transactions, staff recommends at this time certain exceptions for CyRide bus pass purchases, donations, and Library charges.

The City currently accepts credit card payments for CyRide bus passes through Utility Customer Service and Token Transit, a mobile ticketing platform that allows passengers to purchase, store, and activate bus passes directly from their smartphones. These services provide convenient and accessible options for purchasing transit fares. During FY 2025/26, the City incurred a total of $597 in credit card processing fees associated with CyRide bus pass purchases.

Given the relatively small transaction amounts, assessing an additional processing fee could represent a disproportionate cost to customers. Continuing to absorb these fees would help maintain affordable and convenient access to public transportation.

Staff also recommends exempting donations made to the City and payments for Library charges from the proposed processing fees. **Assessing additional fees on donations could discourage contributions or reduce the amounts individuals are willing to give.**

Similarly, exempting Library charges would help maintain affordable access to Library services and avoid imposing additional costs on patrons, particularly for smaller transactions.

For these reasons, City staff recommends that at this time the City continue to absorb credit card processing fees associated with CyRide bus pass purchases, including those processed through Token Transit, donations, and Library charges.

These limited exceptions would preserve customer convenience, encourage community support, and maintain access to City services while allowing the City to recover processing costs on most other credit card transactions.

COLLECTION AND ADMINISTRATION OF PROCESSING FEES:

Under the proposed arrangements, the merchant processing providers would be responsible for calculating, collecting, and retaining the applicable processing fees directly from customers making eligible credit card payments. For example, a customer making a $100 payment through a processor charging a 3% fee would pay a total of $103. The City would receive the original $100 payment, while the processing provider would retain the additional $3 to cover the cost of processing the transaction.

This arrangement would allow the City to continue offering credit card payments without directly absorbing the associated processing expenses covered by the program. The processing fees would be collected and retained by the merchant processing providers and would not be deposited into City funds or recognized as City revenue. **The City would receive only the amount owed for the underlying service, permit, or other charge.**

CUSTOMER NOTIFICATION AND IMPLEMENTATION:

Prior to implementing the proposed processing fees, the City would provide advance notification to customers to ensure they understand the additional costs associated with choosing to pay by credit card.

Notification efforts would include signage at City payment locations, information on the City's website, disclosures within online payment portals, and information provided by City employees when accepting payments.

The applicable fee would be clearly disclosed before a customer completes a credit card transaction, allowing customers to make an informed decision regarding their preferred payment method.

OTHER PAYMENT OPTIONS:

While the proposed customer-paid service fee model would result in an additional charge for customers choosing to pay by credit card, the City would continue to offer alternative payment methods that do not incur processing fees.

Depending on the type of payment, customers would have the option of paying by cash, check, or electronic bank account transfer (ACH), where available. These alternatives would allow customers to avoid the additional credit card processing fees while continuing to provide convenient options for making payments to the City.

Checks and cash can personally be delivered to City Hall or deposited in the City's drop box located east of the downtown Fareway.

FINANCIAL IMPACT:

During FY 2025/2026, the City paid approximately $102,905 in credit card processing fees. Based on historical transaction activity, implementing the proposed customer-paid fee arrangements could eliminate a substantial portion of this annual expense.

Actual savings would depend on future credit card transaction volumes, the implementation of the proposed arrangements across the City's merchant processors, and any processing expenses that remain the City's responsibility.

In addition to reducing operating expenses, the proposed approach would better align the cost of credit card processing with the customers who choose to utilize that payment option, rather than distributing those costs across City operations and other revenue sources.

Overall, the proposed arrangements would allow the City to maintain convenient credit card payment options while reducing the financial impact of merchant processing fees on City operations.

ALTERNATIVES:

1. Adopt a resolution implementing a customer-paid credit card processing fee model, with fees collected and retained by the merchant processing providers, except for CyRide bus pass purchases, donations, and Library charges, for which the City would continue to absorb the associated processing costs. Under this alternative the implementation of a customer paid credit card processing fee would be initiated on July 1, 2027.

2. Maintain current practice of absorbing card processing costs as a City operating expense.

CITY MANAGER'S RECOMMENDED ACTION:

In light of recent property tax legislation and the ongoing need to carefully manage the City's financial resources, the City should continue to identify opportunities to more directly align the cost of providing services with those who utilize them.

Consistent with this approach, customers who elect to pay by credit card would be responsible for the associated processing costs, rather than having those expenses absorbed by the City and ultimately supported by tax and rate payers. However, given the relatively small transaction amounts and the importance of maintaining convenient payment options, the City should continue to absorb processing fees associated with bus pass purchases, donations, and Library charges.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, approving the resolution authorizing implementation of a customer-paid credit card processing fee model, under which applicable fees would be collected and retained directly by the City's merchant processing providers, except for those charges noted above.

Under this alternative the implementation of a customer paid credit card processing fee would be initiated on July 1, 2027.

ATTACHMENT(S):
CC Location-Amount.pdf

Location	Merchant Processor	FY 26 Fees
Community Center	RecTrac	$ 16,539.81
Ice Arena	RecTrac	$ 5,457.16
P&R Web	RecTrac	$ 9,932.51
Homewood	RecTrac	$ 12,870.20
Furman Aquatic	RecTrac	$ 9,766.03
60 Forward Center	RecTrac	$ 4.65
Fitch Family Aquatic	RecTrac	$ 3,037.49
Rental Housing	Central Square	$ 3,804.75
Ames Public Library	Automated Merchant Systems	$ 424.92
Ames Library Web	Automated Merchant Systems	$ 355.27
CyRide	Automated Merchant Systems	$ 594.27
Police Records	Automated Merchant Systems	$ 350.88
Finance	Automated Merchant Systems	$ 9,265.70
Resource Recovery	Automated Merchant Systems	$ 3,097.25
Animal Control	Automated Merchant Systems	$ 1,060.08
Permits	Automated Merchant Systems	$ 20,713.06
Animal Control Donations	Automated Merchant Systems	$ 2,806.85
Parking Meters	Automated Merchant Systems	$ 585.40
Animal Control Volunteers	Automated Merchant Systems	$ 575.02
Animal Control Chips/Vaccines	Automated Merchant Systems	$ 523.84
Animal Control New Shelter Campaign	Automated Merchant Systems	$ 1,140.16
		$ 102,905.30

ITEM #:	**34**
DATE:	**11-24-26**
DEPT:	**FIN**

COUNCIL ACTION FORM

SUBJECT: TAX INCREMENT FINANCING (TIF) RESOLUTIONS FOR ANNUAL URBAN RENEWAL REPORT AND CERTIFICATION AND ANNUAL APPROPRIATION

BACKGROUND:

The 2012 Iowa Urban Renewal and Tax Increment Financing (TIF) Reform Bill established additional reporting requirements for municipalities utilizing tax increment financing, including the submission of an Annual Urban Renewal Report. The report must be approved by the governing body and submitted to the Iowa Department of Management, which makes the information publicly available through its website.

The Annual Urban Renewal Report includes documentation related to each urban renewal area, including the urban renewal plan and City Council actions establishing or modifying the area. The report also provides financial information regarding TIF revenues, expenditures, outstanding obligations, and fund balances associated with each urban renewal area.

The report must be submitted annually by December 1. Failure to comply with this requirement may result in the withholding of certification of the City's property tax levies.

The attached Annual Urban Renewal Report covers the fiscal year ending June 30, 2026, and includes financial information for the South Bell Avenue, ISU Research Park Districts 1 and 2, Barilla, Campustown (Kingland), and North Dayton Industrial Park urban renewal areas.

Since no financial activity is reported for the Downtown Reinvestment or East 13th Street urban renewal areas, as no incremental improvements had been completed within those areas prior to January 1, 2025, these areas do not have to be included in the report.

In addition to the annual reporting requirements, the City must certify its TIF obligations with the Story County Auditor to establish the amount of tax increment revenues to be collected during the upcoming fiscal year.

As part of the City's strategy to maximize the use of available TIF revenues for eligible public infrastructure improvements, several urban renewal areas are being utilized to support debt service on the City's capital projects that would otherwise require funding from other City revenue sources.

The following summary outlines the current status of the City's TIF obligations and the proposed TIF certifications for FY 2027/28.

SUMMARY AND CURRENT STATUS OF TIF DEBT:

South Bell Avenue Urban Renewal Area:

TIF District #3 -
The City discontinued the collection of tax increment revenues in FY 2023/24 following the repayment of obligations associated with public infrastructure improvements within the South Bell Avenue Urban Renewal Area.

As part of the City's recent modifications to its urban renewal areas, the South Bell Avenue Urban Renewal Area was expanded to include Freel Drive. This expansion allows the City to utilize available TIF revenues to support debt service associated with eligible public infrastructure improvements along Freel Drive.

The City currently has an available TIF fund balance of $228,028 that can be applied toward these obligations. The FY 2027/28 certification requests an additional $987,747 in tax increment revenues, which, when combined with the existing fund balance, will provide the $1,215,775 needed to fully fund the identified debt service costs associated with the project.

The City anticipates using TIF revenue to fund approximately $6.0 million in transportation improvements, including the South Dayton Avenue Corridor ($2.0 million), Freel Drive and SE 5th Street ($2.5 million), and East Lincoln Way ($1.5 million), to accommodate increased traffic and support future development and growth, with the TIF district scheduled to expire in FY 2035/36.

ISU Research Park Urban Renewal Area:

TIF District #10 -
The City established TIF District #10 to capture future incremental valuation associated with the newly constructed Strand & Associates building.

For FY 2027/28, the City is requesting a nominal certification of $1,000 to establish the district's base valuation while allowing the value of the newly constructed building to be recognized as new property tax growth.

In subsequent fiscal years, staff anticipates requesting the full available tax increment generated within the district, after the initial valuation has been incorporated into the property tax base.

TIF District #5 and #6 -
The City originally issued $2,725,000 in debt in 2015 to finance infrastructure including a new east-west connection between University Boulevard and South Riverside Drive, intersection upgrades, and the installation of water, sanitary sewer, and storm sewer infrastructure to accommodate future economic development.

A second TIF district was subsequently established within the same Urban Renewal Area, with an additional $280,000 in bonds issued in 2019. Public infrastructure projects supported by this bond issuance included the paving of South Riverside Drive and Collaboration Place, shared-use paths, on-street bicycle lanes, street lighting, and extensions of water, sanitary sewer, and electric distribution infrastructure.

At the conclusion of FY 2022/23, the accumulated TIF balances were sufficient to cover all remaining debt service associated with the original infrastructure projects. As a result, the full taxable valuation within these districts was released to general taxation beginning in FY 2023/24.

Although the outstanding bonds are not scheduled to be fully retired until FY 2030/31, the City will continue utilizing the accumulated TIF fund balances to make the remaining debt service payments.

Future Projects In ISU Research Park Urban Renewal Area
As part of the City's expanded strategy to utilize TIF revenues for eligible public infrastructure improvements, the FY 2027/28 certification requests 100% of the available tax increment to support debt service on three projects included in the City's FY 2026/27 general obligation bond issuance:

Airport Airside Improvements: $623,250
Airport Entryway Improvements: $140,000
North Loop Drive Construction: $1,200,000

These projects represent a combined total of $1,963,250.

The City anticipates using TIF Revenue in total to fund approximately $23.1 million in infrastructure improvements and economic development initiatives, including Cottonwood Drive paving ($400,000), roadway construction and improvements ($4.2 million), water and sewer infrastructure extensions ($2.3 million), Lincoln Way Bridge replacement improvements ($5.0 million), airport improvements ($6.0 million), economic development incentives ($5.0 million), and associated planning, engineering, and legal expenses ($200,000), to support future development, improve transportation infrastructure, and accommodate community growth, with the TIF district scheduled to expire in FY 2037/38.

E. 13th Street Urban Renewal Area:

TIF District #21 -
The City established TIF District #21 to capture future incremental valuation associated with the newly constructed JT Logistics building.

Similar to the approach utilized for TIF District #10, the FY 2027/28 certification requests a nominal amount of $1,000. This approach is intended to establish the district's base valuation while allowing the value of the newly constructed facility to be recognized as new property tax growth.

Once the initial valuation has been established, staff anticipates requesting the full available tax increment in subsequent fiscal years to the use of TIF revenue to fund approximately $22.7 million in infrastructure improvements and economic development initiatives, including East 13th Street roadway improvements ($5.0 million), water and sewer infrastructure extensions ($2.5 million), 570th Avenue roadway improvements ($3.0 million), economic development incentives ($12.0 million), and associated planning, engineering, and legal expenses ($200,000), to support future development, improve transportation infrastructure, and accommodate community growth through 2050.

Campustown TIF (Kingland) Urban Renewal Area:

The Campustown Urban Renewal Area was established originally to provide an economic development incentive to Kingland through an annually appropriated rebate of property taxes associated with improvements in the Campustown area. The Plan has since been amended to the Campustown Urban Renewal Area, inclusive of the original Kingland project site.

Under the Kingland development agreement, the City agreed to provide rebates totaling no more than $2,064,530 over a maximum period of 10 years, whichever occurred first. The initial incentive payment was made in FY 2016/17, and the City fulfilled its maximum rebate obligation during FY 2023/24.

Following the completion of the incentive agreement, the full taxable valuation within the urban renewal area was returned to general taxation beginning in FY 2024/25.

Consistent with the City's revised approach to utilizing TIF revenues, the FY 2027/28 certification requests 100% of the available tax increment to support debt service associated with the reconstruction of Lincoln Way between Hayward Avenue and Beach Avenue.

The total cost of this project is approximately $3,800,000. Staff anticipates that the associated debt service will utilize substantially all available tax increment revenues generated within the district over its remaining statutory life.

The Urban Renewal Plan identifies a variety of public improvement and economic development activities that may be undertaken during the life of the Plan that have a total estimated TIF collection $34,170,000, including the $3,800,000 for Lincoln Way. Additional development is necessary to generate TIF for the other projects identified in the Plan.

Barilla Urban Renewal Area:

TIF District #4 -
The Barilla Urban Renewal Area was established to provide an economic development incentive for the expansion of Barilla's manufacturing facility. Under the agreement, the City committed to an annually appropriated rebate of property taxes, with a maximum incentive amount of $2,487,805.

The first rebate payment was made in FY 2020/21, and the final payment, representing the remaining balance of the incentive obligation, is scheduled for FY 2026/27.

With the completion of this obligation, the property valuation previously subject to the rebate agreement will become available for other eligible purposes beginning in FY 2027/28.

Consistent with the City's strategy to support public infrastructure through TIF, the FY 2027/28 certification requests 100% of the available tax increment to fund debt service associated with improvements to East Lincoln Way between Duff Avenue and the South Skunk River. The City's share of this project totals $1,260,000.

In addition, staff anticipates using TIF revenue to fund approximately $6.0 million in transportation improvements, including East 13th Street and the I-35 interchange ($3.5 million) and Lincoln Way corridor and intersection improvements ($2.5 million), to accommodate

increased traffic, improve roadway capacity and safety, and support future development and community growth. The TIF district scheduled to expire in FY 2037/38.

North Dayton Urban Renewal Area:

TIF District #7 -

The City entered into a development agreement with Dayton Avenue Development, LLC, to provide an economic development incentive supporting the construction of a new 10-lot industrial subdivision located off North Dayton Avenue.

Under the agreement, the City provides an annually appropriated rebate of property taxes to reimburse the developer for eligible costs associated with installing public infrastructure serving industrial lots of less than three acres.

The agreement authorizes a maximum rebate of $3,119,951, with payments continuing until the maximum obligation has been satisfied or December 1, 2035, whichever occurs first.

Because the rebate obligation is subject to annual appropriation, the City Council must approve the payment each year until the terms of the development agreement have been fulfilled.

The FY 2027/28 TIF certification will provide funding for the City's anticipated obligations under this agreement, consistent with the established reimbursement terms.

Following the repayment of the City's developer rebate agreement, staff anticipates TIF revenue to fund approximately $10.2 million in infrastructure improvements and economic development initiatives, including Dayton Avenue roadway improvements ($3.0 million), shared use paths and sidewalks ($1.5 million), East 13th Street roadway improvements ($2.5 million), and the North Dayton Industrial Subdivision developer rebate ($3.2 million), to improve transportation infrastructure, expand multimodal connectivity, and support future industrial development and community growth, with the TIF district expected to expire in FY 2044/45.

ALTERNATIVES:

1. Approve the City's annual 2026 Urban Renewal Report and following resolutions:

    a. Resolution approving certification of TIF Debt and appropriating incremental taxes for TIF District #21 within the E. 13th Urban Renewal Area

    b. Resolution approving certification of TIF Debt and appropriating incremental taxes for TIF District #10 within the ISU Research Park Urban Renewal Area.

    c. Resolution approving certification of TIF Debt and appropriating incremental taxes for TIF District #5 within the ISU Research Park Urban Renewal Area.

    d. Resolution approving certification of TIF Debt and appropriating incremental taxes for TIF District #6 within the ISU Research Park Urban Renewal Area.

    e. Resolution approving certification of TIF Debt and appropriating incremental taxes for TIF District #4 within the Barilla TIF Urban Renewal Area.

    f. Resolution approving certification of TIF Debt and appropriating incremental taxes for TIF District #3 within the South Bell Urban Renewal Area.

    g. Resolution approving certification of TIF Debt and appropriating incremental taxes for the Campustown Urban Renewal TIF District within the Campustown Urban Renewal Area.

    h. Resolution approving certification of TIF Debt and appropriating payment of a rebate of incremental taxes for TIF District #7 within the North Dayton Industrial Park TIF District

2. Do not approve the report and resolution and refer back to staff.

CITY MANAGER'S RECOMMENDED ACTION:

In order for the City to comply with mandated reporting requirements and fulfill requirements under the development agreement with North Dayton Avenue LLC, it is necessary to submit this report to the Iowa Department of Management by December 1 of this year and approve the appropriation of the tax increment rebates. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, as described above.

ATTACHMENT(S):
TIF-85G811-2024_11-16-2026.pdf

Annual Urban Renewal Report, Fiscal Year 2025 - 2026

Levy Authority Summary

Local Government Name: AMES
Local Government Number: 85G811

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
AMES NORTH DAYTON INDUSTRIAL PARK URBAN RENEWAL	85003	2
AMES SOUTH BELL AVENUE URBAN RENEWAL	85021	2
AMES CAMPUSTOWN URBAN RENEWAL	85023	1
AMES ISU RESEARCH PARK URBAN RENEWAL	85024	4
AMES BARILLA URBAN RENEWAL	85026	1

TIF Debt Outstanding:		**4,601,801**	
TIF Sp. Rev. Fund Cash Balance as of 07-01-2025:	**1,264,093**	**0**	**Amount of 07-01-2025 Cash Balance Restricted for LMI**
TIF Revenue:	501,044		
TIF Sp. Revenue Fund Interest:	37,188		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	0		
Total Revenue:	**538,232**		
Rebate Expenditures:	499,861		
Non-Rebate Expenditures:	332,550		
Returned to County Treasurer:	0		
Total Expenditures:	**832,411**		
TIF Sp. Rev. Fund Cash Balance as of 06-30-2026:	**969,914**	**0**	**Amount of 06-30-2026 Cash Balance Restricted for LMI**
Year-End Outstanding TIF Obligations, Net of TIF Special Revenue Fund Balance:		**2,799,476**	

♣ Annual Urban Renewal Report, Fiscal Year 2025 - 2026

Urban Renewal Area Data Collection

Local Government Name:	AMES (85G811)
Urban Renewal Area:	AMES NORTH DAYTON INDUSTRIAL PARK URBAN RENEWAL
UR Area Number:	85003
UR Area Creation Date:	10/2022
UR Area Purpose:	The City entered in a development agreement in October 2022 for the North Dayton TIF Subdivision that provided for a development incentive of a Tax Increment Financing (TIF) rebate to the developer of certain public improvements costs.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
AMES CITY/GILBERT SCH/NORTH DAYTON INDUSTRIAL PARK URBAN RENEWAL TIF INCREMENT	850704	850705	6,546,502
AMES CITY AG/GILBERT SCH NORTH DAYTON INDUSTRIAL PARK URBAN RENEWAL TIF INCREMENT	850706	850707	0

Urban Renewal Area Value by Class - 1/1/2024 for FY 2026

	Agricultural	Residential	Commercial	Industrial	Other	Exempt	Total	Gas/Electric Utility	Total
Assessed	0	0	7,454,100	0	0	0	7,454,100	0	7,454,100
Taxable	0	0	6,546,502	0	0	0	6,546,502	0	6,546,502
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2025:	**0**	**0**	**Amount of 07-01-2025 Cash Balance Restricted for LMI**

TIF Revenue:	157,323
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	**157,323**

Rebate Expenditures:	157,323
Non-Rebate Expenditures:	0
Returned to County Treasurer:	0
Total Expenditures:	**157,323**

TIF Sp. Rev. Fund Cash Balance as of 06-30-2026:	**0**	**0**	**Amount of 06-30-2026 Cash Balance Restricted for LMI**

Projects For AMES NORTH DAYTON INDUSTRIAL PARK URBAN RENEWAL

North Dayton Industrial Subdivision

Description:	North Dayton Industrial Subdivision
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For AMES NORTH DAYTON INDUSTRIAL PARK URBAN RENEWAL

N. Dayton LLC

Debt/Obligation Type:	Rebates
Principal:	3,119,951
Interest:	0
Total:	3,119,951
Annual Appropriation?:	Yes
Date Incurred:	10/11/2022
FY of Last Payment:	2036

Rebates For AMES NORTH DAYTON INDUSTRIAL PARK URBAN RENEWAL

N. Dayton Industrial Sub

TIF Expenditure Amount:	157,323
Rebate Paid To:	Dayton Avenue Development LLC
Tied To Debt:	N. Dayton LLC
Tied To Project:	North Dayton Industrial Subdivision
Projected Final FY of Rebate:	2036

TIF Taxing District Data Collection

Local Government Name: AMES (85G811)
Urban Renewal Area: AMES NORTH DAYTON INDUSTRIAL PARK URBAN RENEWAL (85003)
TIF Taxing District Name: AMES CITY/GILBERT SCH/NORTH DAYTON INDUSTRIAL PARK URBAN RENEWAL TIF INCREMENT
TIF Taxing District Inc. Number: 850705

TIF Taxing District Base Year: 0
FY TIF Revenue First Received:
Subject to a Statutory end date? No

	UR Designation
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2024 for FY 2026

	Agricultural	Residential	Commercial	Industrial	Other	Exempt	Total	Gas/Electric Utility	Total
Assessed	0	0	7,454,100	0	0	0	7,454,100	0	7,454,100
Taxable	0	0	6,546,502	0	0	0	6,546,502	0	6,546,502
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2026	101,500	6,546,502	6,546,502	0	0

FY 2026 TIF Revenue Received: 157,323

TIF Taxing District Data Collection

Local Government Name: AMES (85G811)
Urban Renewal Area: AMES NORTH DAYTON INDUSTRIAL PARK URBAN RENEWAL (85003)
TIF Taxing District Name: AMES CITY AG/GILBERT SCH NORTH DAYTON INDUSTRIAL PARK URBAN RENEWAL TIF INCREMENT
TIF Taxing District Inc. Number: 850707

TIF Taxing District Base Year: 0
FY TIF Revenue First Received:
Subject to a Statutory end date? No

	UR Designation
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2024 for FY 2026

	Agricultural	Residential	Commercial	Industrial	Other	Exempt	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2026	17,700	0	0	0	0

FY 2026 TIF Revenue Received: 0

♦ Annual Urban Renewal Report, Fiscal Year 2025 - 2026

Urban Renewal Area Data Collection

Local Government Name: AMES (85G811)
Urban Renewal Area: AMES SOUTH BELL AVENUE URBAN RENEWAL
UR Area Number: 85021

UR Area Creation Date: 01/2009

UR Area Purpose: To expand the available inventory of fully serviced industrial land within Ames.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
AMES CITY/AMES SCH/SOUTH BELL AVENUE URBAN RENEWL TIF INCREM	850586	850186	0
AMES CITY AG/AMES SCH/SOUTH BELL AVENUE URBAN RENEWAL TIF INCREM	850587	850187	0

Urban Renewal Area Value by Class - 1/1/2024 for FY 2026

	Agricultural	Residential	Commercial	Industrial	Other	Exempt	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2025:	**223,028**	**0**	**Amount of 07-01-2025 Cash Balance Restricted for LMI**

TIF Revenue:	0
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	**0**

Rebate Expenditures:	0
Non-Rebate Expenditures:	0
Returned to County Treasurer:	0
Total Expenditures:	**0**

TIF Sp. Rev. Fund Cash Balance as of 06-30-2026:	**223,028**	**0**	**Amount of 06-30-2026 Cash Balance Restricted for LMI**

Projects For AMES SOUTH BELL AVENUE URBAN RENEWAL

South Bell Infrastructure

Description:	Public Infrastructure for South Bell Area
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For AMES SOUTH BELL AVENUE URBAN RENEWAL

2009B GO Bonds

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	10/29/2009
FY of Last Payment:	2021

Non-Rebates For AMES SOUTH BELL AVENUE URBAN RENEWAL

TIF Expenditure Amount:	0
Tied To Debt:	2009B GO Bonds
Tied To Project:	South Bell Infrastructure

♦ Annual Urban Renewal Report, Fiscal Year 2025 - 2026

Outstanding TIF backed GO bonds will be retired in FY 2021, however the TIF revenues were not able to cover the debt service over the term of the bonds resulting a negative balance. TIF revenues will be claimed through FY 23 to fund the debt service.

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Sum of Private Investment Made Within This Urban Renewal Area during FY 2026

0

TIF Taxing District Data Collection

Local Government Name: AMES (85G811)
Urban Renewal Area: AMES SOUTH BELL AVENUE URBAN RENEWAL (85021)
TIF Taxing District Name: AMES CITY/AMES SCH/SOUTH BELL AVENUE URBAN RENEWL TIF INCREM
TIF Taxing District Inc. Number: 850186
TIF Taxing District Base Year: 0
FY TIF Revenue First Received: 2010
Subject to a Statutory end date? Yes
Fiscal year this TIF Taxing District statutorily ends: 2030

	UR Designation
Slum	No
Blighted	No
Economic Development	01/2009

TIF Taxing District Value by Class - 1/1/2024 for FY 2026

	Agricultural	Residential	Commercial	Industrial	Other	Exempt	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2026	14,312	0	0	0	0

FY 2026 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: AMES (85G811)
Urban Renewal Area: AMES SOUTH BELL AVENUE URBAN RENEWAL (85021)
TIF Taxing District Name: AMES CITY AG/AMES SCH/SOUTH BELL AVENUE URBAN RENEWAL TIF INCREM
TIF Taxing District Inc. Number: 850187
TIF Taxing District Base Year: 0
FY TIF Revenue First Received: 2011
Subject to a Statutory end date? Yes
Fiscal year this TIF Taxing District statutorily ends: 2031

	UR Designation
Slum	No
Blighted	No
Economic Development	01/2009

TIF Taxing District Value by Class - 1/1/2024 for FY 2026

	Agricultural	Residential	Commercial	Industrial	Other	Exempt	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2026	218	0	0	0	0

FY 2026 TIF Revenue Received: 0

▲ Annual Urban Renewal Report, Fiscal Year 2025 - 2026

Urban Renewal Area Data Collection

Local Government Name: AMES (85G811)
Urban Renewal Area: AMES CAMPUSTOWN URBAN RENEWAL
UR Area Number: 85023

UR Area Creation Date: 11/2014

UR Area Purpose: To promote economic development in the Campustown area through the expansion of office and retail space.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
AMES CITY/AMES SCH/CAMPUSTOWN URBAN RENEWAL TIF INCREM	850630	850230	0

Urban Renewal Area Value by Class - 1/1/2024 for FY 2026

	Agricultural	Residential	Commercial	Industrial	Other	Exempt	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2025:	**2,006**	**0**	**Amount of 07-01-2025 Cash Balance Restricted for LMI**

TIF Revenue:	0
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	**0**

Rebate Expenditures:	0
Non-Rebate Expenditures:	0
Returned to County Treasurer:	0
Total Expenditures:	**0**

TIF Sp. Rev. Fund Cash Balance as of 06-30-2026:	**2,006**	**0**	**Amount of 06-30-2026 Cash Balance Restricted for LMI**

Projects For AMES CAMPUSTOWN URBAN RENEWAL

Campustown Kingland Building

Description:	Office and Retail Development
Classification:	Commercial - office properties
Physically Complete:	Yes
Payments Complete:	Yes

Debts/Obligations For AMES CAMPUSTOWN URBAN RENEWAL

Campustown Urban Renewal

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	11/10/2015
FY of Last Payment:	2023

Rebates For AMES CAMPUSTOWN URBAN RENEWAL

Kingland Systems

TIF Expenditure Amount:	0
Rebate Paid To:	Kingland Systems
Tied To Debt:	Campustown Urban Renewal
Tied To Project:	Campustown Kingland Building
Projected Final FY of Rebate:	2024

▲ Annual Urban Renewal Report, Fiscal Year 2025 - 2026

Urban renewal area for Campustown Redevelopment. Rebate of TIF to Kingland Campus Properties per development agreement provides a total of $2,064,530 in tax rebate or a period of 10 years, whichever comes first. Subject to annual appropriation.

256 Characters Left

Sum of Private Investment Made Within This Urban Renewal Area during FY 2026

0

TIF Taxing District Data Collection

Local Government Name: AMES (85G811)
Urban Renewal Area: AMES CAMPUSTOWN URBAN RENEWAL (85023)
TIF Taxing District Name: AMES CITY/AMES SCH/CAMPUSTOWN URBAN RENEWAL TIF INCREM
TIF Taxing District Inc. Number: 850230
TIF Taxing District Base Year: 0
FY TIF Revenue First Received: 2017
Subject to a Statutory end date? Yes
Fiscal year this TIF Taxing District statutorily ends: 2037

	UR Designation
Slum	No
Blighted	No
Economic Development	11/2013

TIF Taxing District Value by Class - 1/1/2024 for FY 2026

	Agricultural	Residential	Commercial	Industrial	Other	Exempt	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2026	3,467,200	0	0	0	0

FY 2026 TIF Revenue Received: 0

♣ Annual Urban Renewal Report, Fiscal Year 2025 - 2026

Urban Renewal Area Data Collection

Local Government Name: AMES (85G811)
Urban Renewal Area: AMES ISU RESEARCH PARK URBAN RENEWAL
UR Area Number: 85024

UR Area Creation Date: 11/2013

UR Area Purpose: To promote economic development for Iowa State University Research Park by extending public infrastructure.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
AMES CITY/AMES SCH/ISU RESEARCH PARK URBAN RENEWAL TIF INCREM	850628	850228	0
AMES CITY AG/AMES SCH/ISU RESEARCH PARK URBAN RENEWAL TIF INCREM	850629	850229	0
AMES CITY/AMES SCH/ISU RESEARCH PARK DISTRICT 2 UR TIF INCREMENT	850658	850659	0
AMES CITY AG/AMES SCH/ISU RESEARCH PARK DISTRICT 2 UR TIF INCREMENT	850660	850661	0

Urban Renewal Area Value by Class - 1/1/2024 for FY 2026

	Agricultural	Residential	Commercial	Industrial	Other	Exempt	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2025:	**1,040,243**	**0**	**Amount of 07-01-2025 Cash Balance Restricted for LMI**
TIF Revenue:	0		
TIF Sp. Revenue Fund Interest:	37,188		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	0		
Total Revenue:	**37,188**		
Rebate Expenditures:	0		
Non-Rebate Expenditures:	332,550		
Returned to County Treasurer:	0		
Total Expenditures:	**332,550**		
TIF Sp. Rev. Fund Cash Balance as of 06-30-2026:	**744,881**	**0**	**Amount of 06-30-2026 Cash Balance Restricted for LMI**

Projects For AMES ISU RESEARCH PARK URBAN RENEWAL

ISURP Infrastructure Extension

Description:	Extension of public infrastructure to serve ISURP
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

Debts/Obligations For AMES ISU RESEARCH PARK URBAN RENEWAL

General Obligation Series 2015A

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	606,250
Interest:	0
Total:	606,250
Annual Appropriation?:	No
Date Incurred:	11/13/2015
FY of Last Payment:	2027

General Obligation Series 2019A

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	190,050
Interest:	0
Total:	190,050
Annual Appropriation?:	No
Date Incurred:	09/12/2019
FY of Last Payment:	2031

Non-Rebates For AMES ISU RESEARCH PARK URBAN RENEWAL

TIF Expenditure Amount:	302,400
Tied To Debt:	General Obligation Series 2015A
Tied To Project:	ISURP Infrastructure Extension

TIF Expenditure Amount:	30,150
Tied To Debt:	General Obligation Series 2019A
Tied To Project:	ISURP Infrastructure Extension

TIF Ord. amended 11.12.2019

256 Characters Left

Sum of Private Investment Made Within This Urban Renewal Area during FY 2026

0

TIF Taxing District Data Collection

Local Government Name: AMES (85G811)
Urban Renewal Area: AMES ISU RESEARCH PARK URBAN RENEWAL (85024)
TIF Taxing District Name: AMES CITY/AMES SCH/ISU RESEARCH PARK URBAN RENEWAL TIF INCREM
TIF Taxing District Inc. Number: 850228
TIF Taxing District Base Year: 0
FY TIF Revenue First Received: 2017
Subject to a Statutory end date? Yes
Fiscal year this TIF Taxing District statutorily ends: 2037

	UR Designation
Slum	No
Blighted	No
Economic Development	11/2013

TIF Taxing District Value by Class - 1/1/2024 for FY 2026

	Agricultural	Residential	Commercial	Industrial	Other	Exempt	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2026	149,100	0	0	0	0

FY 2026 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: AMES (85G811)
Urban Renewal Area: AMES ISU RESEARCH PARK URBAN RENEWAL (85024)
TIF Taxing District Name: AMES CITY AG/AMES SCH/ISU RESEARCH PARK URBAN RENEWAL TIF INCREM
TIF Taxing District Inc. Number: 850229
TIF Taxing District Base Year: 0
FY TIF Revenue First Received:
Subject to a Statutory end date? No

	UR Designation
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2024 for FY 2026

	Agricultural	Residential	Commercial	Industrial	Other	Exempt	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2026	394,222	0	0	0	0

FY 2026 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: AMES (85G811)
Urban Renewal Area: AMES ISU RESEARCH PARK URBAN RENEWAL (85024)
TIF Taxing District Name: AMES CITY/AMES SCH/ISU RESEARCH PARK DISTRICT 2 UR TIF INCREMENT
TIF Taxing District Inc. Number: 850659

TIF Taxing District Base Year: 0
FY TIF Revenue First Received:
Subject to a Statutory end date? No

	UR Designation
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2024 for FY 2026

	Agricultural	Residential	Commercial	Industrial	Other	Exempt	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2026	9,561	0	0	0	0

FY 2026 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: AMES (85G811)
Urban Renewal Area: AMES ISU RESEARCH PARK URBAN RENEWAL (85024)
TIF Taxing District Name: AMES CITY AG/AMES SCH/ISU RESEARCH PARK DISTRICT 2 UR TIF INCREMENT
TIF Taxing District Inc. Number: 850661

TIF Taxing District Base Year: 0
FY TIF Revenue First Received:
Subject to a Statutory end date? No

	UR Designation
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2024 for FY 2026

	Agricultural	Residential	Commercial	Industrial	Other	Exempt	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2026	82,210	0	0	0	0

FY 2026 TIF Revenue Received: 0

♦ Annual Urban Renewal Report, Fiscal Year 2025 - 2026

Urban Renewal Area Data Collection

Local Government Name: AMES (85G811)
Urban Renewal Area: AMES BARILLA URBAN RENEWAL
UR Area Number: 85026

UR Area Creation Date: 07/2017

UR Area Purpose: This urban renewal area was created to facilitate the expansion of the Barilla manufacturing facility at 3303 and 3311 East Lincoln Way.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
AMES CITY/AMES SCH/BARILLA URBAN RENEWAL TIF INCREM	850638	850238	16,426,500

Urban Renewal Area Value by Class - 1/1/2024 for FY 2026

	Agricultural	Residential	Commercial	Industrial	Other	Exempt	Total	Gas/Electric Utility	Total
Assessed	0	0	0	55,239,500	0	0	55,239,500	0	55,239,500
Taxable	0	0	0	49,651,697	0	0	49,651,697	0	49,651,697
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2025:	**-1,184**	**0**	**Amount of 07-01-2025 Cash Balance Restricted for LMI**
TIF Revenue:	343,721		
TIF Sp. Revenue Fund Interest:	0		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	0		
Total Revenue:	**343,721**		
Rebate Expenditures:	342,538		
Non-Rebate Expenditures:	0		
Returned to County Treasurer:	0		
Total Expenditures:	**342,538**		
TIF Sp. Rev. Fund Cash Balance as of 06-30-2026:	**-1**	**0**	**Amount of 06-30-2026 Cash Balance Restricted for LMI**

Projects For AMES BARILLA URBAN RENEWAL

Barilla Expansion

Description:	Expansion of pasta production and transportation facilities at Barilla America Inc.
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	Yes

Debts/Obligations For AMES BARILLA URBAN RENEWAL

Barilla TIF Rebate

Debt/Obligation Type:	Rebates
Principal:	685,550
Interest:	0
Total:	685,550
Annual Appropriation?:	Yes
Date Incurred:	11/13/2018
FY of Last Payment:	2027

Rebates For AMES BARILLA URBAN RENEWAL

Ames Barilla

TIF Expenditure Amount:	342,538
Rebate Paid To:	Ames Barilla
Tied To Debt:	Barilla TIF Rebate
Tied To Project:	Barilla Expansion
Projected Final FY of Rebate:	2027

Jobs For AMES BARILLA URBAN RENEWAL

Project:	Barilla Expansion
Company Name:	Barilla America Inc
Date Agreement Began:	11/13/2018
Date Agreement Ends:	11/13/2023
Number of Jobs Created or Retained:	41
Total Annual Wages of Required Jobs:	2,039,897
Total Estimated Private Capital Investment:	64,000,000
Total Estimated Cost of Public Infrastructure:	0

Entered development agreement in November 2018. Beginning in FY 2019/20 incremental taxes will be rebated to Barilla for a period of 10 years or a total of $3,000,000.

256 Characters Left

Sum of Private Investment Made Within This Urban Renewal Area during FY 2026

0

TIF Taxing District Data Collection

Local Government Name: AMES (85G811)
Urban Renewal Area: AMES BARILLA URBAN RENEWAL (85026)
TIF Taxing District Name: AMES CITY/AMES SCH/BARILLA URBAN RENEWAL TIF INCREM
TIF Taxing District Inc. Number: 850238

TIF Taxing District Base Year: 0
FY TIF Revenue First Received: 2021
Subject to a Statutory end date? No

	UR Designation
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2024 for FY 2026

	Agricultural	Residential	Commercial	Industrial	Other	Exempt	Total	Gas/Electric Utility	Total
Assessed	0	0	0	55,239,500	0	0	55,239,500	0	55,239,500
Taxable	0	0	0	49,651,697	0	0	49,651,697	0	49,651,697
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2026	38,813,000	16,426,500	16,426,500	0	0

FY 2026 TIF Revenue Received: 343,721

ITEM #:	**35**
DEPT:	**CMO**

Staff Report

PARTICIPATION IN THE LA28 OLYMPIC TORCH RELAY

November 24, 2026

BACKGROUND:

The City of Ames has been asked to consider becoming a host community for the 2028 Olympic Torch Relay. For the first time in Olympic history, the Olympic Flame will travel through all 50 states as part of the 2028 Torch Relay. The journey will begin in Atlanta in spring 2028 and continue across the country before arriving in Los Angeles for the Olympic Opening Ceremony on July 14, 2028.

The Los Angeles Organizing Committee (LA28) has reached out to communities across the country to assess interest in participating in the relay. Background material provided about the event indicates participating communities will have an opportunity to "showcase their history, culture, landmarks and community spirit as part of the relay while welcoming a tradition that symbolizes unity and friendship around the world."

Ames Chief of Police Geoff Huff, Parks and Recreation Director Keith Abraham, and Communications and Outreach Manager Susan Gwiasda attended a virtual meeting regarding becoming a relay host community. Many of the expectations were similar to those for other events in Ames including statewide events such as RAGBRAI, Iowa Games, or ISU athletic events.

TORCH RELAY EXPECTATIONS:

While there are no fees charged by the Organizing Committee to participate as a host committee, there are costs associated with the event. The City would be required to provide planning, advisory, and operational support services without any charge to LA2. The City would be required to create a Community Task Force of stakeholders to plan and coordinate community participation.

Other services expected include:

- Traffic management, temporary street closures and crowd control.
- Public safety coordination, including law enforcement and emergency medical services.
- Sanitation, street cleaning, and waste management.
- Permits, licenses, and other necessary City approvals, with applicable fees waived.

- A designated City liaison and coordination with LA28 and the local Community Task Force.

- Assistance with local promotion and public communications.

- Other planning and operational support outlined in the LA28 Torch Relay Agreement.

If desired, a participating host committee may have the opportunity to host a special celebration or gathering associated with the relay. Specific activities and expectations would be established during the planning process. **The torch route through a community is typically one to six miles depending on the size of the community and the entire run takes an estimated 45 to 90 minutes with street closings as necessary to safely move the torchbearer through the city.**

CONCERNS WITH THE EVENT:

Because this appears to be an exciting, historic opportunity, staff would typically support it without hesitation. However, since this event has never occurred before, the expenses, staff time, City resources, and liability will not be known prior to signing an agreement with LA28. Therefore, staff is concerned about this uncertainty.

We have learned that other Midwest communities including Fargo, N.D., and Kansas City, Mo., have authorized entering agreements with LA 28. Additionally, the City of Madison, Wis. has expressed apprehension with the indemnification language.

LA28 background materials state that due to the number of contracts the organization anticipates receiving, a community will not be able to change the proposed agreement, even if certain elements are objectionable.

In addition, this commitment will require coordination among multiple City departments and community partners, as well as staff resources and some associated City expenses, all of which the magnitude of this effort in unknown at this time.

OPTIONS:

LA28 has asked that interested communities sign and return a legal agreement document by Friday, Dec. 18, 2026. Once the agreement is signed, the Organizing Committee requires the City to identify a primary and secondary point of contact, establish a Community Task Force, and prepare for discussions with LA28 on a route, timing, operational needs, and potential community activities. Even with a signed, returned agreement, a community may not be selected for the torch relay because of the logistics of developing a cross-country route.

If there is interest in considering this event, Staff is seeking Council direction as to whether:

1. **the Legal staff should take the time to review the proposed agreement to determine if is acceptable,**
2. **the City staff should reach out to other community partners to gauge their interest in assisting with the coordination of the event, and**
3. **the contract should be placed on a future agenda for consideration.**

ATTACHMENT(S):

ITEM #:	**36**
DATE:	**11-24-26**
DEPT:	**P&H**

COUNCIL ACTION FORM

SUBJECT: VOLUNTARY ANNEXATION OF PROPERTY AT 4140 UNIVERSITY BOULEVARD

BACKGROUND:

The Iowa State University Research Park (ISURP) has recently acquired 4140 University Boulevard, a 3.17-acre property that has a single home on it. The site is located at the south edge of Ames along South 530th Street (which becomes University Blvd. inside Ames' corporate limits) and surrounded by recently annexed land owned by the ISURP (See the attached addendum). City Council initiated the 100% voluntary annexation on October 13, 2026.

Ames Plan 2040 designates the subject property and adjoining properties as "Employment" (Emp.) and shows them as a future urban growth area for the City. The Employment designation is for industrial and large-scale employment uses, such as ISURP. Applicable zoning districts include the RI Research Park Innovation District and GI General Industrial District. Upon annexation, the site is intended to be rezoned Research Park Innovation District (RI) instead of Agricultural (A), and incorporated into the Iowa State University Research Park Phase IV, 1st Addition Subdivision, to allow for operations that are consistent with the surrounding property.

Staff has previously reviewed all infrastructure needs for the area with the prior ISURP annexation from 2025. **Annexing the subject project does not impact any of the infrastructure planning that was completed with the Master Plan rezoning process for the abutting ISURP land.**

The ISURP Master Plan for the adjoining property that surrounds the site will be updated to include this site with the future rezoning process. City water and sewer utilities exist within the current ISURP boundaries and can be extended by the applicant to serve the ISURP site.

PLANNING AND ZONING COMMISSION:

The request to annex property at 4140 University Blvd is a 100% Voluntary annexation in a non-urbanized area. Review by the Planning and Zoning Commission is not required.

PUBLIC COMMENTS:

State Code allows for the Board of Supervisors to make a recommendation about annexation. On November 17, 2026, the Story County Board of Supervisors passed a resolution supporting the annexation.

No other comments have been received.

ALTERNATIVES:

1. Approve the 100% voluntary annexation and the abutting right of way at 4140 University Boulevard, totaling 3.17 acres, by finding that the proposed annexation is consistent with the Ames Plan 2040 comprehensive plan.

2. Deny the request to annex property at 4140 University Boulevard.

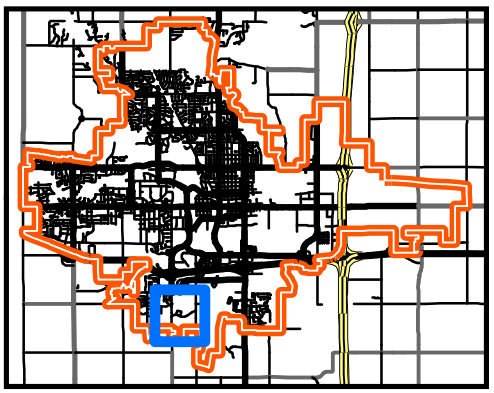
3. Refer the request to staff or the applicant for more information.

CITY MANAGER'S RECOMMENDED ACTION:

Staff has reviewed the request for a 100% voluntary Annexation of the property at 4140 University Blvd. The proposed annexation is consistent with Ames Plan 2040 projections for growth and is envisioned as the ISURP's next phase of growth. Annexation of the property will create more uniform boundaries and be combined with the existing surrounding ISURP land. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative #1, as described above.

ATTACHMENT(S):
Addendum





Annexation Location Map
4140 University Blvd

Legend
Subject Area

N

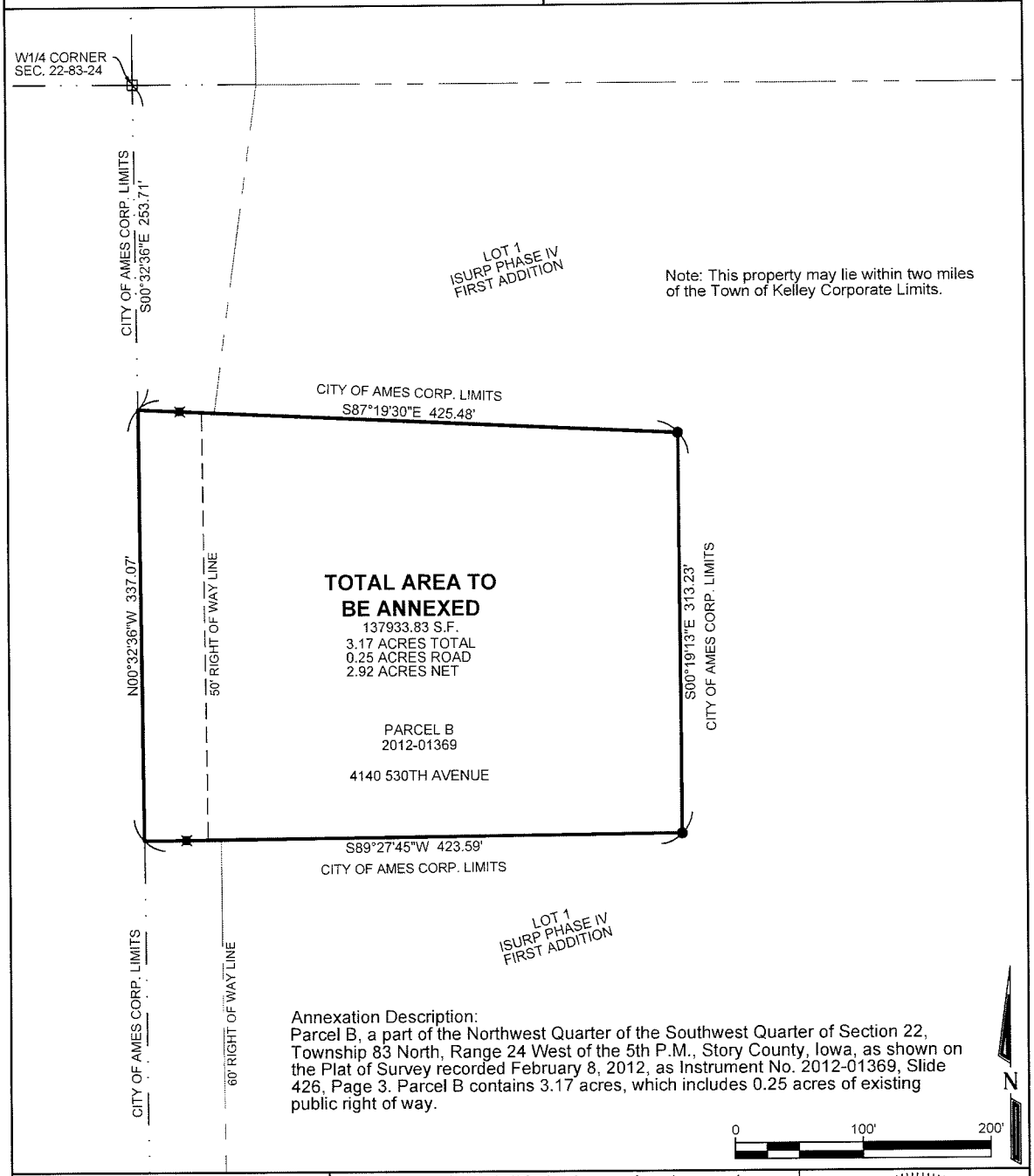
0 250 500 750 1,000 Feet

ANNEXATION PLAT

LOCATION: PARCEL B IN THE NW1/4, SW1/4 SEC. 22-83-24
STORY COUNTY, IOWA

PROPRIETORS: IOWA STATE UNIVERSITY RESEARCH PARK

PREPARED BY: R. BRADLEY STUMBO, PLS #17161
STRAND ASSOCIATES, INC.
AMES, IA 50010
515-233-0000



Annexation Description:
Parcel B, a part of the Northwest Quarter of the Southwest Quarter of Section 22, Township 83 North, Range 24 West of the 5th P.M., Story County, Iowa, as shown on the Plat of Survey recorded February 8, 2012, as Instrument No. 2012-01369, Slide 426, Page 3. Parcel B contains 3.17 acres, which includes 0.25 acres of existing public right of way.

STRAND ASSOCIATES®
Strand Associates, Inc.
414 South 17th Street, Suite 107
Ames, Iowa 50010
Phone: (515) 233-0000
FAX: (515) 233-0103

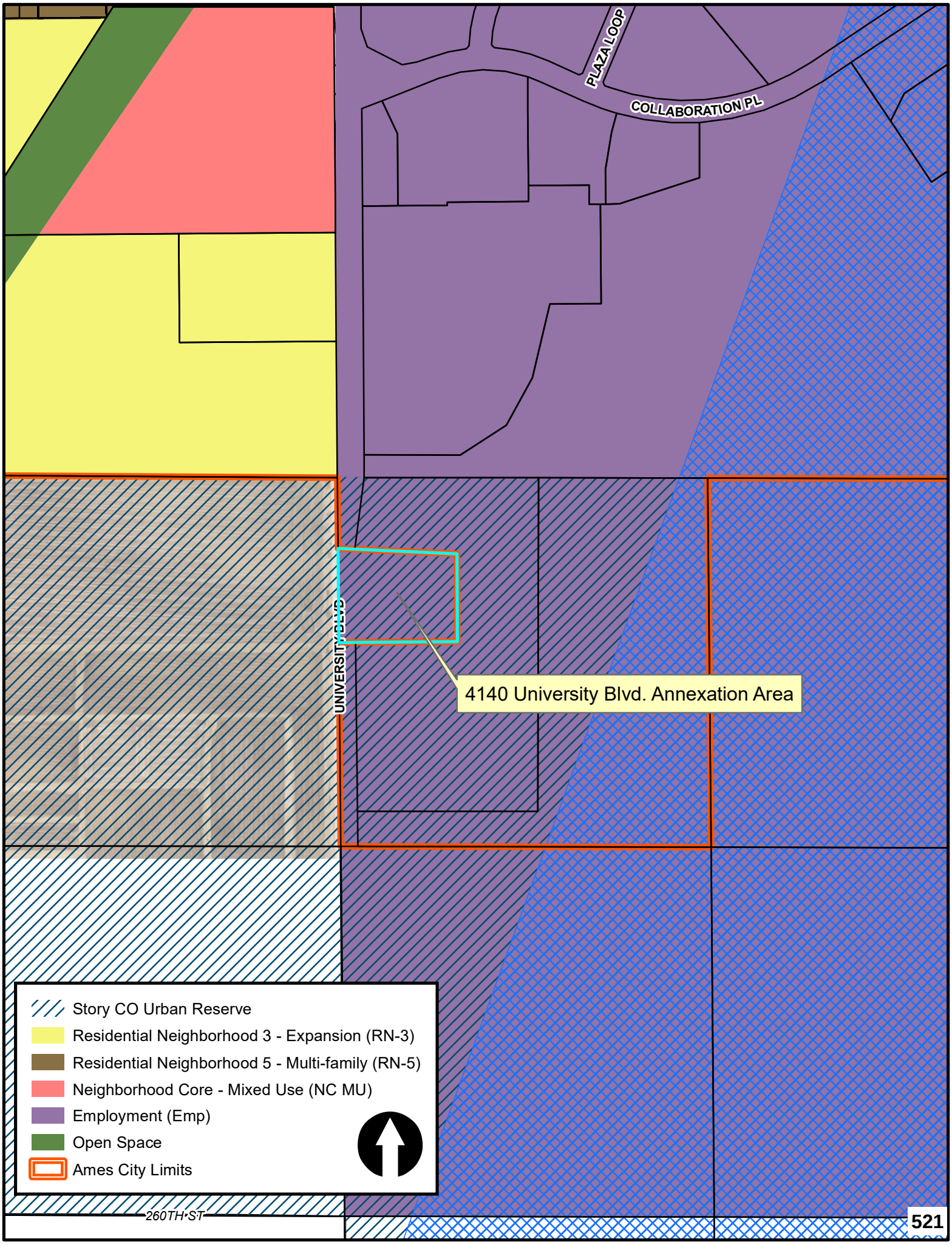
I hereby certify that this land surveying document was prepared by me or under my direct personal supervision and that I am a duly licensed Professional Land Surveyor under the laws of the State of Iowa.

R. Bradley Stumbo 6/19/2026

R. BRADLEY STUMBO, PLS DATE
License number 17161
My license renewal date is December 31, 2025.

R. BRADLEY STUMBO LICENSED 17161 IOWA PROFESSIONAL LAND SURVEYOR

JOB# 7238.003 DATE: 6/19/26 PAGE 1 OF 1


PLAZA LOOP
COLLABORATION PL
UNIVERSITY BLVD
4140 University Blvd. Annexation Area
Story CO Urban Reserve
Residential Neighborhood 3 - Expansion (RN-3)
Residential Neighborhood 5 - Multi-family (RN-5)
Neighborhood Core - Mixed Use (NC MU)
Employment (Emp)
Open Space
Ames City Limits
260TH ST
521

LAND USE: CATEGORIES

Employment (Emp)

- Includes both general industrial areas and large-scale employment centers that are part of planned business or ISU Research Park.
- Mixes traditional manufacturing warehouse activities on the east side of the city and office and R&D uses in ISU Research Park and areas near South Bell.
- Can include high impact and heavy industrial uses.
- Older areas include single purpose industrial lots and relatively low-density site development.
- Planned facilities include large blocks and large sites.
- High truck traffic generation with good access to regional transportation facilities.
- City policy to focus most new large large industrial development east of I-35.
- Service uses are clustered in Boone County and can be expanded with the West Growth Areas.

APPLICABLE EXISTING ZONING CATEGORIES

- GI General Industrial PI Planned Industrial
- RI Research Park Industrial
- II Intensive Industrial

GOALS

- Provide attractive and well-functioning settings for a range of industrial enterprises.
- Build on Ames' natural and historic strength in research.
- Minimize impact and external effects on city neighborhoods.
- Discourage industrial uses that are large resource users for water and sewer services with system capacity impacts.



DEVELOPMENT GUIDELINES

- Phase out small obsolete industrial clusters in primarily non-industrial areas, such as industrial pockets along the railroad.
- Use screening and landscaped buffering to address building scale and typical utilitarian appearance.
- Residential uses should not be permitted in these areas. Site design should provide separation and buffering between intense industrial and adjacent residential use.
- Apply aesthetic enhancements to sites along major corridors.
- Plan for improved pedestrian connectivity and access for alternative modes of transportation.
- Large sites may allow for incorporating green infrastructure, renewable energy, or other GHG reduction and sustainable design techniques to existing site and development in new employment areas.
- Focus Research Park uses on R&D and office with high employment intensity.
- Ensure truck traffic and transportation capacity is adequately addressed in siting new large industrial facilities.

PUBLIC ACTIONS

- Implement infrastructure and transportation projects necessary to open the East Industrial area.
- As East Industrial, Prairie View, develops out with large uses, evaluate options for smaller industrial sites and locally serving commercial uses. Large format retail is not permitted.
- Use economic development tools and standard to support resource and environmentally conscious uses, minimize water and sewer capacity demand.
- Support commuter transportation alternatives to single occupant automobiles.
- Adapt zoning to provide for large manufacturing facilities based on automation.
- Differentiate zoning for business park use types from individual general industrial uses oriented to small or independent businesses.
- East scenario Tiers 3 and 4 have planned residential uses adjacent to industrial uses north of the railroad. Consider future compatibility of use and traffic levels with industrial. Development options north of the railroad.

Item No. 38

MEMO

To: Mayor & City Council

From: Victoria A Feilmeyer, Interim City Attorney

Date: November 24, 2026

Subject: Closed Session

I hereby advise Council that the Council has the authority to go into closed session under section 21.5(1)i of the Iowa Code to evaluate City Attorney candidate.