

**AGENDA**  
**REGULAR MEETING OF THE AMES CITY COUNCIL**  
**COUNCIL CHAMBERS - CITY HALL**  
**DECEMBER 16, 2025**

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



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

**PROCLAMATIONS:**

1. Proclamation for "Slavery and Human Trafficking Prevention Month," January 2026

**PRESENTATION:**

2. Downtown Ames Guiding Vision Update

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

3. Motion approving payment of claims
4. Motion approving Summary of Minutes of the Regular City Council Meeting on December 9, 2025
5. Motion approving the renewal of the following Beer Permits, Wine Permits & Liquor Licenses:
  - a. Fuji Japanese Steakhouse, 1614 S Kellogg Avenue Ste 101, Class C Retail Alcohol License, Pending Dramshop Review
6. Motion authorizing the Mayor to sign a Certificate of Consistency with the 2024-2028 City of Ames CDBG Consolidated Plan on behalf of YSS for renewal funding of a Rapid ReHousing Program
7. Purchase of the sculpture "A Big Hello" by Craig Snyder:
  - a. Resolution accepting letter of donation pledge from the Ames Regional Economic Alliance for funds to purchase the sculpture "A Big Hello"
  - b. Resolution awarding contract with Craig Snyder of Plymouth, MN, in the amount of \$7,840 for the purchase of the sculpture "A Big Hello" for placement at the Main Street Gateway
8. Requests from Ames Main Street for Art Walk on Thursday, June 11, 2026:
  - a. Motion approving blanket Temporary Obstruction Permit and blanket Vending License in Central Business District
  - b. Resolution approving suspension of parking meter fees and enforcement for 23 metered parking spaces for vendors from 3:00 p.m. to 9:00 p.m.
  - c. Resolution approving waiver of parking meter fees and enforcement, usage and waiver of electrical fees, and waiver of fee for blanket Vending license for Ames Main Street from 3:00 p.m. to 8:00 p.m.
  - d. Resolution approving closure of Kellogg Avenue and Douglas Avenue from Main

Street to Fifth Street from 3:00 p.m. to 9:00 p.m.

e. Resolution approving usage of Tom Evans Plaza

9. Requests from Ames Main Street for 4th of July activities on July 4, 2026:
  - a. Motion approving blanket Temporary Obstruction Permit and blanket Vending License in Central Business District
  - b. Resolution approving waiver of Vending License fee
  - c. Resolution approving closure of portions of Main Street, Northwestern Avenue, Fifth Street, Douglas Avenue, Burnett Avenue, Kellogg Avenue, Clark Avenue, Allan Drive, and Pearle Avenue from 6:00 a.m. until end of parade
  - d. Resolution approving closure of Parking Lot MM and south portion of Lot M from 6:00 a.m. to 2:00 p.m.
10. Requests from Ames Main Street for Summer Sidewalk Sales on July 9 - July 12, 2026:
  - a. Motion approving Blanket Temporary Obstruction Permit
  - b. Resolution approving suspension of parking regulations and enforcement for the Downtown from 9:00 a.m. to 6:00 p.m. on Saturday, July 11
  - c. Resolution approving transfer of \$1,370.25 from the Hotel/Motel Tax Fund to the Parking Fund
11. Requests from Ames Main Street for Music Walk on Thursday, September 17, 2026:
  - Motion approving blanket Temporary Obstruction Permit and blanket Vending License in Central Business District from 3:00 p.m. to 9:00 p.m.
  - Resolution approving suspension of parking meter fees and enforcement of 23 metered parking spaces for vendors from 3:00 p.m. to 9:00 p.m.
  - Resolution approving waiver of parking meter fees and enforcement and usage and waiver of electrical fees, and waiver of fee for blanket Vending License for Ames Main Street from 3:00 p.m. to 9:00 p.m.
  - Resolution approving closure of Kellogg Avenue and Douglas Avenue from 5th Street to Main Street
12. Requests from Ames Main Street for Witches Walk on Thursday, October 8, 2026:
  - a. Motion approving blanket Temporary Obstruction Permit and blanket Vending License in Central Business District from 5:30 p.m. to 8:00 p.m. and waiving fee for blanket Vending License
  - b. Resolution approving waiver of electrical fees on Ames Main Street from 3:00 p.m. to 9:00 p.m.
  - c. Resolution approving closure of Kellogg Avenue from Main Street to Fifth Street from 3:00 p.m. to 9:00 p.m.
  - d. Resolution approving suspension of parking regulations and enforcement for 14 parking spaces in Downtown from 3:00 p.m. to 9:00 p.m. on October 8, 2026
13. Requests from Ames Main Street for Holiday Open House event from November 5 through November 8, 2026:
  - a. Motion approving Blanket Temporary Obstruction Permit for Downtown
  - b. Resolution approving suspension of parking regulations and enforcement for Downtown 9:00 a.m. to 6:00 p.m. on Saturday, November 7, 2026
  - c. Resolution approving waiver of parking meter fees and enforcement
  - d. Resolution approving transfer of \$1,370.25 from Hotel/Motel Tax Fund to the Parking Fund
14. Requests from Ames Main Street for Small Business Saturday on November 28, 2026:
  - a. Motion approving Blanket Temporary Obstruction Permit for Downtown and Campustown on November 28, December 5, December 12, December 19, and December 26
  - b. Resolution approving suspension of parking regulations and enforcement for



Downtown and Campustown from 8:00 a.m. to 6:00 p.m. on November 28, December 5, December 12, December 19, and December 26

- c. Resolution approving waiver of parking meter fees and enforcement
  - d. Resolution approving transfer of \$12,341.25 from the Hotel/Motel Tax Fund to the Parking Fund
15. Requests from Ames Main Street for Snow Magic on December 1 through December 31, 2026:
- a. Motion approving Blanket Temporary Obstruction Permit
  - b. Motion approving Blanket Vending License
  - c. Resolution approving waiver of Vending License fee
  - d. Resolution approving closure of four metered parking spaces on the east side of Douglas Avenue from 6:00 p.m. to 8:00 p.m. on December 3
  - e. Resolution approving usage of electricity in Tom Evans Plaza and waiver of fees for electricity
16. Resolution approving and adopting Supplement No. 2026-1 to the Ames *Municipal Code*
17. Resolution adopting Amended Appendix P (CyRide Rates and Charges) of the Ames *Municipal Code* per authority granted by the Ames Transit Agency Board of Trustees
18. Resolution waiving Purchasing Policy requirement for competitive bidding and awarding a contract to Carbon Day EV Charging, of Wheeling, IL, for the purchase of two Level 3 EV chargers in the amount of \$121,312.32
19. Resolution awarding a contract to Irby Utilities, of Rapid City, SD, for the purchase of steel poles for Electric Services in the amount of \$61,008.19
20. Resolution awarding contract to RESCO, of Ankeny, IA, for the purchase of a 2500 kVA three-phase pad-mounted distribution transformer in the amount of \$58,710.90
21. Resolution awarding contract to Petroleum Traders, Corp. for the FY 2025/26 Electrical Services Fuel Supply contract in an amount not-to-exceed \$300,000

**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.

#### **PARKS AND RECREATION:**

22. Fitch Family Indoor Aquatic Center Update
- a. Motion accepting the Fitch Family Indoor Aquatic Center monthly report
  - b. Resolution approving Change Order #2 for Construction Manager services to Story Construction in the amount of \$211,000

#### **PLANNING & HOUSING:**

23. Resolution approving first amendment to the Land Purchase Option with Keystone Equity Group for Surplus Land at Harrison and Welbeck to Extend Final Plat Deadline

#### **HEARINGS:**

24. Hearing on Lease of City Property located East of 731 Billy Sunday Road now known as Lot 3 of Billy Sunday Subdivision to Lamar Advertising Company (continued from October 14, 2025)
- a. Motion to continue Public Hearing to January 13, 2026
25. Hearing on rezoning of property at 200, 204, 210, 214, 220 Southeast 2nd Street and 210 Sumner Avenue from Highway-Oriented Commercial (HOC) to Neighborhood Commercial (NC) with Master Plan:

- a. First reading of ordinance
- 26. Hearing on rezoning of part of a property located within the Iowa State Research Park located along South 530th Avenue from Agricultural (A) to Research Park Innovation District (RI) with Master Plan:
  - a. First reading of ordinance

**ECONOMIC DEVELOPMENT:**

- 27. Staff Report regarding Developers' Request for Housing Incentives
  - a. Motion directing staff on Preferred Incentive Options
  - b. Motion directing staff regarding Cameron School Road and GW Carver intersection roundabout option

**ORDINANCES:**

- 28. Modifications to *Municipal Code* Chapter 19, Parks and Recreation, to clarify expectations of park use
  - a. Second Reading of Ordinance
  - b. Motion to make changes based on Council discussion on December 9, 2025, meeting
- 29. Second reading on Zoning Text Amendment for Landscaping Rock Mulch within required Landscape Areas
- 30. Second reading on rezoning (with Master Plan) from Intensive Industrial to General Industrial for 23959 580th Avenue
- 31. Roosevelt Avenue parking prohibitions from 13th Street to 16th Street:
  - a. First reading of ordinance
  - b. Motion to suspend the rules and allow for second and third reading and adoption of ORDINANCE NO. 4578
- 32. Third reading and adoption of ORDINANCE NO. 4579 on Zoning Text Amendment for the South Lincoln Sub Area Mixed Use District (S-SMD) Single Family Design Standards

**FINANCE:**

- 33. FY 2026/27 City Council Budget Guidelines

**DISPOSITION OF COMMUNICATIONS TO COUNCIL :**

**REPORT OF GOVERNING BODY:**

- 34. 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:**

**ELECTRIC:**

- 35. Membership in the Iowa Public Power Agency:
  - a. Resolution approving Application and Agreement for Membership in the Iowa Public Power Agency
  - b. Motion to authorize and approve Confidentiality Agreement regarding electric transmission planning and construction and critical energy infrastructure

**CLOSED SESSION:**

36. Motion to hold Closed Session pursuant to *Iowa Code* Sections 21.5(1)(a), 388.9(1), and 21.5(1)(k), to review or discuss records which are required or authorized by state or federal law to be kept confidential; to discuss proprietary information and information required by a noncustomer contracting party to be kept confidential pursuant to a nondisclosure agreement which relates to electric transmission planning and construction and critical energy infrastructure; and to discuss information contained in records in the custody of a governmental body that are confidential records pursuant to section 22.7, subsection 50
- a. Resolution approving Joint Development Agreement and Payment of Initial Payment Required Therein

**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*.**



November 19, 2025

City of Ames  
515 Clark Ave.  
Ames, IA 50010

Re: Downtown Ames Guiding Vision Update

Mayor Haila and Members of the City Council,

On behalf of the Ames Main Street board of directors and members of the Guiding Vision Implementation Taskforce, I want to provide a brief update on the Downtown Ames Guiding Vision Plan and the progress being made in identifying both short- and long-term goals for the district.

To date, the taskforce, has identified several priority projects that will help launch efforts to see the guiding vision into reality while also strengthening the Downtown experience and supporting continued growth. These include:

- Launching a Pilot Parklet Program  
(for which a separate \$10,000 outside funding request will be submitted to be considered for the upcoming budget process for FY 26-27)
- Establishing a Shared Dumpster Program to improve efficiency and aesthetics within the district
- Creating a Sip & Stroll District to enhance special events and visitor engagement
- Collaborating with Ames Parks & Recreation on the Tom Evans Plaza Refresh project planned for 2026-27.

We respectfully request and would appreciate the opportunity to share a more detailed update with the council in-person at your December 16th meeting.

Thank you for your continued support of Downtown Ames.

Onward!

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

Travis Toliver, IOM  
*Executive Director*



Item No. 4  
**MEMO**

**To:** Mayor & City Council  
**From:** City Clerk's Office  
**Date:** December 16, 2025  
**Subject:** Approval of Minutes

Attached are the minutes from the Regular City Council Meeting on December 9, 2025.

**ATTACHMENT(S):**  
[C25-1209 Summary.pdf](#)

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

**AMES, IOWA**

**DECEMBER 9, 2025**

The Regular Meeting of the Ames City Council was called to order by Mayor John Haila at 6:00 p.m. on the 9<sup>th</sup> day of December, 2025, in the City Council Chambers in City Hall, 515 Clark Avenue pursuant to law. Present were Council Members Bronwyn Beatty-Hansen, Gloria Betcher, Amber Corrieri, Tim Gartin, Rachel Junck, and Anita Rollins. *Ex officio* Emily Boland was also present.

**CONSENT AGENDA:** Moved by Betcher, seconded by Corrieri, to approve the consent agenda.

1. Motion approving payment of claims
2. Motion approving Report of Change Orders for period of November 16-30, 2025
3. Motion approving Summary of Minutes of the Regular City Council Meeting on November 25, 2025, and the Special City Council Meeting on December 3, 2025
4. Motion approving Civil Service Candidates
5. Motion approving Ownership Update for Special Class C Retail Alcohol License - Ames History Museum, 416 Douglas Avenue
6. Motion approving new Class C Retail Alcohol License with Outdoor Service - Perfect Games, 1320 Dickinson Avenue
7. Motion approving new Special Class C Retail Alcohol License (BW) - The Spice, 402 Main Street
8. Motion approving the renewal of the following Beer Permits, Wine Permits & Liquor Licenses:
  - a. Aunt Maude's, 547 Main Street, Class C Retail Alcohol License with Catering Privilege and Outdoor Service
  - b. Cafe Beaudelaire, 2504 Lincoln Way, Class C Retail Alcohol License with Outdoor Service
  - c. Cyclone Liquors, 626 Lincoln Way (Back Room Only), Class C Retail Alcohol License
  - d. Mickey's Irish Pub, 109 Welch Avenue, Class C Retail Alcohol License with Outdoor Service
  - e. Thumbs Bar, 2816 West Street, Class C Retail Alcohol License with Catering Privilege and Outdoor Service
  - f. Tip Top Lounge, 201 E Lincoln Way, Class C Retail Alcohol License with Outdoor Service
  - g. Torrent Brewing Company, 504 Burnett Avenue, Class C Retail Alcohol License with Living Quarters and Outdoor Service
9. Motion approving revisions to City's Street Banner Policy
10. Motion authorizing the Police Department to apply for and participate in the 2025 Department of Justice Office of Justice Program's Bulletproof Vest Partnership Program
11. Requests from Ames Main Street for Snow Magic on December 1, 2025, through December 31, 2025:

- a. Motion approving Blanket Temporary Obstruction Permit
  - b. Motion approving Blanket Vending License
  - c. RESOLUTION NO. 25-600 approving waiver of Vending License fee
  - d. RESOLUTION NO. 25-601 approving usage of electricity in Tom Evans Plaza and waiver of fees for electricity
12. Requests from Ames Main Street to extend free parking to include all remaining Saturdays in December 2025 to support small businesses:
- a. Motion approving Blanket Temporary Obstruction Permit for Downtown and Campustown on December 13, December 20, and December 27, 2025
  - b. Motion approving transfer of \$7,404.75 from the Hotel/Motel Tax Fund to the Parking Fund
  - c. RESOLUTION NO. 25-602 approving suspension of parking regulations and enforcement for Downtown and Campustown from 8:00 a.m. to 6:00 p.m. on December 13, December 20, and December 27, 2025
13. RESOLUTION NO. 25-603 authorizing Public Art Commission to enter into agreements with artists for 2026/27 Ames Annual Outdoor Sculpture Exhibition selections
14. RESOLUTION NO. 25-604 awarding contract with Tim Adams (dba Stony Creek Landscapes), of Webster City, IA, in the amount of \$30,000 for the fabrication, delivery, and purchase of the sculptural collection "Perennials" for the bus stop shelters along CyRide's Red Route
15. RESOLUTION NO. 25-605 approving a Development Agreement for Public Improvements to Cedar Lane with the Ansley Subdivision Developer
16. RESOLUTION NO. 25-606 approving contract and bond for the Homewood Golf Course Hole Nine Crossing Improvement Project with Con-Struct, of Ames, IA, in the amount of \$213,410
17. RESOLUTION NO. 25-607 approving partial completion of required street trees and reducing financial security on file for Domani Subdivision 1st Addition to \$750
18. RESOLUTION NO. 25-608 approving partial completion of stormwater management maintenance and reducing financial security on file for Domani 2nd Addition to \$6,553.64
19. RESOLUTION NO. 25-609 approving partial completion of required street trees and sidewalks and reducing financial security on file for Scenic Valley 6th Addition to \$1,620
20. RESOLUTION NO. 25-610 approving partial completion of required streetlights, trees, and sidewalks and reducing financial security on file for Scenic Valley 7th Addition to \$103,362
21. RESOLUTION NO. 25-611 accepting the 2023/24 Ames Plan 2040 Sanitary Sewer Extension (S 500th Avenue County Line Road) project as completed by Rognes Corp., of Ankeny, IA, in the amount of \$542,477.70
22. RESOLUTION NO. 25-612 accepting the 2024/25 Accessibility Enhancement Program as completed by TK Concrete, Inc., of Pella, IA, in the amount of \$91,701.68
- Roll Call Vote: 6-0. Motions/Resolutions declared carried/adopted unanimously, signed

by the Mayor, and hereby made a portion of these Minutes.

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

**DISCUSSION REGARDING *MUNICIPAL CODE* CHAPTER 14, HUMAN RELATIONS REGARDING CIVIL RIGHTS PROTECTION FOR GENDER IDENTITY:** City Attorney Mark Lambert presented information for the consideration of the adoption of an ordinance that would provide civil rights protections for gender identity and responded to questions from the City Council.

The Public Input was opened by Mayor Haila.

Amanda Dotson first expressed her love for Ames as a community that seeks to be inclusive and protective of all its members. She shared research findings about endocrine-disrupting chemicals found in consumer products and touched on genetic disorders of sexual development to highlight the importance of legal protections for gender-diverse individuals against discrimination.

Dave Peterson communicated his discontent with recent legislative actions removing civil rights protections. He emphasized the importance of Ames being a welcoming city for all, including trans and non-binary residents.

Madeline conveyed the everyday challenges of being transgender, underscoring her fears around documentation not aligning with her gender identity, which could open the door to discrimination.

John Christensen expressed his support by reflecting on the historical significance of gender identity protections in Iowa and the implications of their removal at the state level. He stressed the importance of Ames being an inclusive city, supporting not only current residents but also potential newcomers, especially students.

Carolyn Klaus, Women League of Voters of Ames and Story County, highlighted the league's focus on personal safety and democratic principles, encouraging the City Council to enact protections against gender identity discrimination as an essential step forward.

Ianka Mitchell-Conway spoke about the principle of religious and personal freedom as fundamentally American, emphasizing that discrimination against gender identity infringes upon individual rights to determine one's life path.

Sondra Wilson elaborated on legal angles, discussing how current actions by public officials may be classed as color of law crimes, violating individuals' rights under the guise of legality. She urged the City Council to take a moral stand on the issue.

Senator Herman Quirnbach expressed his view that the proposed ordinance would be



a sound exercise of local government authority. Highlighting statutory provisions that allow municipalities to extend civil rights protections, he supported the City Council's potential action to provide such protections for gender identity.

The Public Input was closed by Mayor Haila.

Moved by Corrieri, seconded by Junck, to direct staff to proceed with drafting an ordinance adding gender identity as a protected class in *Municipal Code* Chapter 14, Human Relations.

Roll Call Vote: 5-1, Gartin dissenting. Motion declared carried.

**HEARING ON LEASE OF CITY PROPERTY LOCATED EAST OF 731 BILLY SUNDAY ROAD NOW KNOWN AS LOT 3 OF BILLY SUNDAY SUBDIVISION TO LAMAR ADVERTISING COMPANY:** Moved by Betcher, seconded by Corrieri, to continue the hearing to December 16, 2025.

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

The meeting was recessed by Mayor Haila at 6:49 p.m. and reconvened at 6:51 p.m.

**HEARING ON ZONING TEXT AMENDMENT FOR LANDSCAPING ROCK MULCH WITHIN REQUIRED LANDSCAPE AREAS:** Director Diekmann presented a draft ordinance to change the current landscaping standard to allow rock mulch in lieu of organic mulch in defined planter beds.

Mayor Haila opened the Public Hearing.

Justin Dodge, Hunziker Companies, spoke in favor of the amendment, highlighting the maintenance benefits of rock mulch and its longer-lasting appearance compared to organic mulch.

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

Moved by Betcher, seconded by Rollins, to pass on first reading an ordinance regarding a Zoning Text Amendment for Landscaping Rock Mulch within Required Landscape Areas.

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

**HEARING ON REZONING (WITH MASTER PLAN) FROM INTENSIVE INDUSTRIAL TO GENERAL INDUSTRIAL FOR 23959 580<sup>TH</sup> AVENUE:** Director Diekmann reviewed the rezoning request for a former food processing plant property that was annexed and zoned as Intensive Industrial. He highlighted that the owner was seeking broader allowable uses through rezoning to General Industrial with a master plan.

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

Moved by Betcher, seconded by Rollins, to pass on first reading an ordinance regarding a Rezoning (with Master Plan) from Intensive Industrial to General Industrial for 23959 580<sup>th</sup> Avenue.

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

**HEARING ON AMENDMENT TO ADAPTIVE REUSE/MAJOR SITE DEVELOPMENT PLAN FOR NORTH GRAND MALL LOCATED AT 2615 GRAND AVENUE:** Director Diekmann detailed an amendment to the adaptive reuse plan for North Grand Mall to change a former bank building into a fast-food restaurant with a drive-through.

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

Moved by Betcher, seconded by Beatty-Hansen, to adopt RESOLUTION NO. 25-613 approving Adaptive Reuse/Major Site Development Plan for North Grand Mall located at 2615 Grand Avenue.

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

**MODIFICATIONS TO *MUNICIPAL CODE* CHAPTERS 4 AND 19 TO ADDRESS PERSONAL TRANSPORTATION DEVICES:** Assistant City Manager Pa Vang Goldbeck and Parks and Recreation Director Keith Abraham presented proposed ordinance language for personal transportation devices in Ames to establish speed limits.

The Public Input was opened by Mayor Haila.

Grant Olsen spoke about the challenges of knowing one's speed on a bicycle without a speedometer and emphasized the importance of pedestrian safety.

Jeri Neal, Ames Bicycle Coalition, discussed various community concerns about speed limits in different contexts and raised issues about right-of-way rules and penalties.

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

Moved by Gartin, seconded by Beatty-Hansen, to pass on first reading an ordinance regarding *Municipal Code* Chapter 4 and 19 to address personal transportation devices. Roll Call Vote: 6-0. Motion declared carried unanimously.

Moved by Beatty-Hansen, seconded by Rollins, to request staff to develop language regarding the first offence on a lighting violation to establish a period of time to allow the user to fix the issue.

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

**MODIFICATIONS TO *MUNICIPAL CODE* CHAPTER 19, PARKS & RECREATION, TO CLARIFY EXPECTATIONS OF PARK USE:** Director Abraham reviewed several

changes to Chapter 19, including updating language related to weapons prohibition and swimming.

Council Member Gartin referenced language regarding swimming, which as written would apply to all bodies of water. Director Abraham shared that the intent was to prohibit swimming in lakes and ponds on City property, noting that staff would revise the language for clarity.

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

Moved by Betcher, seconded by Beatty-Hansen, to pass on first reading an ordinance regarding Modifications to *Municipal Code* Chapter 19, Parks & Recreation, to clarify expectations of park use.

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

**SECOND READING ON ZONING TEXT AMENDMENT FOR THE SOUTH LINCOLN SUB AREA MIXED USE DISTRICT (S-SMD) SINGLE FAMILY DESIGN STANDARDS:** Moved by Rollins, seconded by Betcher, to pass on second reading an ordinance regarding a Zoning Text Amendment for the South Lincoln Sub Area Mixed Use District (S-SMD) Single Family Design Standards.

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

**THIRD READING AND ADOPTION OF ORDINANCE NO. 4577 ON REZONING PROPERTY AT 220-400 FREEL DRIVE FROM GENERAL INDUSTRIAL (GI) TO GOVERNMENT/AIRPORT DISTRICT (S-GA):** Moved by Rollins, seconded by Betcher, to pass on third reading and adopt ORDINANCE NO. 4577 on rezoning property at 220-400 Freel Drive from General Industrial (GI) to Government/Airport District (S-GA).

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

**STAFF REPORT REGARDING DEVELOPERS' REQUEST FOR HOUSING INCENTIVES:** City Manager Steve Schainker and Director Diekmann, alongside Finance Director Corey Goodenow, presented a detailed report analyzing options for housing development incentives for five projects.

The Public Input was opened by Mayor Haila.

Justin Dodge, Hunziker Companies, highlighted the considerable costs associated with initial infrastructure development, emphasizing the substantial risk developers face when bringing lots to the market. He underscored the need for City assistance to move projects forward successfully, ensuring that developers can sell lots to builders who, in turn, provide housing to end users wanting to live in Ames.

Keith Arneson, Pinnacle Properties, addressed the immense risks developers face in the current housing market recession and highlighted the connection between substantial investments in housing to the eventual payoff through increased property values and subsequent tax benefits for the City.

Kurt Friedrich, Friedrich Real Estate, expressed gratitude for the ongoing conversation about development incentives, marking it as a positive progression for Ames. He stated that with City assistance with infrastructure improvements, his team could focus resources on building townhomes of various sizes and price points, addressing a diverse range of housing needs in the community.

Luke Jensen, RES Development, concentrated on the strategic importance of a cohesive and safe traffic plan for the corridor along George Washington Carver Avenue. Emphasizing how the project extends beyond individual developments into regional improvements, he mentioned the 190<sup>th</sup> Street Corridor Plan that foresaw roundabouts for safer traffic management, calling for City expertise in developing this infrastructure.

Casey Schafbuch, ATI Group, shared optimism about moving projects forward with anticipated assistance and expressed appreciation for the cooperative efforts between developers and City staff to enhance opportunities to bring needed housing to the community.

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

Moved by Beatty-Hansen, seconded by Gartin, to request staff to place this item on the agenda for the December 16<sup>th</sup> Regular Meeting of the City Council.

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

Moved by Beatty-Hansen, seconded by Junck, to direct staff to provide a memo about options for intersection improvements in the corridor, including potential roundabouts, with the item.

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

**DISPOSITION OF COMMUNICATIONS TO COUNCIL:** Mayor Haila noted that there were four items for consideration. A memo from Water and Pollution Control Director John Dunn regarding drinking water monitoring and communication from Assistant City Manager Goldbeck concerning video recordings for Boards and Commissions were noted to be for information only.

A request to amend Chapter 31, Historic Preservation Districts, to allow for alterations based on existing conditions from Moria Keech required no action. Director Diekmann noted that the request had already been addressed by the Historic Preservation Commission.

Finally, a response from Director Diekmann to a request for an amendment to Ames Plan 2040 to relocate a commercial area within the planned Greenbriar Development was addressed.

Moved by Gartin, seconded by Beatty-Hansen, to place the item on the agenda for the January 13<sup>th</sup> Regular Meeting of the City Council.

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

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

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

**ADJOURNMENT:** Moved by Betcher, seconded by Corrieri, to adjourn the meeting at 9:26 p.m.

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

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Carly M. Watson, Deputy City Clerk

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John A. Haila, Mayor

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Renee Hall, City Clerk



Item No. 5  
**MEMO**

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

**From:** Major Dan Walter, Ames Police Department

**Date:** December 16, 2025

**Subject:** Beer Permits & Liquor License Renewal

The following licenses are eligible for renewal:

- a. Fuji Japanese Steakhouse, 1614 S Kellogg Avenue Ste 101, Class C Retail Alcohol License, Pending Dramshop Review

A review of Police Department records for the past 12 months found no liquor law violations for **Fuji Japanese Steakhouse**. **The Police Department recommends renewal for this business.**

### **COUNCIL ACTION FORM**

**SUBJECT:** CERTIFICATE OF CONSISTENCY WITH THE 2024-2028 CITY OF AMES  
CDBG CONSOLIDATED PLAN ON BEHALF OF YSS FOR RENEWAL  
FUNDING UNDER HUD'S RAPID REHOUSING PROGRAM

#### **BACKGROUND:**

Youth and Shelter Services (YSS) receives funding through the Rapid ReHousing program administered by the Department of Housing and Urban Development (HUD). The City of Ames, as a federal Entitlement Community, must certify annually that the application matches the goals of the City's current 2024-2028 Consolidated Plan.

For the 2027 program year, YSS is seeking to renew its contract for \$215,408, of which approximately 75% (\$161,556) is anticipated to be utilized in the City of Ames to continue administering its Youth Transitional Housing Services. These grant dollars will continue to help cover rent and utilities for various units in the City of Ames.

Staff has discussed and received information from YSS about the program. Staff finds that the request for renewal funding is consistent with goals and priorities outlined in the City's Community Development Block Grant (CDBG) 2024-2028 Five-year Consolidated Plan, which includes to: "Reduce the cost burden for low- and moderate-income (LMI) households to access or maintain rental housing city-wide".

The Plan also emphasizes the importance of local non-profit organizations seeking additional funding opportunities from state and federal resources to have a greater impact on the needs of homeless, chronically homeless, extremely low-, very low-, and low-to-moderate-income households.

Attached for the City Council's review and approval is the Certificate of Consistency for YSS, which must be submitted to HUD for its renewed program funding at a date to be confirmed by HUD.

#### **ALTERNATIVES:**

1. Authorize the Mayor to sign the Certificate of Consistency on behalf of YSS to receive its HUD renewal funding for its Rapid ReHousing Program.
2. Do not authorize the Mayor to sign the Certificate of Consistency.

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

It is important for local non-profit organizations to seek additional funding opportunities from state and federal resources in order to have a greater impact on the needs of the homeless, chronically homeless, extremely low, very low, and low and moderate-income households in the community than can be accomplished with only

**local funding. The proposed programming is also consistent with the City's 2024-2028 Consolidated Plan.**

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

**ATTACHMENT(S):**

[HUD-2991 Certificate of Consistency Form for YSS.pdf](#)



**Public Reporting Burden Statement:** This collection of information is estimated to average 3 hours per response, including the time for reviewing instructions, searching existing data sources, gathering, and maintaining the data needed, and completing and reviewing the collection of the requested information. Comments regarding the accuracy of this burden estimate and any suggestions for reducing this burden can be sent to: U.S. Department of Housing and Urban Development, Office of the Chief Data Officer, R, 451 7th St SW, Room 8210, Washington, DC 20410-5000. Do not send completed forms to this address. This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless the collection displays a valid OMB control number. This agency is authorized to collect this information under Section 102 of the Department of Housing and Urban Development Reform Act of 1989. The information you provide will enable HUD to carry out its responsibilities under this Act and ensure greater accountability and integrity in the provision of certain types of assistance administered by HUD. This information is required to obtain the benefit sought in the grant program. Failure to provide any required information may delay the processing of your application and may result in sanctions and penalties including of the administrative and civil money penalties specified under 24 CFR §4.38. This information will not be held confidential and may be made available to the public in accordance with the Freedom of Information Act (5 U.S.C. §552). The information contained on the form is not retrieved by a personal identifier, therefore it does not meet the threshold for a Privacy Act Statement.

I/We, the undersigned, also certify under penalty of perjury that the information provided below is true, correct, and accurate. Warning: Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil and administrative penalties (18 U.S.C §§ 287, 1001, 1010, 1012, 1014; 31 U.S.C. § 3729, 3802; 24 CFR § 28.10(b)(1)(iii)).

I/We, the undersigned, certify that the proposed activities/projects in the application are consistent with the jurisdiction's current, approved Consolidated Plan. (Complete the fields below.)

Applicant Name: Youth & Shelter Service Inc. (YSS)

Project Name: YSS Central Iowa Youth Rapid Rehousing

Location of the Project: 125 S. 3rd St. Ames IA 50010

Name of the Federal Program to which the applicant is applying:

US Department of Housing and Urban Development (HUD) with the Consolidated Plan for the Continuum of Care Program

Name of Certifying Jurisdiction: City of Ames

Certifying Official of the Jurisdiction

Name: John A. Haila

Title: Mayor

Signature:

Date:

### **COUNCIL ACTION FORM**

**SUBJECT:**      **PURCHASE OF THE SCULPTURE "A BIG HELLO" BY CRAIG SNYDER**

**BACKGROUND:**

One of the signature programs hosted by the Public Art Commission (PAC) is the Ames Annual Outdoor Sculpture Exhibition (AAOSE). Each year, sculptures exhibited through AAOSE are available for purchase by private individuals. Additionally, PAC typically acquires several sculptures each year into the City's permanent art collection through the Neighborhood Sculpture Program.

One of the sculptures entered into AAOSE this year is "A Big Hello" by Craig Snyder. The Ames Regional Economic Alliance (AREA) has offered to contribute the funds to purchase this vibrant sculpture and place it permanently downtown. The City has received a signed pledge agreement from AREA (attached), which commits to reimbursing the City for the purchase price of the sculpture in two installments during the current fiscal year.

The City will enter into a contract with the artist to purchase the sculpture under the same terms typically utilized for Neighborhood Sculpture Program acquisitions. This will ensure that the City is the beneficiary of the warranties provided by the artist, and may work with the artist directly to address future maintenance or repairs.

It is the intent for the sculpture to remain in its current exhibition location on the east side of Main Street at the gateway to Downtown Ames. The Risk Manager and Traffic Engineer were previously consulted about the proposed location and had no concerns regarding the placement.

**At its meeting on December 2, 2025, the PAC reviewed the proposal and voted unanimously to accept the donation to purchase "A Big Hello" and recommend accession of the piece into the City's permanent art collection. The PAC is continuing to evaluate applications received this year for the Neighborhood Sculpture Program and will make recommendations for the City Council for other works in January.**

**ALTERNATIVES:**

1. The City Council can do the following:
  - a. Accept the letter of donation pledge from the Ames Regional Economic Alliance for the donation of funds to purchase the sculpture "A Big Hello"
  - b. Award the contract with Craig Snyder of Plymouth, MN, in the amount of \$7,840 for the purchase of the sculpture "A Big Hello" for placement at the Main Street Gateway
2. Refer this item back to staff or the Public Art Commission for further information.
3. Do not approve the purchase.

**CITY MANAGER'S RECOMMENDED ACTION:**

**"A Big Hello" by Craig Snyder has drawn positive attention and engagement from the community. The donation offer provides the opportunity to purchase this sculpture in addition to other works that will be acquired this year through the Neighborhood Sculpture Program. This action aligns with the City Council's value of a fun, vibrant community that attracts and retains people.** Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative #1, as described above.

**ATTACHMENT(S):**

[Contract for "A Big Hello" by Craig Snyder.pdf](#)

[Pledge Agreement Letter for Donation to Public Art Commission.pdf](#)

**CITY OF AMES  
PUBLIC ART PROGRAM  
AGREEMENT FOR SALE OF ARTWORK**

**“A Big Hello” by Craig Snyder**

**THIS AGREEMENT** is made effective this **1<sup>st</sup> day of May 2026**, between the City of Ames, Iowa, hereinafter called the “OWNER”, and **Craig Snyder**, hereinafter called the “ARTIST”. The Owner’s Representative shall be the Assistant City Manager.

1. **CONDITIONAL PURCHASE.** ARTIST does hereby sell to OWNER the work of art in the form of the sculpture entitled “**A Big Hello**” (ARTWORK) for and in consideration of the payment by OWNER to ARTIST of the sum of **\$7,840.00** subject to and in accordance with the terms of this Agreement.
2. **INSTALLATION.** The OWNER shall install this ARTWORK at the site selected by the OWNER. The OWNER shall be responsible for site preparation work, including design, preparation and installation of the foundation.
3. **PERMITS AND INSPECTION.** The OWNER shall obtain such permits and engineering designs as the City Building Official shall deem necessary, and the ARTWORK shall not be installed until the City Building Official has approved the foundation.
4. **MAINTENANCE INSTRUCTIONS.** Prior to acceptance of the ARTWORK, the ARTIST shall provide to the Owner’s Representative complete written instructions for appropriate maintenance and preservation of the ARTWORK.
5. **ARTIST’S STATEMENT.** Prior to the acceptance of the ARTWORK, the ARTIST shall provide to the Owner’s Representative a written ARTIST’S statement regarding the ARTWORK that may be used for publication and exhibition purposes.
6. **COMPLETION.** The ARTIST shall advise the Owner’s Representative in writing when all services required under this Agreement have been completed. Within twenty (20) working days after receipt of this notification, the Owner’s Representative shall notify the ARTIST in writing of the OWNER’s final acceptance or non-acceptance of the ARTWORK. Failure to provide written notification of acceptance or non-acceptance after twenty working days shall constitute final acceptance on the part of the OWNER.

7. **RISK OF LOSS.** The ARTWORK is currently in the possession of the City. The risk of loss or damage to the ARTWORK shall be borne by the CITY and the CITY shall take such measures as are necessary to protect the ARTWORK from loss or damage through all phases of installation.
8. **INDEMNITY.** The ARTIST agrees to indemnify and hold harmless the OWNER from any claims, liabilities, willful or non-willful acts of negligence by the ARTIST, by the ARTIST'S subcontractors or agents, and by volunteers assisting the ARTIST in the design, fabrication and installation of the ARTWORK, for any loss, theft, mutilation, vandalism or other damage (including that caused by acts of God) that may befall the ARTWORK during any activities related to the planning, creation, delivery and installation of the ARTWORK, or for any failure of warranty as hereinafter stated.
9. **CONVEYANCE OF TITLE.** Title to the ARTWORK shall pass to the OWNER upon OWNER'S final acceptance of the completely installed ARTWORK. Upon final acceptance of the ARTWORK, and to the extent permitted by Iowa law, the OWNER shall indemnify and hold harmless the ARTIST against any and all claims or liabilities arising thereafter in connection with the ARTWORK, the site, the project or this Agreement, caused by the OWNER'S negligence.
10. **PAYMENT.** The OWNER shall pay the ARTIST **\$7,840.00** for the ARTWORK, which shall constitute full compensation for all services furnished by the ARTIST under this Agreement. This amount shall be paid within thirty (30) days of final acceptance of the ARTWORK by the Owner's Representative, and shall represent full payment for all services provided.
11. **WARRANTIES.** The ARTIST represents and warrants that:
  - a) the ARTWORK is solely the result of the artistic effort of the ARTIST;
  - b) except as otherwise disclosed in writing to the Owner's Representative, the ARTWORK is unique and original and does not infringe upon any copyright;
  - c) the ARTWORK, or a duplicate thereof, has not been accepted for sale elsewhere;
  - d) the ARTWORK is free and clear of any liens from any source whatever;
  - e) the ARTWORK, as fabricated and installed, will be free of defects in material and workmanship, including any "inherent defect" or qualities which cause or accelerate deterioration of the ARTWORK; and
  - f) reasonable maintenance of the ARTWORK will not require procedures substantially in excess of those described in the maintenance recommendations to be submitted by the ARTIST to the Owner's Representative hereunder.

The warranties described in this Section shall survive for a period of **ten years** after the final acceptance of the ARTWORK. The OWNER shall give notice to the ARTIST of any observed breach with reasonable promptness. The ARTIST shall, at the request of the OWNER, and at no cost to the OWNER, cure reasonably and promptly the breach of any such warranty which is curable by the ARTIST and which cure is consistent with professional conservation standards (including, for example, cure by means of repair or refabrication of the ARTWORK).

12. **ARTIST INDEPENDENT CONTRACTOR.** It is understood and agreed that the ARTIST is an independent contractor and not an employee of the OWNER; and that the OWNER shall not have any worker's compensation liability to the ARTIST or the ARTIST'S employees, volunteers or subcontractors. It is further understood that the ARTIST'S subcontractors shall have no recourse for payment of costs of labor and materials against the OWNER. Further, in consideration of this contract, ARTIST does hereby indemnify and hold the City harmless from any and all claims arising from the negligence of the ARTIST or the ARTIST'S employees, volunteers and subcontractors.
13. **REPRODUCTION RIGHTS.** In view of the intention that the ARTWORK in its final dimension shall be unique, the ARTIST shall not make any additional duplicate reproductions of the final ARTWORK, nor shall the ARTIST grant permission to others to do so except with the written permission of the OWNER. The ARTIST grants to the OWNER and its assigns an irrevocable license to make two dimensional reproductions of the ARTWORK for any purpose including commercial purposes, and by way of specification but not limitation, reproductions used in advertising, calendars, posters, brochures, media, publicity, catalogues, or other similar publications.
14. **MAINTENANCE:** The OWNER recognizes that maintenance of the ARTWORK on a regular basis is essential to the integrity of the ARTWORK. The OWNER shall reasonably assure that the ARTWORK is properly maintained and protected, taking into account the instructions of the ARTIST provided in accordance with Section 4.
15. **RELOCATION OR REMOVAL.** The OWNER reserves the right to alter the location of the ARTWORK; relocate the ARTWORK to another site; and remove the ARTWORK from public display.
16. **DEACCESSION OF ARTWORK.** Deaccession of the ARTWORK will be carried out in accordance with the CITY'S adopted Deaccession Policy.

17. **ENTIRE AGREEMENT.** This writing embodies the entire Agreement and understanding between the parties hereto, and there are no other agreements and understandings, oral or written, with reference to the subject matter hereof that are not merged herein and superseded hereby. No alteration, change, or modification of the terms of the Agreement shall be valid unless made in writing and signed by both parties hereto and approved by appropriate action of the OWNER.

**ARTIST**

By: \_\_\_\_\_  
Craig Snyder  
2410 Garland Lane North  
Plymouth, MN 55447  
612-237-8107  
[craig@fireshapes.com](mailto:craig@fireshapes.com)  
Date: \_\_\_\_\_

**OWNER**

By: \_\_\_\_\_  
Brian Phillips, Assistant City Manager  
515 Clark Avenue, PO Box 811  
Ames, IA 50010  
515-239-5101  
[publicartcommission@cityofames.org](mailto:publicartcommission@cityofames.org)  
Date: \_\_\_\_\_





**"A Big Hello" by Craig Snyder**

Pictured as Displayed in the 2025-26 Ames Annual Outdoor Sculpture Exhibition





Mr. Travis Toliver  
Ames Regional Economic Alliance  
304 Main Street  
Ames, IA 50010

December 10, 2025

**RE: PLEDGE AGREEMENT LETTER FOR DONATION TO PUBLIC ART  
COMMISSION**

This letter serves as a non-binding pledge agreement ("Pledge Agreement"), entered into by and between the Ames Regional Economic Alliance (the "Alliance"), a non-profit organization, and the City of Ames, Iowa (the "City").

The Alliance hereby agrees to make a gift in the total amount of \$7,840 (the "Gift") to the City of Ames for the benefit of its Public Art Commission and specifically for the acquisition by the City of a certain sculpture entitled "A Big Hello" by Craig Snyder, presently on exhibition in Downtown Ames (the "Sculpture"), subject to the provisions of this letter.

This Pledge Agreement and the Gift are non-binding on the Alliance. The Alliance shall gain no property or other interest in the Sculpture being acquired through this Gift. The City is entitled to acquire, maintain, exhibit, or deaccession the Sculpture as deemed appropriate by the City in its sole discretion and in accordance with applicable policies or procedures.

The total amount of the Gift will be divided into two (2) equal installments of \$3,920, with each installment to be paid, respectively, by December 31, 2025, and June 30, 2026. The City of Ames is a tax-exempt government entity. However, the donor is encouraged to consult with its legal and financial advisors as to the tax implications of this gift.

On behalf of the Ames Regional Economic Alliance, I hereby agree to the provisions outlined in this letter, pledge to make the payments as described above, and declare that I am authorized on behalf of the Alliance to sign this Pledge Agreement.

Authorized Representative:

Date:

12/11/25

Printed Name and Title:

Daniel A. Culhane, Pres/CEO

### **COUNCIL ACTION FORM**

**SUBJECT:**      **REQUESTS FROM AMES MAIN STREET FOR ART WALK ON JUNE 11, 2026**

#### **BACKGROUND:**

Ames Main Street (AMS) is planning to host its annual Art Walk on Thursday, June 11 from 6:00 p.m. to 8:00 p.m. Art Walk showcases downtown businesses and community artists. In order to facilitate this event, AMS has requested approval for the following:

- Blanket Temporary Obstruction Permit for the Central Business District from 3:00 p.m. to 9:00 p.m.
- Blanket Vending License for the Central Business District from 3:00 p.m. to 8:00 p.m. and waiver of fee (\$50 loss to City Clerk's Office)
- Use of electricity in Tom Evans Plaza and use of the Plaza for live music and waiver of fees for electricity
- Closure of Douglas Avenue and Kellogg Avenue from Main Street to 5th Street

Ames Main Street is also requesting a closure of 23 metered parking spaces in the Downtown from 3:00 p.m. to 9:00 p.m. to provide space for vendors, and to waive parking meter fees and enforcement (Loss of \$17.25 to Parking Fund). The Council's policy regarding parking waivers is to consider requests such as this one on a case-by-case basis, as opposed to requiring reimbursement for lost parking revenue. Lost parking revenue is only required to be reimbursed under this policy when the parking waiver is District-wide.

#### **ALTERNATIVES:**

1. Approve the requests for Art Walk, including the waiver of fees.
2. Approve the requests for Art Walk but require reimbursement for lost parking revenue and for the blanket Vending License.
3. Deny the requests.

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

**Art Walk is a popular annual event that adds vitality to the Downtown. The event organizers have experience in hosting this and many other similar events throughout the year.** Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, as noted above.

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

[Art Walk Application.pdf](#)

[Art Walk - Road Closure Map.pdf](#)



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

travis@amesalliance.com

October 30, 2025

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

Dear Mayor Haila and Members of the Ames City Council,

Ames Main Street is planning to hold the annual Downtown Ames Art Walk event on June 11, 2026 from 6pm-8pm.

Specific information about the event can be found on the included Special Event Application. Additionally, we request a Temporary Obstruction Permit, a waiver of fees for the Blanket Vendor Permit, electricity in Tom Evans Park, the 23 parking spaces in Downtown, and the street closures of Kellogg Avenue and Douglas Avenue from Main Street to 5<sup>th</sup> Street.

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

Thank you for your consideration of this request and continued support of Ames Main Street. We look forward to seeing you shopping in Downtown Ames!

Sincerely,

A handwritten signature in black ink, appearing to read 'T. Toliver', with a stylized flourish at the end.

Travis Toliver  
Executive Director  
Ames Main Street



## For Office Use Only

### Documents Received

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

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

### Special Events Meeting

Date \_\_\_\_\_

Time \_\_\_\_\_

Room \_\_\_\_\_

### Documents Sent:

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

### Departments Included

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

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

### City Council Meeting

Date \_\_\_\_\_

\_\_\_ Added to Agenda with CAF  
Approved Y N

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

# SPECIAL EVENT APPLICATION

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

Event Name

Location/Address

Region (Select one or more)

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

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

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

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

## TIMELINE

Setup Date  Time  M T W R F Sa Su

Event Starts Date  Time  M T W R F Sa Su

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

Downtown Ames Art Walk (hosted by Ames Main Street) is an annual event that showcases the art of local artists and local musicians. Art and music will be exhibited on sidewalks, with enough space for pedestrians to comfortably travel.

Event Ends Date  Time  M T W R F Sa Su

Teardown Complete Date  Time  M T W R F Sa Su

### Event Category

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

Rain Date  Rain Location

Yes No

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

## CONTACTS

Sponsor/Applicant Name	Sarah Hurley, Ames Main Street		
Address	304 Main St		
City	Ames	State	Iowa
		Zip Code	50010
Daytime Phone	515-232-2310	Cell Phone	319-930-2276
E-mail	sarah@amesalliance.com		
Alternate Contact Name	Travis Toliver		
Daytime Phone	515-232-2310	Cell Phone	701-200-3871
E-mail	travis@amesalliance.com		

## ATTENDANCE

Anticipated Daily Attendance

Yes No

Is this event open to the public?

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

## ORGANIZATION STATUS/PROCEEDS

- ☐ For-Profit  
☐ Bona Fide Tax Exempt  
☒ Nonprofit

Yes No

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

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

Percentage of net proceeds going towards fundraising  %

Percentage of net proceeds going towards for-profit entity  %

## SECURITY

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

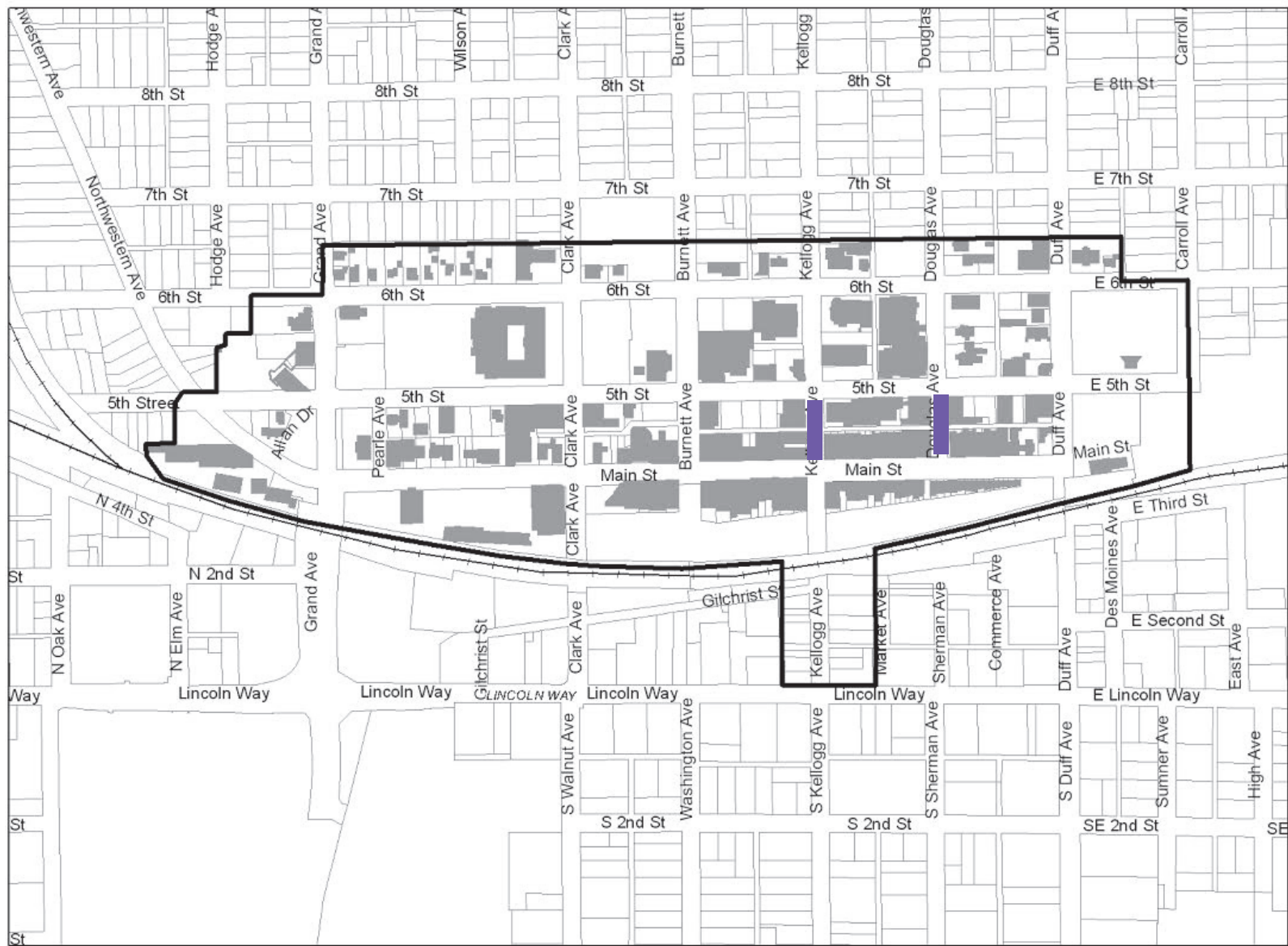
Please complete the course at <https://www.crowdmanagers.com/training> for crowd management training.

Yes No

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

Security Organization	<input type="text"/>				
Address	<input type="text"/>				
City	<input type="text"/>	State	<input type="text"/>	Zip	<input type="text"/>
Phone	<input type="text"/>				
Email	<input type="text"/>				





Ames Main Street Cultural District

Art Walk 2025 - Street Closure

### **COUNCIL ACTION FORM**

**SUBJECT:      REQUESTS FROM AMES MAIN STREET FOR 4TH OF JULY ACTIVITIES  
ON JULY 4, 2026**

**BACKGROUND:**

Ames Main Street (AMS) is organizing the community parade for the 2026 Downtown Fourth of July Celebration. Parade staging will take place on Northwestern Avenue between Wheatsfield Grocery and Main Street, on Allan Drive, on Pearle Avenue, in City Hall Parking Lots M and MM, and in the Depot parking lots.

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

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

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

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

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

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

**ALTERNATIVES:**

1. Approve the requests for activities on July 4, 2026 as requested above, including street and parking lot closures, a blanket Temporary Obstruction Permits, a blanket Vending License, and waiver of fees.

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

**CITY MANAGER'S RECOMMENDED ACTION:**

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

**ATTACHMENT(S):**

[July 4 Application.pdf](#)

[July 4 Parade Route 2026.pdf](#)





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

travis@amesalliance.com

October 29, 2025

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

Dear Mayor Haila and Members of the Ames City Council,

Ames Main Street is planning to hold the annual 4<sup>th</sup> of July Parade on July 4, 2026 in Downtown Ames.

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

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

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

Sincerely,

A handwritten signature in black ink, appearing to read 'T. Toliver', with a stylized flourish at the end.

Travis Toliver  
Executive Director  
Ames Main Street



## For Office Use Only

### Documents Received

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

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

### Special Events Meeting

Date \_\_\_\_\_

Time \_\_\_\_\_

Room \_\_\_\_\_

### Documents Sent:

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

### Departments Included

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

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

### City Council Meeting

Date \_\_\_\_\_

\_\_\_ Added to Agenda with CAF  
Approved Y N

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

# SPECIAL EVENT APPLICATION

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

Event Name

Location/Address

Region (Select one or more)

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

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

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

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

## TIMELINE

Setup Date  Time  M T W R F Sa Su

Event Starts Date  Time  M T W R F Sa Su

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

Similar to past years, 4th of July parade will start at Clark and Main at 11am. It will proceed to Douglas where it will turn left, then the parade will turn left again on 5th St., and end at City Hall.

Event Ends Date  Time  M T W R F Sa Su

Teardown Complete Date  Time  M T W R F Sa Su

### Event Category

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

Rain Date  Rain Location   
Yes No

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

## CONTACTS

Sponsor/Applicant Name	Ames Main Street - Sarah Hurley		
Address	304 Main St		
City	Ames	State	Iowa
		Zip Code	50010
Daytime Phone	515-232-2310	Cell Phone	319-930-2276
E-mail	sarah@amesalliance.com		
Alternate Contact Name	Travis Toliver		
Daytime Phone	515-232-2310	Cell Phone	701-200-3871
E-mail	travis@amesalliance.com		

## ATTENDANCE

Anticipated Daily Attendance

Yes No

Is this event open to the public?

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

## ORGANIZATION STATUS/PROCEEDS

- ☐ For-Profit  
☐ Bona Fide Tax Exempt  
☒ Nonprofit

Yes No

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

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

Percentage of net proceeds going towards fundraising  %

Percentage of net proceeds going towards for-profit entity  %

## SECURITY

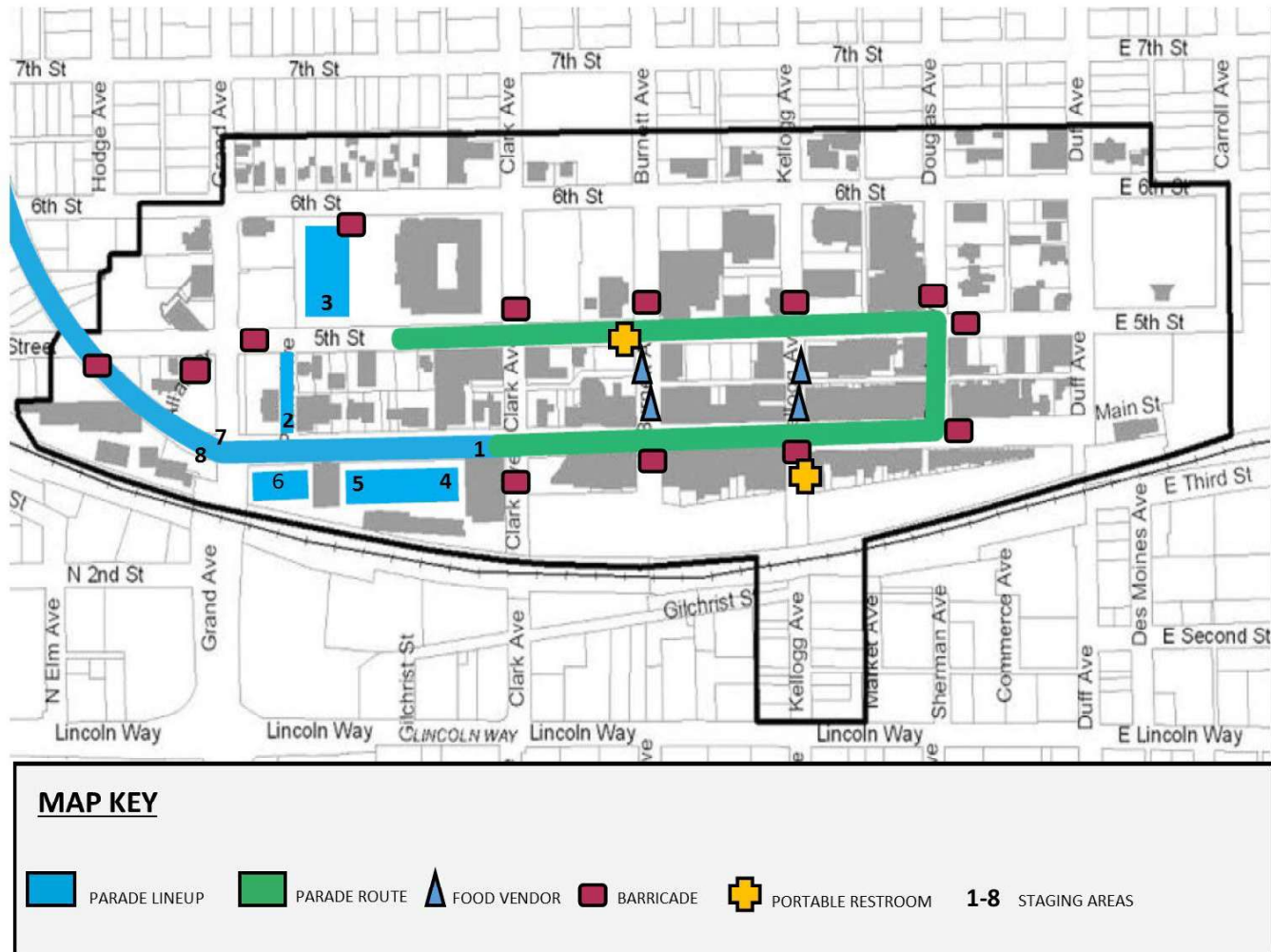
**Ames Police Department 24 hour non-emergency phone number: 515-239-5133**

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

Yes No

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

Security Organization	<input type="text"/>				
Address	<input type="text"/>				
City	<input type="text"/>	State	<input type="text"/>	Zip	<input type="text"/>
Phone	<input type="text"/>				
Email	<input type="text"/>				



4<sup>th</sup> of July

### **COUNCIL ACTION FORM**

**SUBJECT: REQUESTS FROM AMES MAIN STREET FOR SUMMER SIDEWALK SALES  
ON JULY 9 - JULY 12, 2026**

#### **BACKGROUND:**

Ames Main Street is again hosting its annual Summer Sidewalk Sales from July 9 through July 12. At this event, downtown businesses display merchandise on the sidewalks for pedestrians to browse.

To facilitate this event, organizers are requesting suspension of parking regulations and enforcement for the Downtown from 9:00 a.m. to 6:00 p.m. on Saturday, July 11 (\$1,370.25 estimated loss to the Parking Fund). A blanket Temporary Obstruction Permit has also been requested for Saturday, July 11.

In February 2020, the City Council adopted a new policy regarding metered parking waivers:

**Metered parking fees will not be waived for special events. Any event organizers intending to provide free parking or to close metered parking spaces must reimburse the City's Parking Fund for the lost revenue. The City Council may consider waivers to this policy on a case-by-case basis for parking spaces that are obstructed by the event area (not for area-wide free parking).**

City staff is preparing the FY 2026/27 budget and anticipates including \$16,000 in the Hotel/Motel Tax Fund to support parking waivers. However, the budget will not be finalized and adopted formally by the City Council for several more months. Therefore, the approval of the transfer of funding is conditional upon the Council adopting a budget with sufficient funding to complete the transfer. It should be noted that the City Council has approved the waiver and reimbursement of lost meter revenue for this event in previous years.

#### **ALTERNATIVES:**

1. Approve the requests for Sidewalk Sales as requested by Ames Main Street, including the waiver of fees for parking and vending, and transfer \$1,370.25 from the Hotel/Motel Tax Fund to the Parking Fund (on the condition that sufficient funds are allocated in the FY 2026/27 City Budget).
2. Approve the requests for Sidewalk Sales but require reimbursement for lost parking meter revenue.
3. Deny the requests.

**CITY MANAGER'S RECOMMENDED ACTION:**

**Sidewalk Sales is a successful event held each year in the Downtown. The event attracts people to the Downtown and promotes shopping locally. These requests further the City Council's goal to strengthen Downtown. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, as described above.**

**ATTACHMENT(S):**

[Summer Sidewalk Sales Application.pdf](#)



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

travis@amesalliance.com

October 30, 2025

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

Dear Mayor Haila and Members of the Ames City Council,

Ames Main Street is planning to hold the annual Summer Sidewalk Sales event from July 9 through July 12, 2026.

Specific information about the event can be found on the included Special Event Application. Additionally, we request a Temporary Obstruction Permit and a waiver of fees for free parking in City of Ames meters throughout the Downtown Ames District on Saturday, July 11, 2026.

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

Thank you for your consideration of this request and continued support of Ames Main Street. We look forward to seeing you shopping in Downtown Ames!

Sincerely,

A handwritten signature in black ink, appearing to read 'T. Toliver', with a stylized flourish at the end.

Travis Toliver  
Executive Director  
Ames Main Street



## For Office Use Only

### Documents Received

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

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

### Special Events Meeting

Date \_\_\_\_\_

Time \_\_\_\_\_

Room \_\_\_\_\_

### Documents Sent:

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

### Departments Included

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

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

### City Council Meeting

Date \_\_\_\_\_

\_\_\_ Added to Agenda with CAF Approved Y N

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

# SPECIAL EVENT APPLICATION

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

Event Name

Location/Address

Region (Select one or more)

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

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

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

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

## TIMELINE

Setup Date  Time  M T W R F Sa Su

Event Starts Date  Time  M T W R F Sa Su

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

Downtown Ames Summer Sidewalk Sales is a semi-annual event during which businesses will offer sales, promotions, and discounts on the sidewalk immediately in front of their place of business. Shoppers should also be drawn to the free parking in all Downtown Ames on Saturday!

Event Ends Date  Time  M T W R F Sa Su

Teardown Complete Date  Time  M T W R F Sa Su

### Event Category

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

Rain Date

Rain Location

Yes No

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



## CONTACTS

Sponsor/Applicant Name	Sarah Hurley, Downtown Ames		
Address	304 Main Street		
City	Ames	State	Iowa
		Zip Code	50010
Daytime Phone	515-232-2310	Cell Phone	319-930-2276
E-mail	sarah@amesalliance.com		
Alternate Contact Name	Travis Toliver		
Daytime Phone	515-232-2310	Cell Phone	701-200-3871
E-mail	travis@amesalliance.com		

## ATTENDANCE

Anticipated Daily Attendance

Yes No

Is this event open to the public?

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

## ORGANIZATION STATUS/PROCEEDS

- ☐ For-Profit  
☐ Bona Fide Tax Exempt  
☒ Nonprofit

Yes No

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

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

Percentage of net proceeds going towards fundraising  %

Percentage of net proceeds going towards for-profit entity  %

## SECURITY

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

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

Yes No

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

Security Organization	<input type="text"/>				
Address	<input type="text"/>				
City	<input type="text"/>	State	<input type="text"/>	Zip	<input type="text"/>
Phone	<input type="text"/>				
Email	<input type="text"/>				

### **COUNCIL ACTION FORM**

**SUBJECT:**                **REQUESTS FROM AMES MAIN STREET FOR MUSIC WALK ON  
SEPTEMBER 17, 2026**

**BACKGROUND:**

Ames Main Street (AMS) is planning to host its annual Music Walk event on Thursday, September 17, 2026, from 6:00 p.m. to 8:00 p.m. AMS staff has made the following requests of the City Council to help facilitate the Music Walk festivities on September 17:

- Blanket Temporary Obstruction Permit for the Central Business District sidewalks and Blanket Vending License for the Central Business District from 3:00 to 9:00 p.m.
- Waiver for fee for blanket Vending License (\$50 loss to City Clerk's Office)
- Use of City-owned electrical outlets and waiver of costs from 3:00 to 9:00 p.m. (approximately \$5 loss to Electric Fund)
- Resolution approving closure of Kellogg Avenue and Douglas Avenue from 5th Street to Main Street.

Ames Main Street is also requesting a closure of 23 metered parking spaces in the Downtown area from 3:00 p.m. to 9:00 p.m. to provide space for vendors, and to waive parking meter fees and enforcement (Loss of \$17.25 to Parking Fund).

The Council's policy regarding parking waivers is to consider requests such as this one on a case-by-case basis, as opposed to requiring reimbursement for lost parking revenue. Lost parking revenue is only required to be reimbursed under this policy when the parking waiver is District-wide.

**ALTERNATIVES:**

1. Approve the Music Walk requests as submitted by AMS.
2. Approve the Music Walk requests as submitted by AMS but require reimbursement for the parking meter fees, Vending License, and electrical use.
3. Do not approve the requests.

**CITY MANAGER'S RECOMMENDED ACTION:**

**This event provides residents with another opportunity to enjoy family-oriented outdoor activities. This type of event facilitates supporting a vibrant downtown as well.** Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, as noted above.

**ATTACHMENT(S):**

[Music Walk Application.pdf](#)

[Music Walk - Road Closure Map.pdf](#)



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

travis@amesalliance.com

October 30, 2025

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

Dear Mayor Haila and Members of the Ames City Council,

Ames Main Street is planning to hold the annual Downtown Ames Music Walk event on September 17, 2026, from 6pm-8pm.

Specific information about the event can be found on the included Special Event Application. Additionally, we request a Temporary Obstruction Permit, a waiver of fees for the Blanket Vendor Permit, electricity in Tom Evans Park, the 23 parking spaces in Downtown, and the street closures of Kellogg Avenue and Douglas Avenue from Main Street to 5<sup>th</sup> Street.

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

Thank you for your consideration of this request and continued support of Ames Main Street. We look forward to seeing you shopping in Downtown Ames!

Sincerely,

A handwritten signature in black ink, appearing to read 'T. Toliver', with a stylized flourish at the end.

Travis Toliver  
Executive Director  
Ames Main Street



## For Office Use Only

### Documents Received

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

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

### Special Events Meeting

Date \_\_\_\_\_

Time \_\_\_\_\_

Room \_\_\_\_\_

### Documents Sent:

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

### Departments Included

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

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

### City Council Meeting

Date \_\_\_\_\_

\_\_\_ Added to Agenda with CAF  
Approved Y N

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

# SPECIAL EVENT APPLICATION

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

Event Name

Location/Address

Region (Select one or more)

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

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

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

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

## TIMELINE

Setup Date  Time  M T W R F Sa Su

Event Starts Date  Time  M T W R F Sa Su

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

Downtown Ames Music Walk (hosted by Ames Main Street) is an annual event that showcases the talent of local artists and local musicians. Music will be exhibited on sidewalks, with enough space for pedestrians to comfortably travel.

Event Ends Date  Time  M T W R F Sa Su

Teardown Complete Date  Time  M T W R F Sa Su

### Event Category

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

Rain Date  Rain Location   
Yes No

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

## CONTACTS

Sponsor/Applicant Name	Sarah Hurley, Ames Main Street		
Address	304 Main St		
City	Ames	State	Iowa
		Zip Code	50010
Daytime Phone	515-232-2310	Cell Phone	319-930-2276
E-mail	sarah@amesalliance.com		
Alternate Contact Name	Travis Toliver		
Daytime Phone	515-232-2310	Cell Phone	701-200-3871
E-mail	travis@amesalliance.com		

## ATTENDANCE

Anticipated Daily Attendance

Yes No

Is this event open to the public?

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

## ORGANIZATION STATUS/PROCEEDS

- ☐ For-Profit  
☐ Bona Fide Tax Exempt  
☒ Nonprofit

Yes No

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

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

Percentage of net proceeds going towards fundraising  %

Percentage of net proceeds going towards for-profit entity  %

## SECURITY

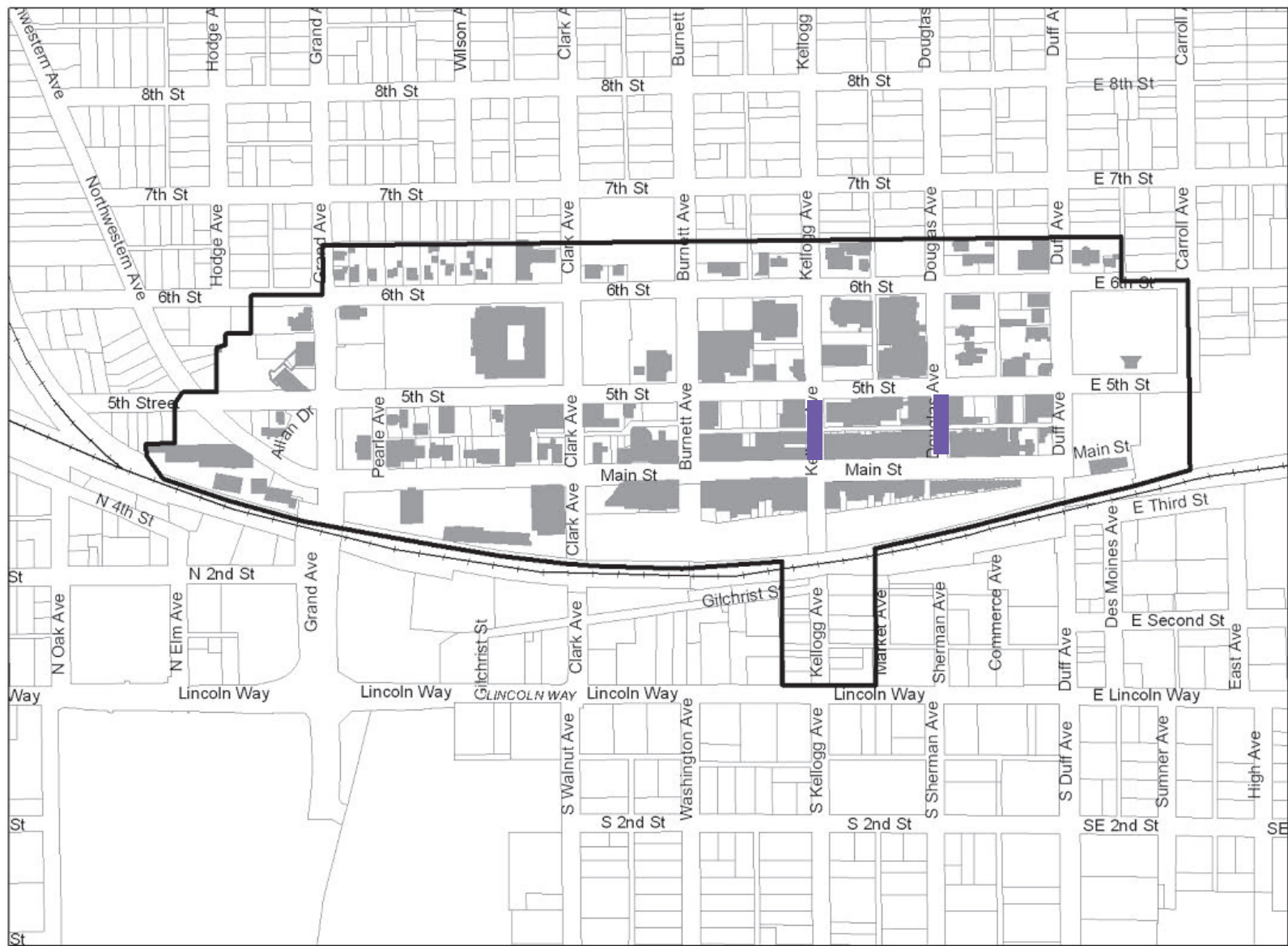
**Ames Police Department 24 hour non-emergency phone number: 515-239-5133**

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

Yes No

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

Security Organization	<input type="text"/>				
Address	<input type="text"/>				
City	<input type="text"/>	State	<input type="text"/>	Zip	<input type="text"/>
Phone	<input type="text"/>				
Email	<input type="text"/>				



Ames Main Street Cultural District

Music Walk 2025 - Street Closure

### **COUNCIL ACTION FORM**

**SUBJECT:**            **REQUESTS FROM AMES MAIN STREET FOR WITCHES WALK ON  
OCTOBER 8, 2026**

**BACKGROUND:**

Ames Main Street is hosting its annual Witches Walk on October 8, 2026. At this event, downtown businesses are encouraged to hold shopping promotions and provide samples in their stores for customers. Businesses will also be encouraged to stay open later, from 6:00 p.m. to 8:00 p.m.

To facilitate this event, organizers are requesting:

- A blanket Temporary Obstruction Permit and blanket Vending License and a waiver of Vending License fee (\$50 loss to City Clerk's Office)
- Use of electricity in Tom Evans Plaza and waiver of costs from 3:00 p.m. to 9:00 p.m. (approximately \$5 loss to Electric Fund)
- Closure of Kellogg Avenue and Douglas Avenue from 5th Street to Main Street from 3:00 p.m. to 9:00 p.m. for food vendors

Ames Main Street is also requesting a closure of 14 metered parking spaces in the Downtown from 3:00 p.m. to 9:00 p.m. to provide space for vendors, and to waive parking meter fees and enforcement (Loss of \$10.50 to Parking Fund).

The Council's policy regarding parking waivers is to consider requests such as this one on a case-by-case basis, as opposed to requiring reimbursement for lost parking revenue. Lost parking revenue is only required to be reimbursed under this policy when the parking waiver is District-wide.

**ALTERNATIVES:**

1. Approve the requests for Witches Walk as requested by Ames Main Street, including the waiver of fees for electricity, parking, and blanket Vending License.
2. Approve the requests for Witches Walk but require reimbursement of fees for electricity, parking, and blanket Vending License.
3. Deny the requests.

**CITY MANAGER'S RECOMMENDED ACTION:**

**Witches Walk is an event held to attract residents to downtown and promote shopping locally. These requests further the City Council's goal to strengthen downtown.** Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, as noted above.



**ATTACHMENT(S):**

[Witches Walk Application.pdf](#)

[Witches Walk Map.pdf](#)



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

travis@amesalliance.com

October 30, 2025

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

Dear Mayor Haila and Members of the Ames City Council,

Ames Main Street is planning to hold the annual Downtown Ames Witches Walk event on October 8, 2026 from 6pm-8pm.

Specific information about the event can be found on the included Special Event Application. Additionally, we request a Temporary Obstruction Permit, a waiver of fees for the Blanket Vendor Permit, electricity in Tom Evans Park, the 14 parking spaces in Downtown, and the street closure of Kellogg Avenue from Main Street to 5<sup>th</sup> Street.

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

Thank you for your consideration of this request and continued support of Ames Main Street. We look forward to seeing you shopping in Downtown Ames!

Sincerely,

Travis Toliver  
Executive Director  
Ames Main Street



## For Office Use Only

### Documents Received

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

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

### Special Events Meeting

Date \_\_\_\_\_

Time \_\_\_\_\_

Room \_\_\_\_\_

### Documents Sent:

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

### Departments Included

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

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

### City Council Meeting

Date \_\_\_\_\_

\_\_\_ Added to Agenda with CAF  
Approved Y N

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

# SPECIAL EVENT APPLICATION

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

Event Name

Location/Address

Region (Select one or more)

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

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

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

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

## TIMELINE

Setup Date  Time  M T W R F Sa Su

Event Starts Date  Time  M T W R F Sa Su

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

Downtown Ames Witches Walk (hosted by Ames Main Street) is an annual event that encourages businesses and consumers to celebrate fall! Businesses are encouraged to hold shopping promotions and samples in their businesses, and set up for photo booths throughout the district.

Event Ends Date  Time  M T W R F Sa Su

Teardown Complete Date  Time  M T W R F Sa Su

### Event Category

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

Rain Date  Rain Location   
Yes No

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

## CONTACTS

Sponsor/Applicant Name	Sarah Hurley, Ames Main Street		
Address	304 Main St		
City	Ames	State	Iowa
		Zip Code	50010
Daytime Phone	515-232-2310	Cell Phone	319-930-2276
E-mail	sarah@amesalliance.com		
Alternate Contact Name	Travis Toliver		
Daytime Phone	515-232-2310	Cell Phone	701-200-3871
E-mail	travis@amesalliance.com		

## ATTENDANCE

Anticipated Daily Attendance

Yes No

Is this event open to the public?

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

## ORGANIZATION STATUS/PROCEEDS

- ☐ For-Profit  
☐ Bona Fide Tax Exempt  
☒ Nonprofit

Yes No

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

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

Percentage of net proceeds going towards fundraising  %

Percentage of net proceeds going towards for-profit entity  %

## SECURITY

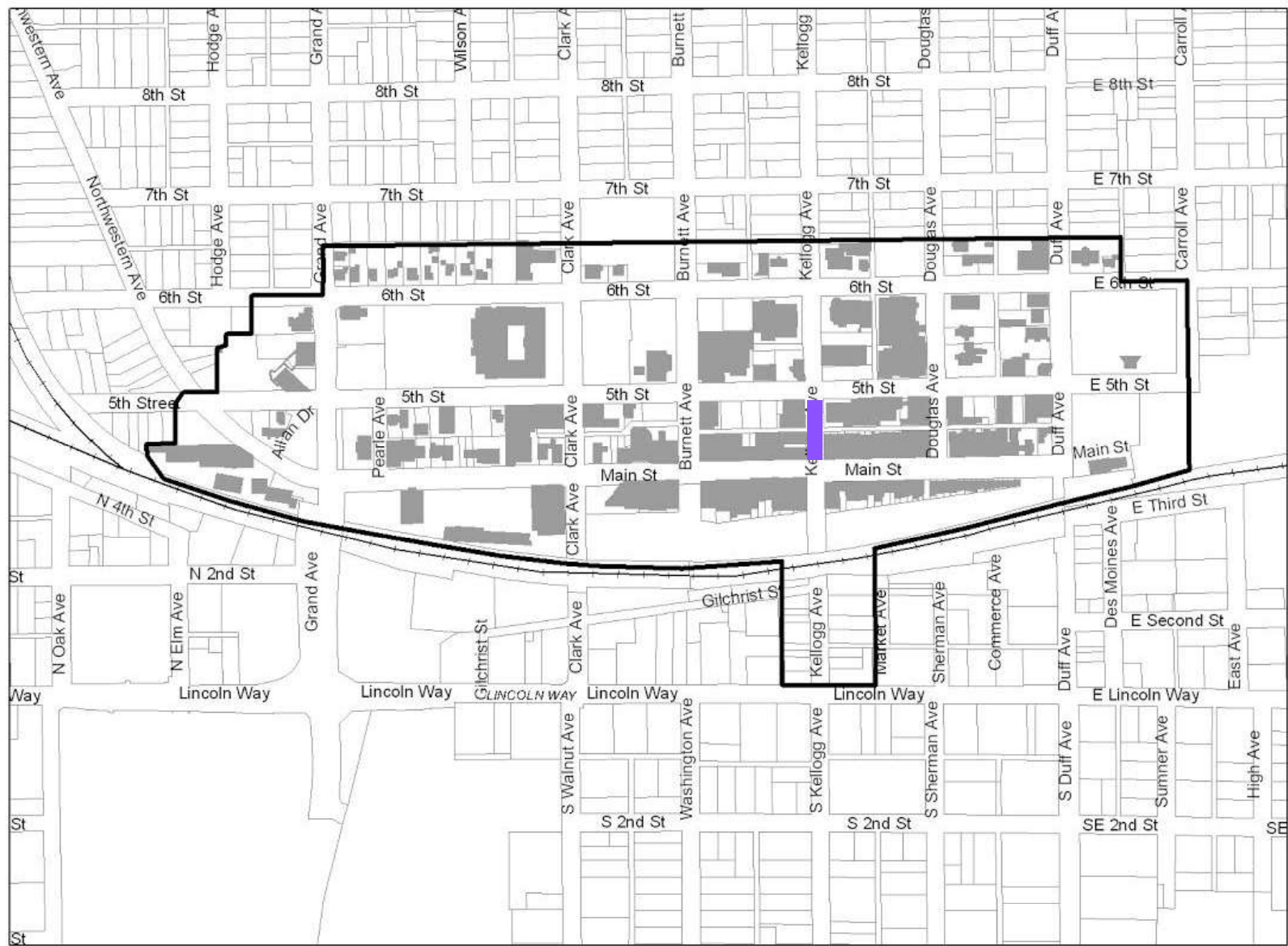
**Ames Police Department 24 hour non-emergency phone number: 515-239-5133**

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

Yes No

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

Security Organization	<input type="text"/>				
Address	<input type="text"/>				
City	<input type="text"/>	State	<input type="text"/>	Zip	<input type="text"/>
Phone	<input type="text"/>				
Email	<input type="text"/>				



Ames Main Street Cultural District

Witches Walk 2025 - Street Closure

### **COUNCIL ACTION FORM**

**SUBJECT:**      **REQUESTS FROM AMES MAIN STREET FOR HOLIDAY OPEN HOUSE**

**BACKGROUND:**

Ames Main Street (AMS) has submitted requests for Holiday Open House, a new event, November 5 through November 8, 2026. To facilitate the event, organizers are requesting a blanket Temporary Obstruction Permit and suspension of parking regulations and enforcement for the Downtown from 9:00 a.m. to 6:00 p.m. on Saturday November 7, 2026 (**\$1,370.25 estimated loss to the Parking Fund**).

In February 2020, the City Council adopted the following policy regarding metered parking waivers:

**Metered parking fees will not be waived for special events. Any event organizers intending to provide free parking or to close metered parking spaces must reimburse the City's Parking Fund for the lost revenue. The City Council may consider waivers to this policy on a case-by-case basis for parking spaces that are obstructed by the event area (not for area-wide free parking).**

City staff is preparing the FY 2026/27 budget and anticipates including \$16,000 in the Hotel/Motel Tax Fund to support parking waivers. However, the budget will not be finalized and adopted formally by the City Council for several more months. Therefore, the approval of the transfer of funding is conditional upon the Council adopting a budget with sufficient funding to complete the transfer.

**ALTERNATIVES:**

1. Approve the requests for Holiday Open House on November 7, 2026, as requested by Ames Main Street, including the waiver of fees, and transfer of \$1,370.25 from the Hotel/Motel Tax Fund to the Parking Fund.
2. Deny the requests.

**CITY MANAGER'S RECOMMENDED ACTION:**

**Holiday Open House is a new event for the downtown area. The event aims to attract people downtown and promotes shopping locally during the holiday shopping season.** Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, as noted above.

**ATTACHMENT(S):**

[Holiday Open House Application.pdf](#)



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

travis@amesalliance.com

October 30, 2025

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

Dear Mayor Haila and Members of the Ames City Council,

Ames Main Street is planning to hold a new event called Holiday Open House from November 5 through November 8, 2026.

Specific information about the event can be found on the included Special Event Application. Additionally, we request a Temporary Obstruction Permit and a waiver of fees for free parking in City of Ames meters throughout the Downtown Ames District on Saturday, November 7, 2026.

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

Thank you for your consideration of this request and continued support of Ames Main Street. We look forward to seeing you shopping in Downtown Ames!

Sincerely,

Travis Toliver  
Executive Director  
Ames Main Street

**Documents Received**

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

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

**Special Events Meeting**

Date \_\_\_\_\_

Time \_\_\_\_\_

Room \_\_\_\_\_

**Documents Sent:**

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

**Departments Included**

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

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

**City Council Meeting**

Date \_\_\_\_\_

☐ Added to Agenda with CAF  
Approved Y N

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

# SPECIAL EVENT APPLICATION

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

Event Name Location/Address 

Region (Select one or more)

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

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

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

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

## TIMELINE

Setup Date  Time  M T W R F Sa SuEvent Starts Date  Time  M T W R F Sa Su**Detailed Description of Event Activities** (written overview of event and what's going to happen)

Downtown Ames Holiday Open House is a new event during which businesses will offer sales, promotions, and discounts to showcase their new holiday products. Shoppers should also be drawn to the free parking in all Downtown Ames on Saturday!

Event Ends Date  Time  M T W R F Sa SuTeardown Complete Date  Time  M T W R F Sa Su**Event Category**

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

Rain Date  Rain Location   
Yes NoIs this an annual event? If yes, how many years?



## CONTACTS

Sponsor/Applicant Name	Sarah Hurley, Downtown Ames				
Address	304 Main Street				
City	Ames	State	Iowa	Zip Code	50010
Daytime Phone	515-232-2310	Cell Phone	319-930-2276		
E-mail	sarah@amesalliance.com				
Alternate Contact Name	Travis Toliver				
Daytime Phone	515-232-2310	Cell Phone	701-200-3871		
E-mail	travis@amesalliance.com				

## ATTENDANCE

Anticipated Daily Attendance

Yes No

Is this event open to the public?

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

## ORGANIZATION STATUS/PROCEEDS

- ☐ For-Profit  
☐ Bona Fide Tax Exempt  
☒ Nonprofit

Yes No

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

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

Percentage of net proceeds going towards fundraising  %

Percentage of net proceeds going towards for-profit entity  %

## SECURITY

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

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

Yes No

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

Security Organization	<input type="text"/>						
Address	<input type="text"/>						
City	<input type="text"/>	State	<input type="text"/>	Zip	<input type="text"/>	Phone	<input type="text"/>
Email	<input type="text"/>						

### COUNCIL ACTION FORM

**SUBJECT: REQUESTS FROM AMES MAIN STREET FOR SMALL BUSINESS SATURDAY**

**BACKGROUND:**

Ames Main Street (AMS) has submitted requests for Small Business Saturday on November 28, 2026. To facilitate the event, organizers are requesting a blanket Temporary Obstruction Permit and suspension of parking regulations and enforcement for the Downtown and Campustown Areas from 8:00 a.m. to 6:00 p.m. on Saturday, November 28, 2026 **(\$2,468.25 estimated loss to the Parking Fund)**. In order to provide continued support to small businesses during the holiday season, AMS has requested extending the blanket Temporary Obstruction Permit and suspension of parking regulations and enforcement in Downtown and Campustown to include December 5, December 12, December 19, and December 26, 2026 **(additional \$9,873.00 estimated loss to the parking fund)**.

In February 2020, the City Council adopted the following policy regarding metered parking waivers:

**Metered parking fees will not be waived for special events. Any event organizers intending to provide free parking or to close metered parking spaces must reimburse the City's Parking Fund for the lost revenue. The City Council may consider waivers to this policy on a case-by-case basis for parking spaces that are obstructed by the event area (not for area-wide free parking).**

City staff is preparing the FY 2026/27 budget and anticipates including \$16,000 in the Hotel/Motel Tax Fund to support parking waivers. However, the budget will not be finalized and adopted formally by the City Council for several more months. Therefore, the approval of the transfer of funding is conditional upon the Council adopting a budget with sufficient funding to complete the transfer. It should be noted that the City Council has approved the waiver and reimbursement of lost meter revenue for this event in previous years.

**ALTERNATIVES:**

1. Approve the requests for Small Business Saturday on November 28, 2026 and all Saturdays throughout the month of December, as requested by Ames Main Street, including the waiver of fee, and transfer of a total of \$12,341.25 from the Hotel/Motel Tax Fund to the Parking Fund (on the condition that sufficient funds are allocated in the FY 2026/27 City Budget).
2. Deny the requests.

**CITY MANAGER'S RECOMMENDED ACTION:**

**Small Business Saturday** is an annual event for the Downtown. The event includes an extension of the free parking to the Campustown area as well. This event aims to attract people to Downtown and Campustown and promotes shopping locally to kick off the holiday shopping season. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, as noted above.

**ATTACHMENT(S):**

[Small Business Weekend Application.pdf](#)

[LOS Additional Free Parking Requests.pdf](#)



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

travis@amesalliance.com

October 30, 2025

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

Dear Mayor Haila and Members of the Ames City Council,

Ames Main Street is planning to hold the annual Small Business Weekend in Downtown Ames and Campustown on November 27 through November 30, 2026.

Specific information about the event can be found on the included Special Event Application. Additionally, we request a Temporary Obstruction Permit and a waiver of fees for free parking in City of Ames meters throughout the Downtown Ames District and Campustown Business District on Saturday, November 28, 2026.

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

Thank you for your consideration of this request and continued support of Ames Main Street. We look forward to seeing you shopping in Downtown Ames!

Sincerely,

A handwritten signature in black ink, appearing to read 'T. Toliver', with a stylized flourish at the end.

Travis Toliver  
Executive Director  
Ames Main Street



## For Office Use Only

### Documents Received

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

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

### Special Events Meeting

Date \_\_\_\_\_

Time \_\_\_\_\_

Room \_\_\_\_\_

### Documents Sent:

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

### Departments Included

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

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

### City Council Meeting

Date \_\_\_\_\_

\_\_\_ Added to Agenda with CAF  
Approved Y N

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



# SPECIAL EVENT APPLICATION

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

Event Name

Location/Address

Region (Select one or more)

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

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

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

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

## TIMELINE

Setup Date  Time  M T W R F Sa Su

Event Starts Date  Time  M T W R F Sa Su

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

Small Business Weekend is an annual event during which businesses will offer sales, promotions, and discounts. Weather permitting, businesses may set up on the sidewalk immediately in front of their store front. Shoppers should also be drawn to the free parking for Small Business Saturday

Event Ends Date  Time  M T W R F Sa Su

Teardown Complete Date  Time  M T W R F Sa Su

### Event Category

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

Rain Date  Rain Location   
Yes No

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

## CONTACTS

Sponsor/Applicant Name	Sarah Hurley, Downtown Ames		
Address	304 Main Street		
City	Ames	State	Iowa
		Zip Code	50010
Daytime Phone	515-232-2310	Cell Phone	319-930-2276
E-mail	sarah@amesalliance.com		
Alternate Contact Name	Travis Toliver		
Daytime Phone	515-232-2310	Cell Phone	701-200-3871
E-mail	travis@amesalliance.com		

## ATTENDANCE

Anticipated Daily Attendance

Yes No

Is this event open to the public?

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

## ORGANIZATION STATUS/PROCEEDS

- ☐ For-Profit  
☐ Bona Fide Tax Exempt  
☒ Nonprofit

Yes No

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

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

Percentage of net proceeds going towards fundraising  %

Percentage of net proceeds going towards for-profit entity  %

## SECURITY

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

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

Yes No

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

Security Organization	<input type="text"/>				
Address	<input type="text"/>				
City	<input type="text"/>	State	<input type="text"/>	Zip	<input type="text"/>
Phone	<input type="text"/>				
Email	<input type="text"/>				



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

travis@amesalliance.com

December 10, 2025

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

Dear Mayor Haila and Members of the Ames City Council,

Ames Main Street is planning to hold the annual Small Business Weekend in Downtown Ames and Campustown on November 27 through November 30, 2026.

Specific information about the event can be found on the included Special Event Application. Additionally, we request a Temporary Obstruction Permit and a waiver of fees for free parking in City of Ames meters throughout the Downtown Ames and Campustown Business Districts on the following Saturdays, November 28, December 5, 12, 19, 26, 2026.

Our data and feedback from businesses show that these Saturdays are not only crucial sales days during one of the busiest times of the year for retailers but also helps to drive a significant number of consumers/visitors to these shopping districts from throughout the greater Ames area when parking is free.

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

Thank you for your consideration of this request and continued support of Ames Main Street. We look forward to seeing you shopping in Downtown Ames!

Sincerely,

Travis Toliver  
*Executive Director*  
Ames Main Street

### **COUNCIL ACTION FORM**

**SUBJECT:**                **REQUESTS FROM AMES MAIN STREET FOR SNOW MAGIC  
CELEBRATION ON DECEMBER 1 THROUGH DECEMBER 31, 2026**

**BACKGROUND:**

Ames Main Street (AMS) plans to host its annual Snow Magic Celebration December 1 through December 31, 2026. A kick-off event will be held on December 3, and the celebration will continue throughout the month with promotions in Downtown businesses.

To facilitate this event, AMS has made the following requests:

- A blanket Temporary Obstruction Permit and a blanket Vending License for the Downtown from December 1 through December 31, to allow stores to display and sell merchandise and waiver of Vending License fee (\$50 loss to City Clerk's Office).
- Closure of four metered parking spaces on the east side of Douglas Avenue (between 5th and Main) from 6:00 p.m. to 8:00 p.m. on Thursday, December 3 (Loss of \$0 to the Parking Fund).
- Use of electricity in Tom Evans Plaza for the kick-off event on Thursday, December 3 and waiver of fees for electricity (Loss of \$10 to the Electric Fund).

**ALTERNATIVES:**

1. Approve the requests made by Ames Main Street as indicated above, including the requested waiver of a Vending License, closure of four metered parking spaces, and waiver of electricity user fees.
2. Approve the requests as indicated above but require reimbursement for the blanket Vending Permit (\$50) and electricity use (\$10).
3. Deny the requests.

**CITY MANAGER'S RECOMMENDED ACTION:**

**Snow Magic provides an opportunity to draw residents and visitors to downtown and supports local businesses during the holiday shopping season.** It is, therefore, the recommendation of the City Manager that the City Council adopt Alternative No. 1 as described above.

**ATTACHMENT(S):**

[Snow Magic Application.pdf](#)  
[Map - Douglas Parking Closures.pdf](#)





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

travis@amesalliance.com

October 30, 2025

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

Dear Mayor Haila and Members of the Ames City Council,

Ames Main Street is planning to hold the annual Snow Magic event from December 1 through December 31, 2026.

Specific information about the event can be found on the included Special Event Application. We request a waiver of fees for four parking meters along 5<sup>th</sup> St. in front of the Ames History Museum to accommodate for carriage rides, a Blanket Vendor Permit, and use of electricity in Tom Evans Park during the kick-off event on Thursday, December 3.

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

Thank you for your consideration of this request and continued support of Ames Main Street. We look forward to seeing you shopping in Downtown Ames!

Sincerely,

A handwritten signature in black ink, appearing to read 'T. Toliver', with a stylized flourish at the end.

Travis Toliver  
Executive Director  
Ames Main Street



## For Office Use Only

### Documents Received

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

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

### Special Events Meeting

Date \_\_\_\_\_

Time \_\_\_\_\_

Room \_\_\_\_\_

### Documents Sent:

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

### Departments Included

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

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

### City Council Meeting

Date \_\_\_\_\_

\_\_\_ Added to Agenda with CAF Approved Y N

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

# SPECIAL EVENT APPLICATION

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

Event Name

Location/Address

Region (Select one or more)

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

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

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

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

## TIMELINE

Setup Date  Time  M T W R F Sa Su

Event Starts Date  Time  M T W R F Sa Su

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

Snow Magic is an annual event for the downtown businesses held December 1-December 31. Special Kick Off on December 3. Rest of month will be special promotions inside businesses.

Event Ends Date  Time  M T W R F Sa Su

Teardown Complete Date  Time  M T W R F Sa Su

### Event Category

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

Rain Date  Rain Location   
Yes No

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

## CONTACTS

Sponsor/Applicant Name	Sarah Hurley/Ames Main Street		
Address	304 Main St		
City	Ames	State	Iowa
		Zip Code	50010
Daytime Phone	515-232-2310	Cell Phone	319-930-2276
E-mail	sarah@amesalliance.com		
Alternate Contact Name	Travis Toliver		
Daytime Phone	515-232-2310	Cell Phone	701-200-3871
E-mail	travis@amesalliance.com		

## ATTENDANCE

Anticipated Daily Attendance

Yes No

Is this event open to the public?

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

## ORGANIZATION STATUS/PROCEEDS

- ☐ For-Profit  
☐ Bona Fide Tax Exempt  
☒ Nonprofit

Yes No

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

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

Percentage of net proceeds going towards fundraising  %

Percentage of net proceeds going towards for-profit entity  %

## SECURITY

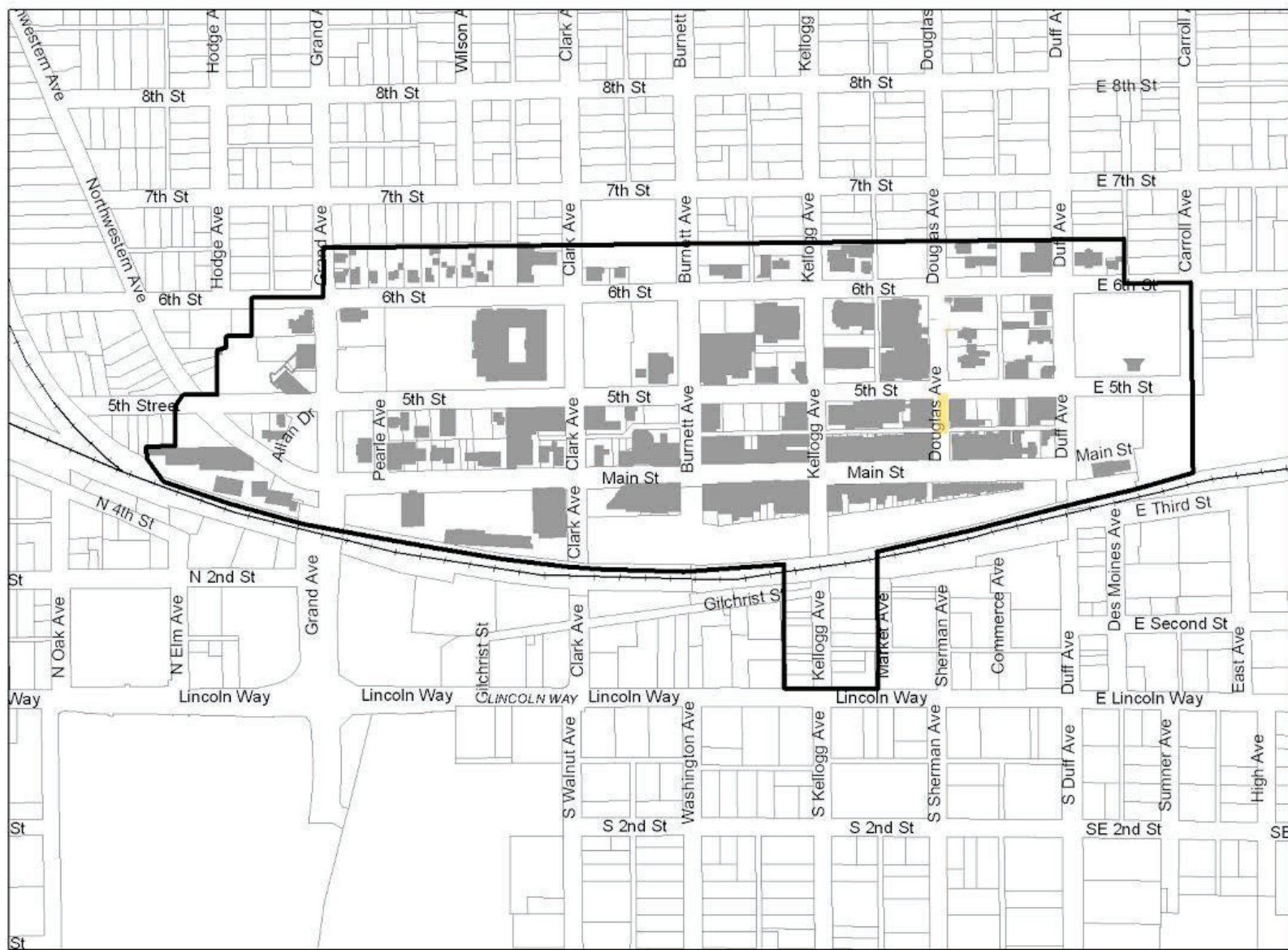
**Ames Police Department 24 hour non-emergency phone number: 515-239-5133**

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

Yes No

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

Security Organization	<input type="text"/>				
Address	<input type="text"/>				
City	<input type="text"/>	State	<input type="text"/>	Zip	<input type="text"/>
Phone	<input type="text"/>				
Email	<input type="text"/>				



Ames Main Street Cultural District



Item No. 16  
**MEMO**

**To:** Mayor and City Council  
**From:** Andrea Whitt, Legal Secretary  
**Date:** December 16, 2025  
**Subject:** Ames Municipal Code Supplement 2026-1

Attached and presented for adoption is the Resolution for the Supplement No. 2025-4 to the Ames Municipal Code.

**ATTACHMENT(S):**  
[Resolution Code Supp 2026-1.pdf](#)

RESOLUTION NO. \_\_\_\_\_

**RESOLUTION APPROVING AND ADOPTING  
SUPPLEMENT NO. 2026-1 TO THE AMES MUNICIPAL CODE**

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

Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

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

Attest:

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



Item No. 17  
**MEMO**

**To:** Mayor and City Council

**From:** CyRide

**Date:** December 16, 2025

**Subject:** Resolution adopting Amended Appendix P (CyRide Rates and Charges) of the Ames Municipal Code per authority granted by the Ames Transit Agency Board of Trustees

Attached and presented for adoption to the Ames Municipal Code is amended Appendix P - (CyRide Rates and Charges), implementing the Rate Setting Resolution FY 2026/27, per the authority granted by the Ames Transit Agency Board of Trustees, on November 20, 2025.

Rates were amended to reflect the addition of Digital Fixed Route Passes to customers. All Rates and Charges are effective as of January 1, 2026.

**ATTACHMENT(S):**

[Rate Setting Resolution.pdf](#)

[Appen P - CyRide Fees.wpd 2026-2027 Supp 2026-1.pdf](#)

## AMES TRANSIT AGENCY BOARD OF TRUSTEES

### RATE SETTING RESOLUTION 2026/27

BE IT RESOLVED by the Ames Transit Agency Board of Trustees, pursuant to rate setting authority granted by Section 26A.8, Ames Municipal Code, that:

#### SECTION ONE – CyRide Rates Effective January 1, 2026

##### **Fixed Route Fares**

\$1.00	Regular cash fare
\$0.50	Reduced cash fare (K-12, Medicare, Medicaid, persons over 65, persons with a disability)
\$5.00	10-ride reduced fare ticket book (\$.50 per ride)
\$10.00	10-ride regular fare ticket book, (\$1.00 per ride)
\$35.00	Regular fare monthly pass
\$17.00	Reduced fare monthly pass (K-12, Medicare, Medicaid, persons over 65, persons with a disability)
\$130.00	Regular Fare Semester Pass (fall and spring). Price varies depending on date purchased.
\$65.00	Reduced Fare Semester Pass (fall and spring). Price varies depending on date purchased.
\$120.00	Regular Fare Winter Pass (November to spring break). Price varies depending on date purchased.
\$60.00	Reduced Fare Winter Pass (November to spring break). Price varies depending on date purchased.
\$80.00	Regular Fare Summer Pass
\$40.00	Reduced Fare Summer Pass
\$260.00	Regular Fare School Year Pass. Price varies depending on date purchased. (May also be used in conjunction with tickets or cash on Dial-A-Ride.)
\$130.00	Reduced Fare School Year Pass. Price varies depending on date purchased.
Free	Children under six years of age accompanied by a person aged 13 or older (maximum of three children per rider).
Free	Attendant accompanying and assisting ADA-eligible person
\$10.00	Replacement fee for lost or stolen passes
\$1.00	Fare for person not assisting passenger riding with ADA-eligible passenger is same fare as an ADA-eligible passenger

##### **Digital Fixed Route Passes (Token Transit Only\*)**

\$105.00	Regular Fare 3-Month Digital Pass
\$51.00	Reduced Fare 3-Month Digital Pass (K-12, Medicare, Medicaid, persons over 65, persons with a disability)
\$190.00	Regular Fare 6-Month Digital Pass
\$95.00	Reduced Fare 6-Month Digital Pass (K-12, Medicare, Medicaid, persons over 65, persons with a disability)
\$315.00	Regular Fare 12-Month Digital Pass
\$157.50	Reduced Fare 12-Month Digital Pass (K-12, Medicare, Medicaid, persons over 65, persons with a disability)

*\*Digital passes are available exclusively through the Token Transit mobile app and become valid upon activation.*



**Dial-A-Ride Fares**

\$2.00	Dial-A-Ride cash fare for passengers eligible under the ADA.
\$18.00	Dial-A-Ride cash fare for general public (not ADA eligible).
Free	Attendant accompanying and assisting ADA-eligible person on Dial-A-Ride
\$2.00	Fare for person not assisting Dial-A-Ride passenger riding with DAR eligible passenger is same fare as Dial-A-Ride eligible passenger's fare
Free	ISU students who are ADA eligible traveling within $\frac{3}{4}$ mile of a fixed route operating at the time of the ride.

**Miscellaneous Revenues (Effective FY 2027\*)**

\$135.00	Shop rate per hour
\$135.00	Shuttle rate, as subcontractor, to other bus operators, one-hour minimum
\$135.00	Shuttle rate for every hour after the minimum
Variable	Fuel surcharge for shuttle service

## REDUCED FARE PASSES

### 2026 SUMMER REDUCED FARE PASS

PURCHASE DATE	Expiration Date	Price
May 1, 2026 – August 31, 2026	August 31, 2026	\$40.00

### 2026 FALL REDUCED FARE PASS

PURCHASE DATE	Expiration Date	Price
August 17, 2026 – September 20, 2026	December 31, 2026	\$65.00
September 21, 2026 – December 31, 2026	December 31, 2026	\$50.00

### 2026/27 SCHOOL YEAR REDUCED FARE PASS

PURCHASE DATE	Expiration Date	Price
August 17, 2026 – September 20, 2026	June 1, 2027	\$130.00
September 21, 2026 – November 29, 2026	June 1, 2027	\$115.00
November 30, 2026 – February 7, 2027	June 1, 2027	\$65.00
February 8, 2027 – June 1, 2027	June 1, 2027	\$50.00

### 2026/27 WINTER REDUCED FARE PASS

PURCHASE DATE	Expiration Date	Price
October 26, 2026 – November 29, 2026	March 19, 2027	\$60.00
November 30, 2026 – March 19, 2027	March 19, 2027	\$40.00

## REGULAR FARE PASSES

### 2026 SUMMER REGULAR FARE PASS

PURCHASE DATE	Expiration Date	Price
May 1, 2026 – August 31, 2026	August 31, 2026	\$80.00

### 2026 FALL REGULAR FARE PASS

PURCHASE DATE	Expiration Date	Price
August 17, 2026 – September 20, 2026	December 31, 2026	\$130.00
September 21, 2026 – December 31, 2026	December 31, 2026	\$100.00

### 2026/27 SCHOOL YEAR REGULAR FARE PASS

PURCHASE DATE	Expiration Date	Price
August 17, 2026 – September 20, 2026	June 1, 2027	\$260.00
September 21, 2026 – November 29, 2026	June 1, 2027	\$230.00
November 30, 2026 – February 7, 2027	June 1, 2027	\$130.00
February 8, 2027 – June 1, 2027	June 1, 2027	\$100.00

### 2026/27 WINTER REGULAR FARE PASS

PURCHASE DATE	Expiration Date	Price
October 26, 2026 – November 29, 2026	March 19, 2027	\$120.00
November 30, 2026 – March 19, 2027	March 19, 2027	\$80.00

SECTION TWO -- \$10.00 Replacement fee for lost or stolen passes

SECTION THREE – Other Conditions

Other conditions pertaining to any Semester Pass are:

1. One person may not use the pass of another, unless the original issue has sold it to the new user, the sale registered in the Ames Transit Agency Office, and the pass replaced by the Ames Transit Agency Office. The person to whom it has been sold may then use the pass.
2. Misuse of the pass may result in confiscation and cancellation of the pass without a refund.

Enacted this 20<sup>th</sup> day of November 2025.

AMES TRANSIT AGENCY BOARD OF TRUSTEES

By: Emily L Boland

Emily Boland  
Board of Trustees President

# APPENDIX P

## CYRIDE FEES & CHARGES

Effective January 1, 2026

### **Fixed Route Fares**

\$1.00	Regular cash fare
\$0.50	Reduced cash fare (K-12, Medicare, Medicaid, persons over 65, persons with a disability)
\$5.00	10-ride reduced fare ticket book (\$.50 per ride)
\$10.00	10-ride regular fare ticket book, (\$1.00 per ride)
\$35.00	Regular fare monthly pass
\$17.00	Reduced fare monthly pass (K-12, Medicare, Medicaid, persons over 65, persons with a disability)
\$130.00	Regular Fare Semester Pass (fall and spring). Price varies depending on date purchased.
\$65.00	Reduced Fare Semester Pass (fall and spring). Price varies depending on date purchased.
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\$60.00	Reduced Fare Winter Pass (November to spring break). Price varies depending on date purchased.
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\$40.00	Reduced Fare Summer Pass
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\$130.00	Reduced Fare School Year Pass. Price varies depending on date purchased.
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Free	Attendant accompanying and assisting ADA-eligible person
\$10.00	Replacement fee for lost or stolen passes
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\$2.00	Fare for person not assisting Dial-A-Ride passenger riding with DAR eligible passenger is same fare as Dial-A-Ride eligible passenger's fare
Free	ISU students who are ADA eligible traveling within $\frac{3}{4}$ mile of a fixed route operating at the time of the ride.

**Miscellaneous Revenues (Effective FY 2027\*)**

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\$135.00	Shuttle rate, as subcontractor, to other bus operators, one-hour minimum
\$135.00	Shuttle rate for every hour after the minimum
Variable	Fuel surcharge for shuttle service

## REDUCED FARE PASSES

### 2026 SUMMER REDUCED FARE PASS

<b>PURCHASE DATE</b>	<b>Expiration Date</b>	<b>Price</b>
May 1, 2026 – August 31, 2026	August 31, 2026	\$40.00

### 2026 FALL REDUCED FARE PASS

<b>PURCHASE DATE</b>	<b>Expiration Date</b>	<b>Price</b>
August 17, 2026 – September 20, 2026	December 31, 2026	\$65.00
September 21, 2026 – December 31, 2026	December 31, 2026	\$50.00

### 2026/27 SCHOOL YEAR REDUCED FARE PASS

<b>PURCHASE DATE</b>	<b>Expiration Date</b>	<b>Price</b>
August 17, 2026 – September 20, 2026	June 1, 2027	\$130.00
September 21, 2026 – November 29, 2026	June 1, 2027	\$115.00
November 30, 2026 – February 7, 2027	June 1, 2027	\$65.00
February 8, 2027 – June 1, 2027	June 1, 2027	\$50.00

### 2026/27 WINTER REDUCED FARE PASS

<b>PURCHASE DATE</b>	<b>Expiration Date</b>	<b>Price</b>
October 26, 2026 – November 29, 2026	March 19, 2027	\$60.00
November 30, 2026 – March 19, 2027	March 19, 2027	\$40.00

## REGULAR FARE PASSES

### 2026 SUMMER REGULAR FARE PASS

<b>PURCHASE DATE</b>	<b>Expiration Date</b>	<b>Price</b>
May 1, 2026 – August 31, 2026	August 31, 2026	\$80.00

### 2026 FALL REGULAR FARE PASS

<b>PURCHASE DATE</b>	<b>Expiration Date</b>	<b>Price</b>
August 17, 2026 – September 20, 2026	December 31, 2026	\$130.00
September 21, 2026 – December 31, 2026	December 31, 2026	\$100.00

### 2026/27 SCHOOL YEAR REGULAR FARE PASS

<b>PURCHASE DATE</b>	<b>Expiration Date</b>	<b>Price</b>
August 17, 2026 – September 20, 2026	June 1, 2027	\$260.00
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February 8, 2027 – June 1, 2027	June 1, 2027	\$100.00

### 2026/27 WINTER REGULAR FARE PASS

<b>PURCHASE DATE</b>	<b>Expiration Date</b>	<b>Price</b>
October 26, 2026 – November 29, 2026	March 19, 2027	\$120.00
November 30, 2026 – March 19, 2027	March 19, 2027	\$80.00

\$10.00 Replacement fee for lost or stolen passes

Other conditions pertaining to any Semester Pass are:

1. One person may not use the pass of another, unless the original issue has sold it to the new user, the sale registered in the Ames Transit Agency Office, and the pass replaced by the Ames Transit Agency Office. The person to whom it has been sold may then use the pass.
2. Misuse of the pass may result in confiscation and cancellation of the pass without a refund.

### COUNCIL ACTION FORM

**SUBJECT:                      LEVEL 3 ELECTRIC VEHICLE CHARGING STATIONS**

**BACKGROUND:**

Ames Electric Services has standardized the City-owned electric vehicle (EV) chargers by utilizing ChargePoint equipment to ensure consistency in operation, maintenance, and reporting. **Electric Services currently manages 11 total ChargePoint electric vehicle charging stations with a total of 20 ports throughout Ames.**

To support growing EV adoption and improve charging accessibility, **the department has decided to add two additional level 3 charging stations near the intersection of Grand Ave and Lincoln Way, located in the Hy-Vee Fast & Fresh NW parking lot.** Staff has identified this location because of its high visibility, proximity to downtown, and support of the local shopping center. All stakeholders were involved in the planning process and approved the project. This charger will charge 25% faster than the City's existing Level 3 charger located at Dayton and Highway 30, and 10 times faster than the City's existing Level 2 chargers.

**Staff is recommending purchasing directly from Carbon Day, a long-time partner of ChargePoint and the City's station liaison for charger repair and support.** Maintaining consistency with existing charging stations will continue to allow for prompt station service, accurate reporting, and ease of use. **The costs for this project are shown in Table 1, below:**

Table 1: Cost Breakdown

Description	QTY	Price Per Station	Total
80 kW 1 CCS1-250A and 1 NACS 250A Cable	2	\$37,810	\$75,620
5-year CPE280 Prepaid Enterprise Cloud Plan	2	\$5,400	\$10,800
On-Site Validation of CPE280 Station	2	\$1,230	\$2,460
CPE280 5-year Parts and Labor Warranty	2	\$10,450	\$20,900
Concrete Mounting Template	2	\$0	\$0
Initial Station Activation and Configuration	2	\$249	\$498
Lug Nut for Mounting of Station	2	\$49	\$98
Shipping	2	\$1,500	\$3,000
Total Tax			\$7,936.32
<b>Total Cost Before Installation</b>			<b>\$121,312.32</b>

**Funds for this project will come from the Electric Vehicle Infrastructure Capital Improvements Program, where there is \$356,459 available for these chargers.**



**ALTERNATIVES:**

1. Waive the Purchasing Policies and Procedures requirement for formal bidding procedures and award a contract to Carbon Day EV Charging , Wheeling, Illinois, for the purchase of 2 - Level 3 EV charging stations in the amount of **\$121,312.32**.
2. Delay the purchase of the chargers and solicit bids from other companies.

**CITY MANAGER'S RECOMMENDED ACTION:**

**As part of the Climate Action Plan, Electric Services supports the conversion of internal combustion engine vehicles to electric vehicles. A primary concern of potential EV customers is to ability to charge quickly and affordably at convenient locations. A Level 3 charger at the corner of Lincoln Way and Grand meets all those requirements.** Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, as stated above.

**ATTACHMENT(S):**

[City of Ames Sourcewell 04221-CPI Quote CPE280 With Tax X 2 12.4.2025.pdf](#)

**QUOTE**

December 4, 2025

Mr. Layne Fober  
 City of Ames NA013543  
 502 Carroll Ave  
 Ames, IA 50010  
 515-239-5177  
[layne.fober@cityofames.org](mailto:layne.fober@cityofames.org)



**CPE280-Dual Cord DC 80KW Charger with Combo and NACS connectors**  
**5 Years Labor and Parts Warranty**

Reference: The City of Ames CPE280 DC Fast Charging Station 80 kW  
 W/Commissioning and 5 Year Prepaid Enterprise Cloud and Assure Plus Tax X 2

Model Number	Description	QTY	Price Per Station	Total Price
ChargePoint CPE280-800-NA-3A1S1-3A4S1	80 KW 1 CCS1-250A and 1 NACS 250A Cable	2	(List \$39,800) \$37,810	\$75,620
CPCLD-ENTERPRISE-DC-5	5 Year CPE280 Prepaid Enterprise Cloud Plan	2	\$5,400	\$10,800
CPE280-Commissioning	On Site Validation of CPE280 Station	2	\$1,230	\$2,460
CPE280-ASSURE-5	CPE280 5 Year Parts and Labor Warranty	2	\$10,450	\$20,900
CPE280-CMT-IMPERIAL	Concrete Mounting Template	2	\$0	\$0
CPSUPPORT-ACTIVE	Initial Station Activation and Configuration	2	\$249	\$498
Lug Nut	For Mounting of Station	2	\$49	\$98
Shipping and Handling	Shipping and Handling	2	\$1,500	\$3,000
Tax				\$7,936.32
<b>Amount Due</b>	<b>Total cost before installation</b>			<b>\$121,312.32</b>




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 Signature

---

 Date

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 Ship to:

Rob Spatz - 518-645-6733 - [rob.spatz@carbodayevcharging.com](mailto:rob.spatz@carbodayevcharging.com) - 163 S. Wheeling Rd. - Wheeling, IL 60090  
 Visit Our Website: <https://carbodayevcharging.com/>

**Initial Station Activation and Configuration Service** includes activation of cloud services and configuration of radio groups, connections, access control, visibility control, pricing, reports and alerts.     \$249

**Enterprise Cloud Plan available in prepay options:**

Annual fee includes: Secure network connection, station inventory, 24-7 Driver support, Host Support, Session Data and Analytics  
Fleet Vehicle Management and Integration, Fleet access control, Valet dashboard. Time of Use-varying Power Management  
(Circuit, panel, site sharing), scheduled charging, Driver access control, Pricing and automatic funds collection, Waitlist, Videos,  
Meter data and advanced analytics, Building energy management system API, Real time DC dynamic power management  
Occupancy detection, Predictive maintenance and diagnostics.

1 year \$1,200

2 years \$2,340

3 years \$3,420

4 years \$4,440

5 years \$5,400

CPE280-Commissioning.	\$1,230
-----------------------	---------

On-Site Validation of cellular coverage, electrical capacity, transformers, panels, breakers, wiring and station installation meets all ChargePoint published requirements. On station activation and assist ChargePoint to complete final activation.

Assure Warranty optional extended Labor and Parts Warranty - Commission required.

1 year \$2,610

2 years \$4,980

3 years \$7,050

4 years \$8,880

5 years \$10,450

## **\*\* Other Standard Terms and Conditions**

Invoice Terms: 50% due upon placement of order and balance due 30 days after shipment of product.

Issue payment to CD LLC

ChargePoint 2 year part warranty will be between purchaser and ChargePoint.

Cloud and Assure plans start upon station activation or 90 day's after ship date, whichever is first.

Prices are confidential and expire: January 3, 2026

**Rob Spatz - 518-645-6733 - [rob.spatz@carbodayevcharging.com](mailto:rob.spatz@carbodayevcharging.com) - 163 S. Wheeling Rd. - Wheeling, IL 60090**

**Visit Our Website:**

<https://carbodayevcharging.com/>

ITEM #:	<u>19</u>
DATE:	<u>12-16-25</u>
DEPT:	<u>ELEC</u>

### COUNCIL ACTION FORM

**SUBJECT:                      ELECTRIC DEPARTMENT STEEL POLE PURCHASE**

**BACKGROUND:**

**This contract is for the purchase of steel light pole components necessary to meet the anticipated needs of the City's electric distribution system. These poles and materials are kept on hand to ensure availability, enabling staff to quickly make repairs and maintain or restore utility services.**

Staff issued a Request for Quotation (RFQ) for the restocking of steel light poles. On December 4, 2025, bids were received as follows:

<b>RESPONDING SUPPLIER</b>	<b>RESPONSE TOTAL (inclusive of tax)</b>	<b>LOCAL CONSIDERATION ADJUSTMENT (inclusive of tax)</b>
Irby Utilities of Rapid City, SD	\$61,008.19	
Echo Electric Supply of Ames, IA	\$61,648.05	\$61,031.57
RESCO of Ankeny, IA	\$61,654.20	
Fletcher Reinhardt Company of Cedar Rapids, IA	\$62,287.91	
WESCO Distribution of Des Moines, IA	\$62,853.20	
TOCA LLC of Keller, TX	\$79,244.20	

**Electric Distribution Material Bids are evaluated to purchase components at the best price available. Staff determined the lowest responsive, responsible bid from Irby Utilities of Rapid City, SD in the amount of \$61,008.19 to be acceptable.**

There is no budgeted amount for this purchase. The materials will be placed into inventory, where it will be charged to each specific project as the material is put into service.

**ALTERNATIVES:**

1. Award the contract to Irby Utilities of Rapid City, SD, for the purchase of steel poles for Electric Services in the amount of \$61,008.19.
2. Direct staff to award the contract to another bidder.
3. Reject the bids.

**CITY MANAGER'S RECOMMENDED ACTION:**

**These light poles and components are necessary to meet the anticipated needs of the City's electric distribution system and are kept on hand to ensure availability, enabling staff to quickly make repairs and maintain or restore utility services. Alternative 1 provides the necessary components at the best price.** Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, as described above.

### COUNCIL ACTION FORM

**SUBJECT:            PURCHASE OF DISTRIBUTION TRANSFORMER FOR ELECTRIC SERVICES DEPARTMENT**

**BACKGROUND:**

**This award is for the purchase of an electric distribution transformer necessary to meet the anticipated needs of the Electric Services Department.** Transformers are kept on hand in order to ensure availability which will enable staff to replace failed transformers quickly. They are also necessary to meet the anticipated needs of the Electric Services Department for new services and maintenance activities. Typically, this size transformer is used to provide service commercial and industrial applications.

On November 11, 2025, an RFQ document was posted to Ames Bids, the electronic bidding site. The bid specifications included a list of approved manufacturers. Bids were received on December 2, 2025. A total of 16 responses were received, with two responses of "no bid." The bids are shown in the table below.

The table reviews the bids in two ways: 1) The "Response Total Cost" column is based on the unit cost of the transformers as bid by the supplier, and 2) The "Evaluation Cost" reflects the unit cost of the transformers plus an "energy loss" component that considers losses in the transformer under no-loss and low-loss operation. Transformers that are less efficient under this evaluation are shown as costing more in this "Evaluation Cost" column:

	<b>Response Total Cost*</b>	<b>Evaluation Cost*</b>
AR Transformers of Las Vegas, NV	\$40,660.00	\$91,699.00
<b>RESCO (Rural Electric Supply Cooperative) of Ankeny, IA</b>	<b>\$58,710.90</b>	<b>\$100,975.90</b>
Intellogic Engineering of Maple Ridge, BC, Canada	\$54,356.00	\$101,436.00
Border States of Ames, IA	\$75,347.75	\$124,266.01
Irby Utilities of Rapid City, SD	\$78,152.80	\$127,071.06
WESCO Distribution, of Des Moines, IA	\$79,294.49	\$127,091.39
MVA Power of L'Assomption, QC, Canada	\$57,516.58	\$127,965.38
Fletcher Reinhardt Company of Cedar Rapids, IA	\$79,420.75	\$128,339.01
Tesla Transformadores (Nacional de Transformadores SAS) of Funza, Cundinamarca, Colombia	\$83,436.46	\$129,176.82
TOCA LLC of Keller, TX	\$81,225.84	\$130,144.10

Solomon Corporation (Solomon Transformers) of Solomon, KS	\$99,194.35	\$148,112.61
Tech Electric Company of Menomonee Falls, WI	\$111,535.73	\$159,332.63
Midwest Electric Transformer Services of Hesston, KS	\$92,913.45	\$177,049.69
ECB Solutions of Oxford, MS	\$128,400.00	\$196,666.00
Dakota Supply Group of Ames, IA	No Bid	n/a
Echo Electric Supply Co. of Ames	No Bid	n/a

**\*Price is inclusive of 6% State of Iowa Sales Taxes Plus 1% Local Tax.**

Although the bid from AR Transformers, Inc. was the lowest under both the response cost and the evaluated cost, it was found to be non-responsive because the manufacturer is not approved. **RESCO of Ankeny, Iowa was the lowest responsive, responsible bidder, offering a transformer that met all specifications.**

This contract will be funded from the Underground System Improvements/Transformers account in the adopted FY 2025/26 budget. The available budgeted amount is \$400,000.

#### **ALTERNATIVES:**

1. Award a contract to RESCO, of Ankeny, IA, for the purchase of a 2500 KVA three phase pad mounted distribution transformer in the amount of \$58,710.90. Payments will be based on unit prices and quantities ordered inclusive of all applicable sales taxes.
2. Award the contract to another bidder.
3. Reject the bids.

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

**Transformers are critical to provide reliable electric service to customers of the Ames Municipal Electric System. It is important to purchase transformers at the lowest possible cost with minimal risk to the City. It is also imperative to have transformers available to meet customer needs in the short-term as well as the long-term.** Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, as described above.

### COUNCIL ACTION FORM

**SUBJECT:**                **FY 2025/26 ELECTRIC SERVICES FUEL SUPPLY CONTRACT**

**BACKGROUND:**

This contract is for the purchase of #2 ultra-low sulfur diesel fuel for Electric Services. The utility has a 250,000-gallon main fuel tank located at the Dayton Substation to fuel the two CT (combustion-turbine) units. The 250,000 gallon tank provides enough fuel for the two combustion-turbines to produce maximum electrical generation for only three continuous days. The tank will require larger refill volumes and quick refills should an emergency dictate that the CTs stay on-line.

This contract is to supply #2 ultra-low sulfur diesel fuel to Electric Services for the period from January 1, 2026 through June 30, 2026. The contract includes a provision that would allow the City to renew the contract for up to four additional one-year terms at a cost increase of 1% per year. The goal of the contract is to create efficiency and flexibility in the purchase of a valuable commodity, ensuring that the City is able to use opportunity purchasing and to lock in performance criteria for the suppliers.

The scope of work for this contract includes supplying fuel to the CT units as needed. Suppliers were asked to provide pricing based in the form of a markup to the daily-published “rack” average fuel price at the Des Moines, Iowa terminal for stated products. **There are two fuel terminals that are utilized to supply fuel for the CTs: the Magellan Terminal and the Buckeye Terminal. The Magellan Terminal is the primary terminal used to supply the CTs. Buckeye is used as a backup. Therefore, the evaluation of pricing is more sensitive to the markup on the Magellan Terminal Cost.**

On September 10, 2025, 5 bids were received as shown in the table below:

<b>Vendor</b>	<b>Magellan Terminal Cost</b>	<b>Buckeye Terminal Cost</b>
Petroleum Traders, Corp., of Fort Wayne, IN	\$0.0299	\$0.0630
Gresham Petroleum Company, of Indianola, MS	\$0.0427	\$0.0427
Harms Oil Company, of Brookings, SD	\$0.5220	\$0.0644
Sunoco, LLC, of Dallas, TX	\$0.0622	\$0.0622
Heritage Petroleum, of Evansville, IN	\$0.1006	\$0.1006

**Staff has reviewed the bids and concluded that the apparent low bid submitted by Petroleum Traders, Corp., in the amount of \$0.0299 increase on the Magellan “rack” fuel price, and in the amount of \$0.0630 on the Buckeye “rack” fuel price is acceptable.**



Petroleum Traders has been selected for award for the contract due to their lowest overall pricing as well as the ability to meet the City's fuel quality and delivery needs. Their bid represents the best combination of cost savings and dependable service.

Council should note that actual cost invoices will be based on the amount of fuel purchased and the price of the fuel at the time of purchase. The approved FY 2025/26 operating budget includes \$300,000 for diesel fuel purchases.

**ALTERNATIVES:**

1. Award a contract for supplying diesel fuel to the City's combustion turbine units for FY 2025/26 to Petroleum Traders, Corp., in the amount of \$0.0299 increase on the Magellan "rack" fuel price, and in the amount of \$0.0630 increase on the Buckeye "rack" fuel price with a total amount not-to-exceed \$300,000. The contract includes a provision that would allow the City to renew the contract for up to four additional one-year terms at an annual increase in cost of 1% per year.
2. Award a contract to one of the other bidders.
3. Reject all bids and purchase fuel on an as-needed basis.

**CITY MANAGER'S RECOMMENDED ACTION:**

**This contract will offer the City the ability to have flexibility in fuel purchasing and to maintain standards of performance for fuel content and fuel delivery. Detailed ordering and delivery procedures will also be part of this contract.** Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1 as stated above.

### **COUNCIL ACTION FORM**

**SUBJECT:**                                    **FITCH FAMILY INDOOR AQUATIC CENTER**

**BACKGROUND:**

This Fitch Family Indoor Aquatic Center (FFIAC) report provides City Council with the monthly project update, including the appearance of the precast concrete panels, and a request for Change Order #2 to Story Construction for construction management services.

**MONTHLY PROJECT UPDATE:**

In accordance with a previous directive, staff is required to keep the City Council informed of the construction status of the Fitch Family Indoor Aquatic Center and will provide a written update at Council's second meeting of each month.

Additionally, staff, along with representatives from Story Construction (Story) and RDG Planning and Design, will provide an in-person update once per quarter (January, April, July, & October). If anything occurs during the project that requires Council action, staff will present this in a timely manner.

In accordance with this directive, the City's Construction Manager for the project, Story Construction, has provided a Project Status Report (Attachment A). Story Construction and RDG Planning and Design are 100% complete with reviewing shop drawings and submittals.

**The Substantial Completion Date (SCD) for the non-natatorium areas is January 23, 2026, while the SCD for the natatorium has been moved to February 13, 2026. Staff was made aware of this on Wednesday, December 10 and is discussing how this will impact the opening of the facility.**

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

**APPEARANCE OF PRECAST CONCRETE PANELS:**

At the October 28, 2025 City Council meeting, staff along with representatives from RDG and Story Construction, described the mottled appearance of the gray, sinus wave precast concrete panels. Staff indicated this was not the look the City was expecting and that RDG and Story were investigating possible causes and potential resolutions to this problem.

RDG and Story investigated the following items as possible causes:

**1) Integral pigment/color admixture** - The specifications call for the panels to use integral color admixture to produce panels matching Sherwin Williams "Rushing River". **It was determined that the contractor did not use an admixture in the concrete mix and instead used a blend of gray and white cement to achieve a similar color. Additionally, the contractor never submitted a mix design for the design team to review.**

**2) Smooth cast panels may lead to mottling** - According to the Precast Concrete Institute (PCI), smooth cast panels have a tendency to experience mottling, especially gray colored concrete.

**3) Environmental factors such as sun exposure, airborne particulates, etc.** - It was determined these factors may contribute to the mottling but it was hard to quantify how much these factors were a cause.

**4) Detergent washing methods used onsite** - Story Construction met with the washing contractor about the method used for cleaning the panels as the specifications called for the use of bristle brush to scrub the panels. The contractor used a pressure washer as they do on all projects involving precast concrete panels. The contractor indicated this type of mottling does happen quite often and suggested staining as a potential solution.

**5) Inconsistent concrete mixing** - If the concrete is not mixed well, the end result could be color variations in the appearance. Again, this was hard to quantify and does not seem to be a contributing factor.

**6) Form release agent could still be present on the wall panels** - Story Construction asked the contractor if they had used a different agent or could residue from the agent still be present. The contractor has been using the same release agent for many years and did not feel residue was the issue. The panels do not seem to have residue left behind from the form release agent.

**7) Efflorescence** - This is a white, crystalline deposit that appears on the surface of concrete due to water-soluble salts migrating to the surface and evaporating. It was determined this was not an issue with these panels.

**8) Change in cement makeup in recent years** - To be more sustainable, some cement has limestone added and this addition may be a cause. However, it does not appear limestone was used in producing these panels.

Additionally, staff contracted with a concrete expert company, Simpson Gumpertz & Heger (SGH), to obtain a professional opinion from concrete engineers. In addition to the above items, SGH stated that differential drying time may be a contributing factor, but it is hard to determine if it was a factor with these panels.

**RDG, Story, and SGH, all agree that no matter what the cause, there are two potential solutions:**

**1) Time** - Do nothing and see if the issue improves over time. SGH indicated they would expect the mottling to be lessening after one year and that does not appear to be the case.

**2) Stain** - Applying a penetrating stain will cover the defects but will not take them away. The darker the stain, the more the defects are hidden. SGH indicated stain is routinely used on precast concrete panels.

**In Attachment C, RDG's opinion is that the mottling of the sinus wave precast panels is due to the contractor failing to include integral color in the panels. Additionally, the**

**contractor failed to submit a design mix for the panels, which does not allow for any additional reviews. For these reasons, RDG is recommending staining the precast concrete panels.** If this option is pursued, staining would not take place until the spring when temperatures are conducive to applying the stain.

**At this time, no decision from Council on the solution for the precast panel is being requested. Staff will explore further on the responsibility, cost, and maintenance requirements of staining.**

#### **CHANGE ORDER SUMMARY:**

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

1) Hoist Beam End Stop - \$1,356. *Staff noticed there was no end stop to prevent the hoist from running into adjacent duct work and directed the contractor to add one.*

2) Entry Way Column Metal Wrap - \$438. *Staff did not like the look of the entry way columns and directed the contractor to add a metal wrap.*

3) New Light Fixture for Vestibule & Exterior - \$2,411. *Staff was concerned about being able to maintain these lights so a different fixture was selected. Remote drivers are included which will minimize the time required to replace the drivers.*

4) Change TV Mounting Heights - \$1,049. *Staff directed the contractor to raise the TV mounting boxes so sight lines will not be obstructed during viewing.*

5) Southeast Planting Revisions & Dormant Seed Matting - \$2,575. *The plan called for large overstory trees on the southeast side of the building and the space is not large enough for these trees. Staff directed the contractor to install other plantings and mulch which is more appropriate for this area. Staff also directed the contractor to install dormant seed matting in the biocell on the northwest side of the property.*

**To date, change orders for the project total \$396,167, or 18.87% of the contingency budget. The contingency for this project is \$2.1 million with a current balance of \$1,703,833. There is also \$1 million set aside for mitigation of contamination issues, which has not been used at this time.**

#### **CHANGE ORDER #2 FOR STORY CONSTRUCTION:**

On December 13, 2022, the City entered into a contract with Story Construction for Construction Management services related to the construction of the Fitch Family Indoor Aquatic Center for the amount of \$1,392,229. At that time, Story Construction was unable to provide a cost estimate for construction support services without knowing the full scope of the project. The cost estimate was later provided and on February 27, 2024, City Council approved Change Order (CO) #1 in the amount of \$978,886 for Construction Support Services (Bid Package #5). The new contract total after Change Order #1 was \$2,371,115.

**Change Order #2 is now being presented to Council for approval. This CO reflects changes to the different components of the contract and aligns with a 25-month**

**construction duration versus an 18-month duration which was used for Story's initial proposal.** An estimated construction cost of \$18,500,000 is now being used versus a \$20,500,000 that was used in Story's proposal.

A breakdown of the original contract and change orders are shown below.

<b>Service</b>	<b>Original Contract</b>	<b>Change Order #1</b>	<b>Change Order #2</b>	<b>Revised Contract</b>
Pre-construction Phase	\$ 135,327			\$ 135,327
Construction Management Fee	\$ 430,500		(\$ 42,000)	\$ 388,500
Construction Staffing Fees	\$ 765,022		\$335,689	\$1,100,711
Reimbursables	\$ 61,380		\$ 17,050	\$ 78,430
Construction Support Services	\$ 0	\$978,886	(\$ 99,739)	\$ 879,147
<b>Totals</b>	<b>\$1,392,229</b>	<b>\$978,886</b>	<b>\$211,000</b>	<b>\$2,582,115</b>

As shown above, the Construction Management Fee (2.1% of construction cost) and Construction Support Services are decreasing in Change Order #2, while Construction Staffing Fees and Reimbursables are increasing. **The increase of \$211,000 will be funded through the project contingency which has a current balance of \$1,703,833.**

**Council may ask why the construction duration increased from 18 to 25 months, and should the City be responsible for all or a portion of the cost associated with the construction delay. There were delays with the production of the precast concrete panels which in turn caused some contractors to balance commitments to this project and other construction projects. Representatives from RDG and Story Construction will be present at the meeting and can speak to this aspect.**

#### **ALTERNATIVES:**

1. Approve the following:
  - a. Motion accepting the Fitch Family Indoor Aquatic Center monthly report.
  - b. Resolution approving Change Order #2 for Construction Manager services to Story Construction in the amount of \$211,000.
2. Approve the following:
  - a. Motion accepting the Fitch Family Indoor Aquatic Center monthly report.
  - b. Do not approve Change Order #2 for Construction Manager services to Story Construction in the amount of \$211,000.
3. Do not approve the Fitch Family Indoor Aquatic Center monthly report or Change Order #2 for Construction Manager services to Story Construction in the amount of \$211,000.

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

The Monthly Project Update provides information regarding the progress being made on the construction of the aquatic center and a summary of approved change orders. The most significant update is that of the substantial completion dates for the non-natatorium areas (January 23, 2026) and the natatorium (February 13, 2026). This may delay the opening of the aquatic center from March to April. Staff will continue to work with Story Construction and RDG to monitor construction activities with the intent to avoid any additional delays.

Additionally, this report provides possible causes and potential solutions to the appearance of the precast concrete panels. At this time, no decision is needed, and staff will continue to explore both potential solutions and bring additional information to a future Council meeting.

Lastly, Change Order #2 is necessary to continue paying Story Construction for providing Construction Management Services. **The \$211,000 will cover through substantial completion of the project as currently planned, punch list follow-up items, and any items that need to be completed in the spring.**

Delays have caused the project duration to go from 18 to 25 months for various reasons. Staff will continue to review and determine if any expenses due to delays can be recouped if a responsible party can be identified.

Therefore, it is the City Manager's recommendation to approve Alternative No. 1 as stated above.

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

[Attachment A - Story Construction Monthly Project Status Update 2025-12.pdf](#)

[Attachment B - Change Order Log - 12-16-25.pdf](#)

[Attachment C - RDG Recommendation for Precast Panels.pdf](#)

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

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

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

**PROGRESS THIS PAST MONTH:**

1. Rec Pool current channel walls continued. Footings for waterslide were completed.
2. Pool deck concrete pours continued.
3. Wellness and Lap Pool plastering and tile installation were completed.
4. The last precast panel was installed on the west elevation.
5. Locker bases were installed and tiled.
6. Casework and toilet accessory installations continued.
7. Interior storefront framing and glazing continued.
8. Lighting fixture installation started, along with low voltage wiring.
9. Exterior curtain wall framing and glazing was installed at the Main Entrance.
10. Exterior architectural metal panel installation started.
11. Mechanical, electrical and plumbing installations continued in the Aquatic and Electrical Mechanical Rooms.
12. The parking lot unit paver installation was completed.
13. Coordination meetings continued for mechanical equipment startup with the affected Bid Package Contractors.
14. Building Envelope Consult inspections continued for vapor barrier, pool water stop and curtain wall glazing.
15. Special inspections and testing of concrete and sitework continued.
16. Design team site visits and field observations continued.
17. Requests for Information continued to be processed between the Bid Package Contractors, Story Construction, and RDG Planning & Design.

**WORK PLANNED FOR NEXT MONTH:**

1. Rec Pool concrete and pool deck concrete will be completed.
2. Rec Pool plaster and tile will start.
3. The water slide structure will be installed.
4. Polished concrete will be completed.
5. Resilient athletic flooring will be installed.

6. Lockers and locker benches will be installed.
7. Casework installation will be completed.
8. Doors and toilet accessories will be installed.
9. Overhead door into Maintenance will be installed.
10. Lighting fixtures and low voltage wiring will continue.
11. Acoustical ceiling tile will be installed.
12. Interior storefront doors, glazing and caulking will continue throughout.
13. Exterior curtain wall framing will be completed. Last of glazing will be in January.
14. Exterior architectural metal panel installation will be completed.
15. Rooftop mechanical screens will be installed.
16. Parking Lot light poles will be installed.
17. Final cleaning of Non-Natatorium will be completed.
18. Non-Natatorium Punch List will be held.
19. Mechanical, Plumbing and Electrical will continue in the Aquatic and Electrical Mechanical Rooms.
20. Coordination meetings will continue for mechanical equipment startup with the affected Bid Package Contractors.
21. Coordination meeting for MEP Commissioning Controls Review will be held.
22. Owner Operations Introductory meetings will continue.
23. Building Envelope Consult inspections will continue for vapor barrier, pool water stop, curtain wall glazing and sealing wall penetrations.
24. Special inspections and testing of concrete will continue.

**SCHEDULE SUMMARY:**

Construction Substantial Completion Date:

Non-Natatorium: January 23, 2026

Natatorium: February 13, 2026

**PROJECT PHOTOS:** [Next page]



Progress

**Rec Pool Current  
Channel Wall Forms**

Taken Date

12/03/2025 at 02:36 pm

Upload Date

12/03/2025 at 02:36 pm

Uploaded By

Deb Thurmond

File Name

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Progress

**Deck for Waterslide in  
progress**

Taken Date

12/08/2025 at 08:32 am

Upload Date

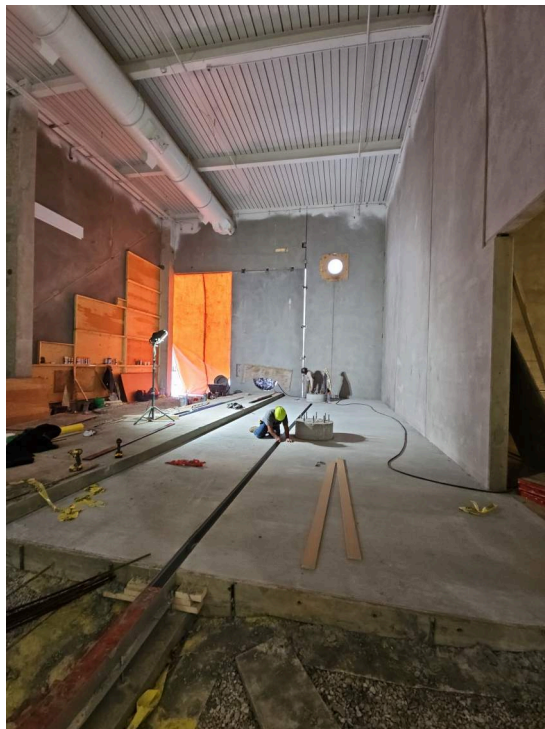
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Deb Thurmond

File Name

IMG\_2025\_12\_08\_08\_32...





Progress

**Rec Pool Current  
Channel Forms &  
Backfill in progress**

12/11/2025 at 09:59 am

Upload Date

12/11/2025 at 09:59 am

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Deb Thurmond

File Name

[IMG\\_2025\\_12\\_11\\_09\\_59...](#)



Progress

**Lap Pool Ready for  
Paint**

Taken Date

12/11/2025 at 09:58 am

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12/11/2025 at 09:59 am

Uploaded By

Deb Thurmond

File Name

[IMG\\_2025\\_12\\_11\\_09\\_58...](#)





Progress

**Lap Pool Tile and  
Curtain Wall Joint Caulk**

Taken Date

12/08/2025 at 08:34 am

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12/08/2025 at 08:34 am

Uploaded By

Deb Thurmond

File Name

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Progress

Description

**Wellness Pool Tiling**

12/03/2025 at 09:56 am

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12/03/2025 at 09:56 am

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Deb Thurmond

File Name

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Progress

**Womens Locker  
Restroom Group**

Taken Date

12/01/2025 at 11:36 am

Upload Date

12/01/2025 at 11:38 am

Uploaded By

Deb Thurmond

File Name

[IMG\\_2025\\_12\\_01\\_11\\_36...](#)



Progress

**Locker Bases Drywalled**

Taken Date

12/01/2025 at 11:36 am

Upload Date

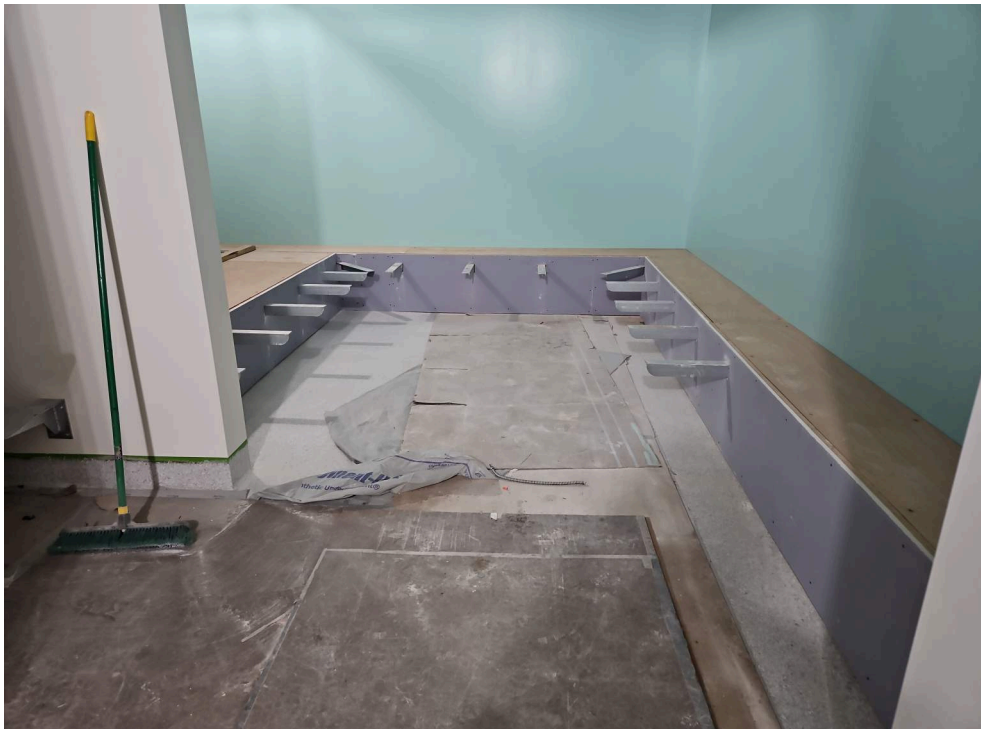
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Deb Thurmond

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Progress

**Locker Bases Tiled**

Taken Date

12/09/2025 at 03:01 pm

Upload Date

12/09/2025 at 03:01 pm

Uploaded By

Deb Thurmond

File Name

[IMG\\_2025\\_12\\_09\\_15\\_01...](#)



Progress

**Restroom Accessories**

Taken Date

12/09/2025 at 02:58 pm

Upload Date

12/09/2025 at 02:58 pm

Uploaded By

Deb Thurmond

File Name

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Progress

**Stretching Area Cubby**

Taken Date

11/25/2025 at 11:12 am

Upload Date

11/25/2025 at 11:13 am

Uploaded By

Deb Thurmond

File Name

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Progress

**Multi-Purpose Lighting**

Taken Date

12/09/2025 at 03:02 pm

Upload Date

12/09/2025 at 03:03 pm

Uploaded By

Deb Thurmond

File Name

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Progress

**Mechanical Room Water Service**

Taken Date

11/26/2025 at 01:11 pm

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11/26/2025 at 01:11 pm

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Deb Thurmond

File Name

IMG\_2025\_11\_26\_13\_11...



Progress

**Mechanical Room Pump Piping Insulation**

Taken Date

11/26/2025 at 01:12 pm

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11/26/2025 at 01:12 pm

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Deb Thurmond

File Name

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Progress

**Final Precast Panel  
Install in progress**

Taken Date

11/24/2025 at 12:09 pm

Upload Date

11/24/2025 at 12:09 pm

Uploaded By

Deb Thurmond

File Name

[IMG\\_2025\\_11\\_24\\_12\\_09...](#)



Progress

**Architectural Metal  
Panels in progress**

Taken Date

12/01/2025 at 11:48 am

Upload Date

12/01/2025 at 11:48 am

Uploaded By

Deb Thurmond

File Name

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**FITCH FAMILY INDOOR AQUATIC CENTER**  
**CHANGE ORDER LOG**  
(As of 12/16/25)  
**Highlighted Rows Indicate New Change Orders Since the Last Update**

Contractor	Change Order #	Description	Amount	Balance
Beginning Contingency Balance				\$ 2,100,000
All Star Concrete	1	Precast Enbeds Install Change Contracts	\$ 10,010	\$ 2,089,990
All Star Concrete	2	Increase Concrete Thickness in Maintenance Area	\$ 7,029	\$ 2,082,961
Core Construction	1	IDPH Permit Review, Precast Panel Joint Mods, Mechanical Louver Mods, Steel Lintel, Precast Enbeds Install Change Contracts	\$ 22,065	\$ 2,060,896
Core Construction	2	Misc. Structural Revisions & South Elevation Glazing Revised	\$ 3,979	\$ 2,056,917
Core Construction	3	Geared Trolley and Hoist	\$ (2,952)	\$ 2,059,869
Core Construction	4	Sink Countertop Brackets	\$ (1,203)	\$ 2,061,072
Core Construction	5	Channel Support	\$ 3,739	\$ 2,057,333
Core Construction	6	Hoist Beam End Stop	\$ 1,356	\$ 2,055,977
Forrest & Associates	1	Channel Support	\$ 1,163	\$ 2,054,814
Lansink Construction	1	Wet Room Door Change, Multipurpose Room Cubbies	\$ 42,129	\$ 2,012,685
Lansink Construction	2	Door 115A Change to FRP	\$ 2,858	\$ 2,009,827
Lansink Construction	3	Interior Finishes	\$ 3,021	\$ 2,006,806
Lansink Construction	4	Check-In Standing Desk	\$ 3,995	\$ 2,002,811
Lansink Construction	5	Sink Countertop Brackets	\$ 1,639	\$ 2,001,172
Lansink Construction	6	Wood Blocking	\$ 752	\$ 2,000,420
Lansink Construction	7	Waterproof Exterior - Aquatic Mechanical	\$ 1,167	\$ 1,999,253
Lansink Construction	8	Converting Room 108 Shower to a Roll In Shower	\$ 2,653	\$ 1,996,600
Lansink Construction	9	Donor Wall	\$ 33,224	\$ 1,963,376
Lansink Construction	10	Additional Changing Room Tile	\$ 2,597	\$ 1,960,779
Central States Roofing	1	IDPH Permit Review, Mechanical Louver Mods	\$ 1,647	\$ 1,959,132
Central States Roofing	2	Roofing Over Hollow Core	\$ 5,116	\$ 1,954,016
Orning Glass Company	1	Wet Room Door Changes	\$ (3,823)	\$ 1,957,839
Orning Glass Company	2	Window Frit Revisions	\$ 1,743	\$ 1,956,096
Orning Glass Company	3	Auto Door Operators	\$ 9,757	\$ 1,946,339
Orning Glass Company	4	Entry Way Column Metal Wrap	\$ 438	\$ 1,945,901
Hilsabek Schacht	1	Wet Room Door Change	\$ -	\$ 1,945,901
Hilsabek Schacht	2	Door 115A Change to FRP	\$ -	\$ 1,945,901
Hilsabek Schacht	3	Donor Wall Drywall	\$ 3,557	\$ 1,942,344
Hilsabek Schacht	4	Site Signage	\$ (350)	\$ 1,942,694
Hilsabek Schacht	5	Precast Pocket Covers	\$ 2,598	\$ 1,940,096
Hilsabek Schacht	6	Omit Painting - Mechanical Rooms	\$ (3,280)	\$ 1,943,376
Hilsabek Schacht	7	Close Off Top Of South Wellness Precast	\$ 3,808	\$ 1,939,568
Hilsabek Schacht	8	Wellness Precast Vertical Joints & Frame Top of Masonry	\$ 3,656	\$ 1,935,912
Hilsabek Schacht	9	Curtain Wall 12 & Metal Panels	\$ 599	\$ 1,935,313
Sande Construction	1	IDPH Permit Review Updates	\$ 1,370	\$ 1,933,943
Sande Construction	2	CO2 Tank Distribution Piping	\$ 2,692	\$ 1,931,251
Sande Construction	3	Sump Pump Rail System and Backwash Pit Grate	\$ 4,744	\$ 1,926,507
Midwest Fire Sprinkler	1	Omit Sprinkler Heads at Main Entry Exterior	\$ (700)	\$ 1,927,207
Brockway Mechanical	1	Hydronic Pumps Flow Update	\$ (2,320)	\$ 1,929,527
Brockway Mechanical	2	IDPH Permit Review Updates, 6" Storm Drain Relocation, Mechanical Louver Mods, Glycol Feed Dual Pump	\$ 38,702	\$ 1,890,825
Brockway Mechanical	3	State Requirements	\$ 12,033	\$ 1,878,792
Brockway Mechanical	4	Pool Trench Drain Float Alarm	\$ 2,318	\$ 1,876,474
Brockway Mechanical	5	Converting Room 108 Shower to a Roll In Shower	\$ 7,180	\$ 1,869,294
Van Maanen Electric	1	IDPH Permit Review Updates	\$ 21,953	\$ 1,847,341
Van Maanen Electric	2	Transformer Relocate	\$ 14,237	\$ 1,833,104
Van Maanen Electric	3	Light Fixture SWA Dimming	\$ 4,679	\$ 1,828,425
Van Maanen Electric	4	Exterior Signage Lighting Controls	\$ 1,007	\$ 1,827,418
Van Maanen Electric	5	Pool Trench Drain Float Alarm	\$ 1,356	\$ 1,826,062
Van Maanen Electric	6	Wiring Auto Door Operators in Corridor 108	\$ 959	\$ 1,825,103
Van Maanen Electric	7	ICN Connection	\$ 9,040	\$ 1,816,063
Van Maanen Electric	8	New Light Fixture for Vestibule & Exterior	\$ 2,411	\$ 1,813,652
Van Maanen Electric	9	Change TV Mounting Heights	\$ 1,049	\$ 1,812,603
Con-Struct	1	Water Service Disconnect	\$ 7,747	\$ 1,804,856
Con-Struct	2	Building Rubble Removal	\$ 45,419	\$ 1,759,437
Con-Struct	3	Planting Revisions	\$ (737)	\$ 1,760,174
Con-Struct	4	Curb Strip Restoration	\$ 9,702	\$ 1,750,472
Con-Struct	5	Southeast Planting Revisions & Dormant Seed Matting	\$ 2,575	\$ 1,747,897
Iowa Pipe & Grading	1	Storm & Existing Water Utility Conflict & Sanitary Tie in at N. 2nd Ave	\$ 14,518	\$ 1,733,379
Lakeside	1	Site Signage	\$ 2,120	\$ 1,731,259
Lakeside	2	CyRide Concrete Pad	\$ 296	\$ 1,730,963
Lakeside	3	Replace Curb & Gutter on Oak Avenue	\$ 27,130	\$ 1,703,833
<b>Totals / Current Balance</b>			<b>\$ 396,167</b>	<b>\$ 1,703,833</b>

12.8.2025

**Keith Abraham**

**Parks and Recreation Director, City of Ames**

1500 Gateway Hills Park Drive

Ames, IA 50010

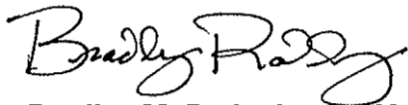
Keith,

RDG believes that the responsible contractors of 'Bid Package 03-3' for the Fitch Family Indoor Aquatic Center did not provide precast finishes per contract documents. The color is inconsistent, not uniform, and unacceptable as a final product.

- (i) No Integral color was included in the Architectural Precast Panel concrete mix, as specified.
- (ii) Applicable contractor failed to formally submit the concrete design mix submittal, which did not allow the owner and design team the opportunity to review.

RDG recommends the architectural precast panels with the 'sinus wave' form liner that make up the exterior of the natatorium portion of the building, be stained at the cost of the bid contractor.

Sincerely,



**Bradley M. Rodenburg, AIA, LEED AP, WELL AP**

Partner, Project Manager

RDG Planning & Design

### **COUNCIL ACTION FORM**

**SUBJECT:      AMENDMENT TO LAND PURCHASE OPTION WITH KEYSTONE EQUITY  
GROUP FOR SURPLUS LAND AT HARRISON AND WELBECK TO EXTEND  
FINAL PLAT DEADLINE**

**BACKGROUND:**

On [May 27](#), the City Council held a public hearing to approve an option agreement with Keystone Equity Group (KEG) for the purchase of surplus City land located west of the intersection of Harrison Road and Welbeck Drive (see Location Map). The agreement requires that, prior to completion of the sale of the land, a development agreement must be approved for the construction of 12 owner-occupied homes on the property and approval of state Workforce Housing Tax credits for the project must be obtained. **In addition, the agreement requires that the developer must complete all entitlements for development of the 12-unit development, including Final Plat approval by December 31, 2025.**

The developer has been notified by the state of approval of the state Workforce Housing Tax Credits. Since that notice the developer has begun to prepare plans for development of the property. As of the writing of this report, the developer has submitted a rezoning request and Preliminary Plat for a 12-unit development. The hearings for the project with the Planning and Zoning Commission and the City Council are planned for January 2026.

The final step for development approval would be a final plat. Final plat approval is anticipated in February, at which point the development agreement may be approved and the Developer will be able to close on the purchase of the site per the original terms of the Option Agreement. **To follow the above described timeline, staff has prepared an amendment to the Option Agreement (attached) for City Council's consideration that extends the deadline for Final Plat approval to February 28, 2026, approximately 60 days.** The Developer is agreeable to this timeline.

**ALTERNATIVES:**

1. Approve the attached amendment to the Option Agreement. Note the developer will need to fully execute the document to allow for it to be recorded.
2. Make modifications to the timeline and approve the amendment to the Option Agreement.
3. Deny approval of the amendment to the Option Agreement and maintain the deadline of Final Plat approval of December 31, 2025.

**CITY MANAGER'S RECOMMENDED ACTION:**

The extension is needed to fulfill the original terms of the Option Agreement steps for approval of a project and the sale of the property. The award of state tax credits was delayed beyond the anticipated timeframe of notice that was contemplated with the original option agreement causing some delay for the developer to proceed. The developer has submitted development plans consistent with the agreement, but they cannot be approved in the timeframe originally established the agreement. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative 1.

**ATTACHMENT(S):**

[Amendment to Option Agreement with Keystone.pdf](#)  
[Location Map.pdf](#)

## **Amendment to Option Agreement**

THIS IS AN AMENDMENT made by and between the **City of Ames, Iowa**, and **Keystone Equity Group, L.L.C.**, who are the “Parties” to this Amendment, upon the following terms and conditions:

- 1 **Definitions.** When used in this Amendment, unless otherwise required by the context:
  - 1.1 “**City**” means the City of Ames, Iowa, an Iowa municipal corporation.
  - 1.2 “**Buyer**” means Keystone Equity Group, L.L.C., an Iowa limited liability company, with a principal office located at 5031 Timberwood Ct., West Des Moines IA 50265.
  - 1.3 “**Real Estate**” means the property legally known as “*Lot J. Bloomington Heights West Plat 3, Ames, Story County, Iowa.*”
  - 1.4 “**Option Agreement**” means that certain Option Agreement filed June 4, 2025, as Instrument No. 2025-04201, with the Recorder of Story County, Iowa, in which Buyer is the optionee, and the City is the optionor, of the Real Estate.
  - 1.5 “**Amendment**” means this instrument as signed by the City and the Buyer.
- 2 **Circumstances.** Buyer has advised the City that Buyer needs additional time to satisfy the December 31, 2025, deadline for Final Plat approval under the terms of the Option Agreement. The City has determined that it is appropriate to extend the December 31, 2025, deadline by no more than approximately 60 days, as requested by the Buyer.
- 3 **Amendment.** Paragraph 3 of the Option Agreement is amended by deleting every reference to the date December 31, 2025, and inserting in lieu thereof, the date February 28, 2026.
- 4 **Reaffirmation & Other Contracts.** This Amendment is solely effective with respect to the Option Agreement enumerated in this Amendment. All aspects of the Option Agreement are otherwise reaffirmed in their entirety. No other agreement or obligation between City and Buyer is modified by this Amendment.
- 5 **Integration.** This instrument constitutes the entire agreement between the parties with respect to the subject matter thereof and supersedes all prior statements, representations, promises and agreements, oral or written. No addition to or change in

the terms of this Amendment shall be binding upon the parties unless it is expressed in a writing signed by the parties.

IN WITNESS OF THIS AMENDMENT, the City and Buyer have signed their names below.

**KEYSTONE EQUITY GROUP, L.L.C.,**  
an Iowa limited liability company,

Dated \_\_\_\_\_, 2025.

By: \_\_\_\_\_

Khoa Bui, Manager

**STATE OF IOWA, COUNTY OF \_\_\_\_\_, SS.:**

This instrument was acknowledged before me on \_\_\_\_\_, 2025, by Khoa Bui, as Manager of Keystone Equity Group, L.L.C.

\_\_\_\_\_  
**NOTARY PUBLIC**

Passed and approved on \_\_\_\_\_, 2025, by Resolution No. 25-\_\_\_\_\_ adopted by the City Council of the City of Ames, Iowa.

**CITY OF AMES, IOWA**

By:

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

Attest:

\_\_\_\_\_  
**Renee Hall, City Clerk**

**STATE OF IOWA, COUNTY OF STORY, SS.:**

This instrument was acknowledged before me on \_\_\_\_\_, 202\_\_\_\_, by John A. Haila and Renee Hall, as Mayor and City Clerk, respectively, of the City of Ames, Iowa.

\_\_\_\_\_  
**NOTARY PUBLIC**





## SITE CHARACTERISTICS

- Site Acreage – 1.8 acres
- Existing Zoning – Residential Low Density Zone (RL)
- Lot J - Bloomington Heights West Plat 3
- Conveyed to the City of Ames in 2004





Item No. 24  
**MEMO**

**To:** Mayor and City Council

**From:** Kelly Diekmann, Director of Planning and Housing

**Date:** December 16, 2025

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

The City Council set a date of Public Hearing for the lease of City Property located East of 731 Billy Sunday Road now known as Lot 3 of Billy Sunday Subdivision to Lamar Advertising Company for a digital billboard on City property. City staff is working through final language for the lease agreement and requests this hearing be continued to January 13, 2026.

KD/cmw

### COUNCIL ACTION FORM

**SUBJECT: REZONING PROPERTY AT 200, 204, 210, 214, 220 SOUTHEAST 2ND STREET AND 210 SUMNER AVENUE FROM HIGHWAY-ORIENTED COMMERCIAL (HOC) TO NEIGHBORHOOD COMMERCIAL (NC) WITH MASTER PLAN**

**BACKGROUND:**

KHDB Enterprises desires to purchase the subject site and on behalf of the property owner Over Flow Thrift Store Inc., is requesting to rezone property located at 200, 204, 210, 214, 220 Southeast 2nd Street and 210 Sumner Avenue from "HOC" (Highway-Oriented Commercial) to "NC" (Neighborhood Commercial) with a Master Plan (See Attachment A- Location & Zoning). **The rezoning would enable the developer to build a mixed-use building containing commercial use and apartments, whereas only a commercial use would be allowed under the current zoning. Although the site is currently represented as multiple lots, a Plat of Survey has been approved to combine the properties into a single consolidated parcel for development.**

The subject site is a total of 1.29 acres of vacant land located along SE 2nd Street between the intersections with High Avenue and Sumner Avenue, which is one block east of S Duff Avenue. **The Land Use Designation for the general area is Community Commercial Retail (Com-CR) transitioning to Redirection Area to the north of SE 2nd Street. The Council will need to determine that the rezoning is consistent with the planned land use for this area as described within Ames Plan 2040 Growth and Land Use Element Principles and Policies and the Principles for Neighborhoods, Housing and Subareas Element.**

The land is adjacent to existing commercial development to the south, east, and west and a mix of commercial and residential development to the north. Former Sumner Avenue right-of-way and an alley right-of-way were vacated and sold by the City in 2011. The land previously had single family homes on the east side that were subsequently demolished. The site has been zoned commercial since before 2000.

**The applicant is interested in developing a medium-size apartment building on the site. The current HOC zoning does not permit residential development or mixed-use development. The rezoning is proposed to allow for residential use on the site in a mixed-use format. The requested NC base zoning allows for both commercial and residential uses, subject to specific design guidelines and due to overall development size, approval of a Special Use Permit by the Zoning Board of Adjustment.**

**Due to range of uses permitted in NC zoning, staff recommended the applicant propose a Master Plan with the rezoning request to address the balance of residential use with commercial use on the site.**

The applicant has proposed a Master Plan to address the general uses and layout of

development of the site with a mixed-use building. **The proposal includes a three-story approximately 36,000 square-foot mixed-use building with commercial and residential uses on the main level and residential on the second and third stories (See Attachment B- Proposed Rezoning). The developer plans for 6,000 square feet of commercial space and 5,000 square feet of residential space on the first floor and two additional stories of approximately 10,000 square feet of residential above. The total residential units will not exceed 30 units. Development of a building exceeding 20,000 square feet in NC zoning will require ZBA approval of a Special Use Permit to address design compatibility.**

The Master Plan will help govern certain basic elements of the site within the proposed NC zoning. The plan conceptually shows how the site can be developed as proposed. This includes the minimum amount of commercial square footage on the ground level and parking needs relative to the commercial use. Staff emphasized to the applicant that the attributes needed for successful commercial space are the priority for the Master Plan, specifically planning for a enough parking to serve a range of commercial uses. An option to include a small restaurant space is also preferred, but not required. With NC zoning approval, it may be possible to include on street parking space in support of the site as well, this will be determined with the Special Use Permit needed to build the project. A Zoning Agreement for the Master Plan will address site details of the Master Plan and be provided to Council prior to third reading of the rezoning ordinance. (See Addendum and Attachment C- Master Plan).

#### **AMES PLAN 2040:**

Approval of the requested NC zoning requires the City Council to determine the proposal conforms to Ames Plan 2040 planning for the area as it is a transition area between two designations. Principles from the Growth and Land Use Element and Neighborhood, Housing, and Sub Areas Element are all applicable to this request. **The site could be viewed as commercial priority or as a transition area that includes an option for residential infill. The proposed Master Plan with the rezoning is the applicant effort to blend the priorities for the site with one mixed use project. Policy considerations applicable to both the idea of commercial use and as infill housing are described below, with more information in the Addendum and attached excerpts from Plan 2040.**

- The underlying Land Use in Ames Plan 2040 is currently designated as Community Commercial Retail (Com-CR) and is also located in the East Lincoln Sub Area Redirection Plan. The Redirection (Redir) area designation indicates the City intends to evaluate the specific mix of uses and redevelopment options on a neighborhood level. At the time of preparation of Ames Plan 2040, the Sub-area was conceptually reviewed for redevelopment as mixed-use medium density neighborhood that included this location. Due to multiple influences on this area, including planned uses north of Lincoln Way no specific determination on redevelopment priorities was made. Currently no specific sub-area plan is prioritized by the Council for this area.
- The Com-CR designation extends from this site to the south and west and includes all the lands along S. Duff as a large business area serving the commercial needs of the city. Staff believes that very clearly the Com-CR land further to the south and down the hill from the site is intended for community commercial development to match the surroundings. The area to the north of the site is a Redirection Area that may support a change of use from current conditions. This area to the north has been zoned for commercial for a very long time and has had a slow evolution from housing to

commercial, most commonly service commercial or industrial service uses.

- Plan 2040 does not definitively answer the question of appropriate context sensitive development within the Redirection Area designation. Therefore, at this point the rezoning can be considered on a case-by-case basis as proposed, or deferred for a broader neighborhood planning effort.
- Based upon staff's review of this particular site's attributes it is viable for a new commercial building. While the site can be developed with a commercial building, reasonably estimated between 8,000 square feet and 20,000 square, it is more of a secondary location for a business because of its distance from South Duff and steep slopes of the site. Although it is a secondary type of a commercial location, it is same situation that that applies to many of the businesses in this general area where high visibility is not critical to the business success.
- Mixed Use has been successful in some parts of the community, but it is not guaranteed as the space layouts and location heavily influence the viability of renting commercial space as the format is not as flexible as a stand-alone commercial buildings.
- **To add a residential component you must evaluate compatibility and neighborhood context, meaning is it a desirable living environment and it is compatible with the land use intent of the area. While there are no specific residential features for this area, such as a park or linkages to other neighborhoods, there are older homes in the area. Businesses have operated in this area with legacy residential uses and adding apartments at this location should not affect their operation.**

### **Planning & Zoning Commission:**

At the December 3rd, 2025 Planning & Zoning Commission Meeting the Commission reviewed the proposed Rezoning with Master Plan. Staff explained the request. The developer then spoke to the Commission regarding their request. No members of the public spoke regarding the matter.

The Planning & Zoning Commission voted 6-0 to recommend the City Council approve the Rezoning request from Highway-Oriented Commercial (HOC) to Neighborhood Commercial (NC) with a Master Plan.

### **ALTERNATIVES:**

1. Approve on first reading the Master Plan for Rezoning the property at 200, 204, 210, 214, 220 Southeast 2nd Street & 210 Sumner Avenue from "HOC" Highway Oriented Commercial to "NC" Neighborhood Commercial with a Master Plan and approval of a Zoning Agreement for Master Plan details prior to third reading.
2. Deny the Master Plan for Rezoning the property at 200, 204, 210, 214, 220 Southeast 2nd Street & 210 Sumner Avenue from "HOC" Highway Oriented Commercial to "NC" Neighborhood Commercial on the basis that the City Council finds the Master Plan is not consistent with the policies of Ames Plan 2040 and the Com-CR and Redirection Area land use designations.

3. Refer this matter back to staff or the applicant for more information to be reconsidered within 30 days of this date.

**CITY MANAGER'S RECOMMENDED ACTION:**

The subject site is at the crossroads of two policy interests incorporated into Ames Plan 2040.

The first is maintaining land needed for various commercial enterprises and secondly to promote context sensitive infill when appropriate. The land use designations in this case are somewhat fluid and are open to interpretation for SE 2nd Street as the boundary of two designations with their relationship to policy interests of commercial use and context sensitive infill.

**Staff believes the Master Plan includes a reasonable amount of viable commercial space based upon this location in the project and the parking configuration available for the project. The addition of housing should not impact the viability of the commercial, it only limits the amount of area that is dedicated to the use. Adding residential should not affect businesses in this area based upon the older residential homes that are also in the area.**

**Staff further believes that, although the overall planning for the area is incomplete as a Redirection Area, the proposed NC zoning and Master Plan can achieve the dual interests of Plan 2040 for commercial and residential infill options.** Therefore, it is the recommendation of the City Manager that the City Council approve Alternative 1.

**ATTACHMENT(S):**

[Addendum SE 2nd Master Plan.pdf](#)

[Attachments \(Maps, Master Plan & Plan 2040 Excerpts.pdf](#)

## **ADDENDUM**

### **REZONING BACKGROUND:**

**Existing Uses of Land.** Land uses that occupy the subject property and other surrounding properties are described in the following table.

<b>Direction from Subject Property</b>	<b>Existing Primary Land Uses</b>
Subject Property	Undeveloped
North (Zoning HOC)	Mix of single-family homes and small businesses, primarily service commercial
East (Zoning HOC)	Undeveloped
South (Zoning HOC)	Light industrial
West (Zoning HOC)	Commercial

### **Ames Plan 2040**

The project area has a Community Commercial Retail (Com-CR) and Redirection Area (Redir) As the East Lincoln Sub Area land use designation. These designations in Ames Plan 2040 support the proposed rezoning. Excerpts of the Redirection and Community Commercial Retail and Redirection Ames 2040 Land Use Policy sections are included in Attachment D

### **Land Use Designation & Neighborhood Characteristics**

The Land Use Designation at this location is Community Commercial Retail with Redirection Area applied. The Redirection area borders this site and is applied to this site as a property along Southeast 2<sup>nd</sup> Street.

The Community Commercial Retail designation supports the current zoning of HOC. However, the Redirection Area designation is intended to facilitate flexibility for future development and redevelopment at this location. Specifically, the Redirection Area in Ames Plan 2040 helps facilitate the East Lincoln Way Sub Area which applies to this site in the Policy Framework Section. (See Attachment D) Site C in the attachment shows this site specifically as having a mixed-use development envisioned in conjunction with the East Lincoln Way Sub Area.

This designation and East Lincoln Sub Area Plan can be found to support the proposed rezoning to Neighborhood Commercial (NC) with a Master Plan. The Sub Area proposes a medium density style mixed use development on this site that the proposal and associated NC zoning can accommodate.

### **Growth Goals & Guiding Principles**

Staff has reviewed the Growth Goals and Associated Guiding Principles below in Attachment F. Staff finds that the Guiding Principles Of Growth Section G1, G3 and G4 address the rezoning request. These sections deal with Sustainable Growth, Infill and

creating a quality urban experience. The supporting policy framework attached further explains the goals in this section of Ames Plan 2040. The proposed rezoning to NC and Master Plan are supported by these goals.

The Guiding Principles for Neighborhoods, Housing and Subareas are also found in Attachment F. Specifically goal H4 and its associated subsections (H4-1) address Plan 2040 principles for Redirection Areas. Staff finds that these principles support the proposed rezoning and Master Plan as this utilizes existing infill ready sites for redevelopment.

#### Open Space and Parks

Bandshell Park is located nearby to the north of this site. The Ioway Creek Trail and associated open space is also located nearby to the south. Both are within the Land Use goal of being within a ½ mile radius of a City Park.

#### Complete Streets Typology

Southeast 2<sup>nd</sup> Street is classified as a Neighborhood Street. High Avenue abutting the site to the east is also classified as a Neighborhood Street.

#### Public Actions

Ames Plan 2040 highlights public actions to be taken in the Com-CR Areas to focus on Developing plans based on corridors to address functional elements, streetscape and transportation opportunities, as well as exploring public/private partnerships. Also reviewing commercial design needs and changing retail markets through providing flexibility to allow for mixed use development.

The Redirection Area actions include developing subarea concepts, making surplus public property available for development, requiring master plans in redirection areas, identifying development incentives and monitoring infrastructure quality and availability.

Staff finds in the case of the proposed Rezoning and Master Plan that the proposal supports the Com-CR and Redirection actions of allowing for mixed-use development.

#### East Lincoln Way Sub Area

As part of the development of Plan 2040, some area included conceptual sub area planning to envision change for certain areas. The concepts are not considering binding land use policy, but more of a visioning exercise (See Attachment E). The east Lincoln Way concept explores the possibility of mixed-use development adjacent to Downtown Ames and immediately north of the Duff commercial corridor. This area was designated as a Redirection Area due a lack of certainty in how development patterns in this area may or may not change related to uses north of Lincoln Way, such as the Resource Recovery Facility and Ames Electric.

On the concept plan this site is indicated and being a key part of the future transition of this neighborhood. **The Plan envisions no more than 72 units on this site.** The developers proposal of no more than 30 units falls well within that expected range.

### **Existing Zoning**

The existing zoning is “HOC” Highway Oriented Commercial.

### **Proposed Master Plan**

The Master Plan (Attachment C) and Zoning Agreement will govern the amount of area devoted to commercial on the main floor at 6,000 square feet. The plan will also require that in addition to the required parking for residential uses the commercial space has adequate parking available based on the area proposed for future commercial. The Master Plan is required based on Section 29.1507(3): when *“When City Council first considers an application for amending the zoning map to any other zoning district, the City Council may require a master plan be submitted prior to taking action on the rezoning request.”*

The proposal calls for 1.29 acres of NC zoned land on the south side of Southeast 2<sup>nd</sup> Street approximately one block north/northwest of Target and one block east of Duff Avenue. The proposal calls for a 3-story building with a mix of commercial and residential on the main floor with all residential on the second and third floors. Parking is proposed to the west and south of the building on site. Access will be from Southeast 2<sup>nd</sup> Street from an access point to the west of the building aligned with the Sumner Avenue intersection.

The developer plans for 6,000 square feet of commercial space and 5,000 square feet of residential space on the first floor and two additional stories of approximately 10,000 square feet of residential above. The total number of residential units the developer has planned will not exceed 30 units.

### **Infrastructure**

Water and Sewer lines abut the site to the north as well as west and east. Sanitary sewer will be accessed from Southeast 2<sup>nd</sup> Street to serve the proposed future use. The water will be accessed from Southeast 2<sup>nd</sup> as well. Water is also available from High Street to the east if needed and along the west side of the site. Electric utilities will be provided by Ames electric. Electric service is already available on site. The project will tie into the City’s Storm Sewer system along High Avenue.

**Findings of Fact.** Based upon an analysis of the proposed rezoning and laws pertinent to the proposed map amendment, staff makes the following findings of fact:

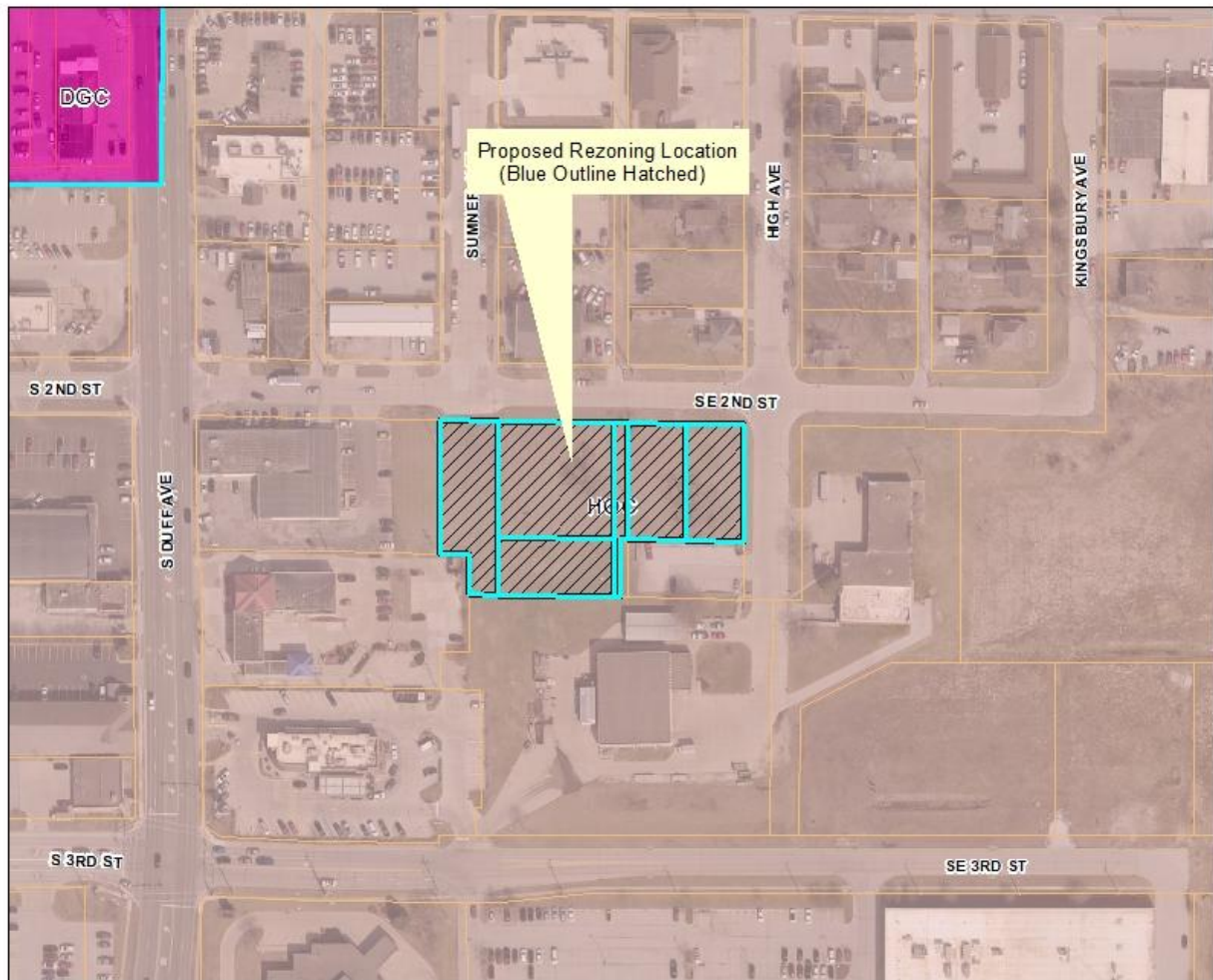
1. The subject property is owned by Overflow Thrift Store Inc.
2. The proposed zoning is consistent with the “Community Commercial Retail (Com-CR)” and “Redirection Area” (Redir) identified on the Ames Plan 2040 Future Land Use Map.



3. Development in the “NC” zoning district requires a Master Plan and subsequent Platting review process to assure that such development and intensity of use assures a safe, functional, efficient, and environmentally sound operation.
4. Ames Municipal Code Section 29.1507(4) describes the process for submitting a Master Plan.
5. Impacts on infrastructure and City services for this parcel is consistent with what is already anticipated for the area and can be handled by the existing infrastructure.

**Public Notice.** The City provided mailed notice to all property owners within 400 feet of the subject property prior to the City Council meeting in accordance with the notification requirements of Chapter 29.

## Attachment A- Location & Current Zoning Map



200- 220 SE 2nd Street  
210 Sumner Avenue  
Current Zoning HOC

### Legend

#### Zoning District

##### Commercial

Highway-Oriented Commercial Zone "HOC" (sec 29.804)

Downtown Gateway Commercial Area

PARCELS

IACAME 25-SID-11IN CH.sld

#### RGB

Red: Band\_1

Green: Band\_2

Blue: Band\_3

PARCELS

AMES INCORPORATED LIMITS

STREET LABELS - ALL @ 50000FT

----- Private

- - - ISU Road

— City Road

— County Secondary

— County Hwy

— State Hwy

— US Hwy

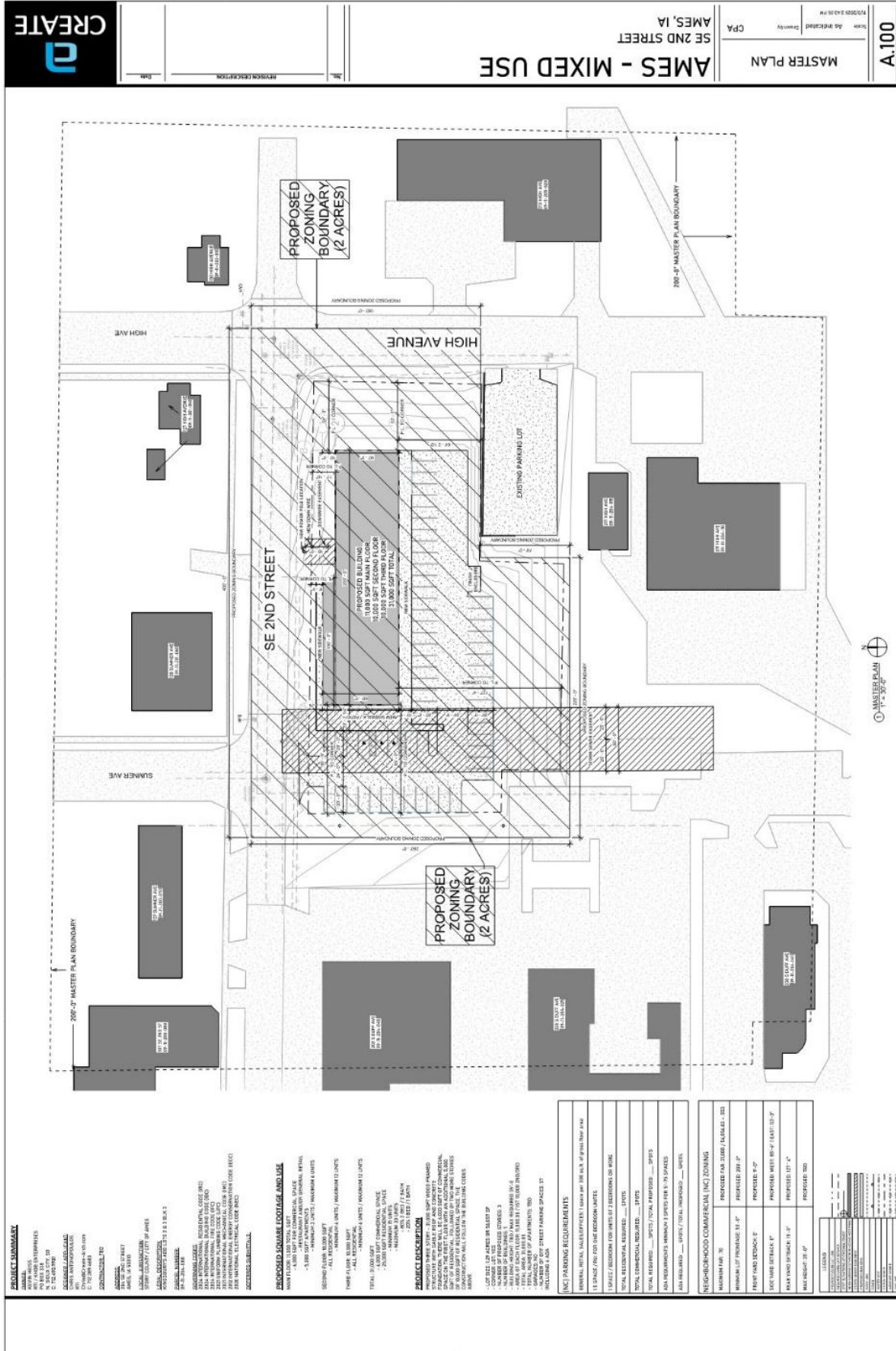
— US Interstate Hwy

## Attachment B- Proposed Zoning- NC



200- 220 SE 2nd Street  
210 Sumner Avenue  
Proposed NC Zoning Location





## Attachment D- Com-CR & Redirection Land Use Excerpts

### LAND USE: CATEGORIES

#### Community Commercial / Retail (Com CR)

- » Major commercial destinations, with citywide and even regional market reach. Changes in retailing, including the growing importance of on-line sales, will affect mix of retail uses and character of these areas.
- » Includes a variety of settings from North Grand Mall and large-format free-standing commercial.
- » Usually auto-oriented with large parking lots, often sized to peak parking needs.

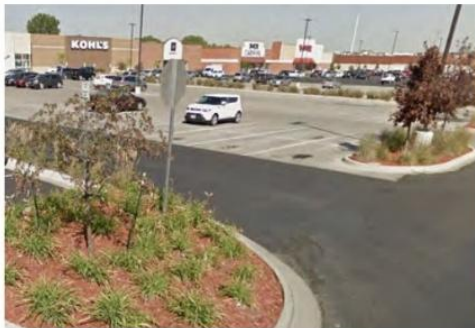
- » Includes major commercial corridors, ordinarily along high traffic arterials - thoroughfares and boulevards.
- » Includes commercial office areas.
- » To date, typically found in single-use commercial environments.
- » Typically separated from street by parking.
- » Arterial or interstate visibility and access.

#### APPLICABLE EXISTING ZONING CATEGORIES

- » CCN Community Commercial Node
- » HOC Highway Oriented Commercial
- » NC Neighborhood Commercial
- » PRC Planned Regional Commercial
- » O-G Gateway Overlay Districts

#### GOALS

- » Maintain viability as major elements of the Ames' economy.
- » Improve quality and user experience to maintain competitiveness.
- » Increase efficiency of land use and improve environmental performance.
- » Introduce new and more varied land uses, where appropriate.
- » Move away from solely auto-oriented design approaches.



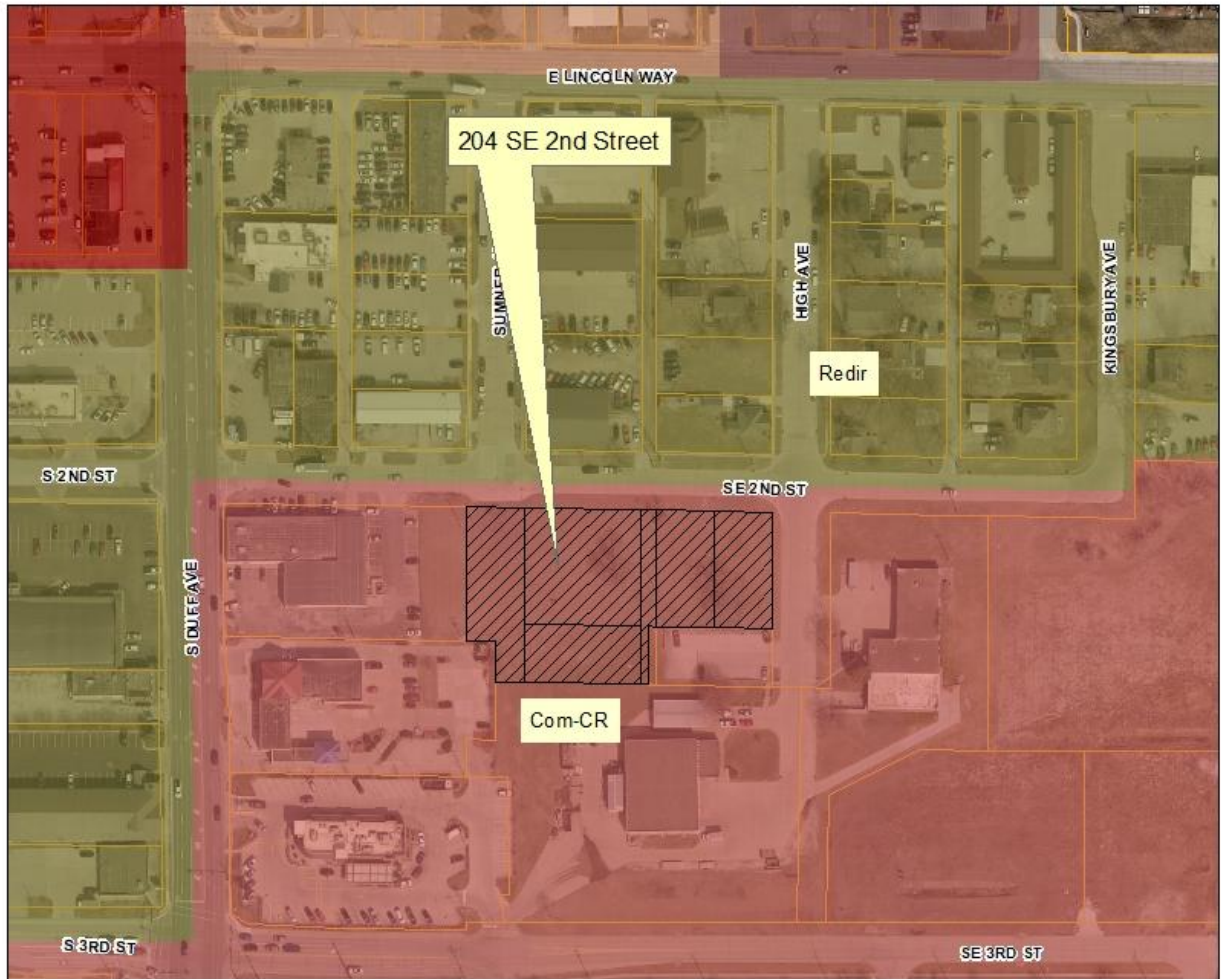
#### DEVELOPMENT GUIDELINES

- » Re-evaluate parking needs in light of changing consumer patterns and potential access, via alternative transportation modes.
- » Redesign large parking areas for better user orientation and pedestrian/bicycle access, reduce influence of parking.
- » Improve street orientation and connection of building entrances to the public domain.
- » Implement access management along corridors, reduce the number of curb cuts, and encourage interconnectivity of parking areas and shared access points.
- » Provide secondary circulation where possible to separate local and through traffic streams.
- » Improve the physical appearance and safety and functionality of transportation alternatives, including bicycles and other micro-mobility modes and transit.

#### PUBLIC ACTIONS

- » Develop plans for upgrading major commercial corridors to address functional, aesthetic, and land use issues - access management, streetscape, multi-modal transportation, local circulation, and land use opportunities.
- » Explore public/private partnerships to enhance existing major commercial assets.
- » Develop secondary circulation ways to reduce local traffic on main corridors. Work with major establishments to interconnect parking lots.
- » Encourage creation of a SSMID to help finance district wide improvements.
- » Review commercial design needs and zoning regulations in light of changing consumer patterns.
- » With changing retail markets, provide flexibility to permit the evolution of single-use large commercial projects into new retail formats and mixed-use developments.

## Attachment D- Cont. Land Use Map & Location



### Land Use Designation Com-CR & Redirection

#### Legend

- Community Commercial/Retail (Com-CR)
- General Commercial (GC)
- Core (Core)
- Redirection (Redir)
- Urban Corridor
- PARCELS
- AMES INCORPORATED LIMITS
- STREET LABELS - ALL @ 50000FT
- ..... Private
- - - - ISU Road
- City Road
- County Secondary
- County Hwy
- State Hwy
- US Hwy
- US Interstate Hwy



## Attachment D Cont.

# LAND USE: CATEGORIES

## Redirection (Redir)

- » Opportunities for major redevelopment.
- » May include a variety of current uses, including low-density or scattered residential, small industrial uses, transitional or interim commercial uses, storage, and other marginal activities.
- » In many cases, location near major activity centers or community features produce a market demand for intensified land use.

- » Currently low intensity of use areas.
- » Although not mapped, University property may be considered a redirection area.

### APPLICABLE EXISTING ZONING CATEGORIES

- » Maintain zoning appropriate for the existing use, while understanding that the designation recognizes that this is likely to change in the future.

### GOALS

- » Identify on the Land Use Map preferred areas for intensification to meet housing, commercial, and aesthetic character goals of the city.
- » On redirection sites, encourage development that provides housing, services, and other features that are attainable for people across Ames' income spectrum.
- » Enhance transit, bicycle, and pedestrian access and usage by increasing development designed for higher density, mixed uses, and active transportation modes.
- » Understand that redevelopment is an evolving process, with actual implementation occurring throughout the life of this plan. Existing uses may be incorporated into projects, and their complete redevelopment or approval is not necessarily intended or required to meet the goals of this designation.

### DEVELOPMENT GUIDELINES

- » Support private land assembly and redevelopment activity.
- » Ensure public infrastructure supports desired redevelopment intensity.
- » Incorporate important existing community assets in redirection proposals, including existing strong businesses and important structures.
- » In new residential redevelopment, encourage housing variety, income diversity, and other design and economic development goals.
- » Consider options with specific plans and guidelines for how to include attainable housing for lower income households when using financial assistance to encourage redevelopment.
- » Civic or public land designations will require a Future Land Use Map amendment prior to rezoning for any use other than RN-3 with single-family zoning.

### PUBLIC ACTIONS

- » Develop and implement subarea concept plans to guide future development and decision-making (see page 112 and following).
- » When applicable, make surplus public properties available to developers.
- » Require master development plans of private developers working with redirection areas.
- » Identify potential development incentives necessary to realize the goal for redevelopment areas, including public improvements, assistance with land assembly where possible and site preparation, and tax increment financing for redirection projects that meet city development priorities.
- » Maintain current zoning categories with overlay district designation, signaling future changes in category.
- » Monitor infrastructure quality and availability with potential redevelopment in redirection areas. Evaluate infrastructure to determine capacity to support land use intensification.

Attachment E- East Lincoln Way Sub Area

POLICY FRAMEWORK

East Lincoln Way Subarea

The East Lincoln Way concept explores the possibility of major mixed-use development adjacent to Downtown Ames and north of the Duff Avenue commercial corridor. The idea re-envision industrial blocks immediately east of Downtown as an innovation district, mixed-use commercial/residential development along Lincoln Way and lower density townhomes farther to the south, overlooking a promenade at the top of the escarpment with views to the South Skunk River greenway below. This concept includes about 470 units as part of a redevelopment effort.

- » Higher intensity uses (mixed-use, multi-family) along Lincoln Way provides commercial spaces oriented to the street with residential blocks over parking set back from the road.
- » Lower intensity townhomes would be served by a relocated and improved 2nd Street. Borne Avenue would connect the area to Target and major commercial uses along Duff.

EAST LINCOLN WAY SUBAREA CONCEPT

Site	Existing DU	Possible DU
A	19	96
B	21	304
C	0	72
Total	40	472





## Attachment F- Growth Policies & Guiding Principals

PLAN ELEMENTS  GROWTH & LAND USE

### GROWTH: GUIDING PRINCIPLES



#### Guiding Principles of Growth

**G1: Sustainable Growth.** The vision is for new growth to be both economically and environmentally sustainable. This encompasses housing densities that minimize the footprint of growth and reduce service cost per unit; maximum use of existing infrastructure; new investments that have citywide benefits; and preservation of environmental assets.

**G2: Contiguous Greenfield Development.** Ames will accommodate much of its projected population growth in areas contiguous to the existing built-up city. During the Plan 2040 process, the city identified alternative contiguous Tier 1 and Tier 2 areas as most readily able to serve the projected growth in population and employment. Providing multiple opportunity areas creates choices that support a variety of needs of a growing community.

**G3: Infill that Enhances Urban Fabric.** Ames will take advantage of existing infill sites within the existing urbanized area to increase both the efficiency and quality of its urban environment. Infill development may change the types and intensities of land use and introduce new building forms. Larger areas planned for change are described as redirection or redevelopment areas. As such, it requires an assessment of community needs and character of the surrounding area to guide planning and policy decisions on specific changes.

**G4: Quality Urban Experience.** The city endeavors to provide urban and suburban experiences that suit a variety of interests. All new development areas will be supportive of a healthy and safe urban environment to be enjoyed by all residents. New growth will include a planned diverse mix of housing and include or provide good access to trails, public parks and open space, services, and commercial development. Quality of design, including building architecture and relationships to its surrounding, along with improvements to the public realm, are key components of an urban experience and an attractiveness of suburban locations.

**G5: Review and Approval Process.** The ongoing land use planning process defines priorities and policies, while development review affirms consistency with specific standards that implement these policies. Decisions will be made through a transparent, collaborative process that includes stakeholders, and moves toward solutions that are compatible with long-term community goals. This process should be viewed by all parties as fair and reliable.

**G6: Planning for Equity.** Ames will continue to grow in diversity of its people and jobs during the next twenty years. Equity with growth requires consideration of the needs of a diverse population. This includes adding affordable housing, multiple housing types, and market-based price points, supporting economic growth, expanding transportation choice, providing accessible institutions and services, and maintaining a variety of amenities.

## GROWTH: POLICY FRAMEWORK

### SUSTAINABLE GROWTH

**Ames new growth will be both economically and environmentally sustainable.**

**G1-1.** Establish a minimum gross residential density target of 6.0 units/acre for each new development area. Within districts, mix residential development types to produce this minimum target.

**G1-2.** Establish a minimum net residential density in new single-family subdivisions or development projects of 3.75 units/acre. Medium and higher density developments shall incorporate 10 units per net acre or greater. Through master planning, establish corridors and centers that encourage higher densities. Encourage integration over separation of different housing types within a development.

**G1-3.** Maximize use of existing infrastructure, focusing on incremental extensions to reduce added cost of services per unit of development. Use the Capital Improvement Plan to identify and implement upgrades of existing infrastructure needed to support growth and infill.

**G1-4.** Incorporate transportation system planning and service levels into project design and development decisions. Development shall include features supporting multi-modal transportation, including connections to existing and planned development. See also Mobility Element.

**G1-5.** Encourage mixed uses, identify locations for focused growth, and provide efficient transportation routes to key community destinations. Minimize community-wide vehicle miles traveled with planned locations for services and jobs related to housing.

**G1-6.** Avoid project development in environmentally sensitive areas when feasible. Incorporate appropriate buffers, mitigation, and conservation design techniques when required to maintain environmental assets.

**G1-7.** Incorporate growth-related measures identified by the Ames Climate Action Plan into this Plan. See also Environment Element.

**G1-8.** Support existing commercial areas and incorporate employment and economic development initiatives and sites into growth area planning.

- » Use economic development and recruitment strategies for non-resource intensive uses and for development that expands or supplements economic choices in the city. See also Environment Element.
- » Future retail and commercial uses will be impacted by changing trends for online ordering and delivery of foods, and many businesses will operate in a hybrid manner of in-store and online. As more information is known about these trends, review zoning standards and practices to address distinctions between primarily in-store retail needs and location for delivery based commercial. This may include review of parking standards, loading areas, pedestrian oriented design requirements, and commercial use definitions. See also Growth & Land Use Element.
- » Continue efforts for the Downtown and Lincoln Way Corridor to expand in person shopping, nightlife, and other types of experiences as an amenity and economic development tool.
- » Recognize Campustown as a small business opportunity area for local and home-grown businesses that support student life around ISU, but also as an important commercial center that can benefit the broader community that sustains small businesses.
- » Plan for needs related to small businesses, start-ups, and creative entrepreneurial activities. This can include reuse of existing buildings, blocks, or even creating whole districts for mixed-use maker space, innovation districts, and artisan crafts and goods.

### CONTIGUOUS GREENFIELD DEVELOPMENT

**Ames will accommodate much of its projected population growth in areas contiguous to the existing built-up city.**

**G2-1.** Provide a choice in the residential market and reduce the distance to major employment and activity centers by distributing growth in multiple directions.

**G2-2.** Within designated growth areas, place development priority in the following sequence:

- » Areas in all directions contiguous to existing development that can be served by existing infrastructure or by relatively low-cost extensions.
- » Areas within the urban services area that require significant infrastructure extensions or new facilities that will facilitate service to a broad area or number of different properties.

**G2-3.** Use the Capital Improvement Plan in conjunction with specific Development Agreements to identify and implement needed upgrades and extensions of infrastructure to support new growth and infill.

**G2-4.** Use Future Land Use Map to define areas for growth and change and desired development options to meet housing and economic development goals. See also Future Land Use Map.

**G2-5.** Include higher-density nodes for commercial and housing that are easily accessible within each growth area and have adequate density to support public transportation service.

**G2-6.** Continue to meet or exceed national standards for flood plain development protection requirements. See also Environment Element.



## GROWTH: POLICY FRAMEWORK

## INFILL THAT ENHANCES URBAN FABRIC

**Ames will take advantage of infill sites within the existing urbanized area to increase both the efficiency and quality of its urban environment.**

**G3-1.** Identify infill properties and areas within the existing built-up area, focusing on sites that are 1) vacant and buildable; 2) underutilized or sporadically developed; 3) occupied by unnecessary parking, storage yards, or other paved areas; and 4) blighting influences in neighborhoods.

**G3-2.** Coordinate infill development with the capacity of existing infrastructure.

**G3-3.** Use prevailing density as the guide for redevelopment but allow for building variations to meet infill objectives. Make smooth transitions in scale and intensity of use from pre-existing context to higher intensity development. Support high-density redevelopment only in planned or targeted land use redirection areas.

**G3-4.** Establish design standards and guidelines for individual infill sites that are compatible with the **scale** of surrounding neighborhoods or other urban design factors. In specific areas, planned increases in intensity of use will determine increased height and an urban form, but still include architectural design quality.

**G3-5.** Include within infill projects missing transportation and trail links necessary to complete system continuity.

## QUALITY URBAN EXPERIENCE

**New development areas will support a healthy and safe urban environment to be enjoyed by all residents.**

**G4-1.** Within new development areas, provide public spaces that promote positive interaction (e.g., parks, gardens, trails) and private amenity spaces that support social engagement and interaction (e.g., commercial plazas, outdoor space, clubhouses, walking trails).

**G4-2.** Incorporate activity centers like neighborhood commercial development or include placemaking features to add character and interest to new development.

**G4-3.** Include features such as sidewalks, short street crossings, and connected street/trail design that promote accessibility to people of all ages. Avoid placement of routine elements that create barriers for people with reduced mobility.

**G4-4.** Provide clear local connections to the community trail and path system. Encourage clear paths and wayfinding techniques that direct people to destinations such as schools, activity nodes, and trail access points. Use trails as part of an active transportation system. See also Parks, Trails, & Greenways Element.

**G4-5.** Consider innovative street designs such as woonerfs that slow vehicular traffic and create opportunities for shared outdoor space.

**G4-6.** Recognize Complete Streets typology templates in street design and streetscape features that are also context sensitive to the surrounding land use.

**Scale.** Infill development often introduces new and sometimes bigger buildings and different architectural styles into an existing area. Good infill design minimizes the conflicts that these changes can sometimes create with adjacent properties. For example, a three-story building can step down when it is adjacent to a one- or two-story building, or lower buildings would be located along the adjacent edge. Densities or footprint of buildings might also “step down” at these boundary conditions. The actual context helps determine the best way to minimize conflicts at these transitions.

## GUIDING PRINCIPLES

## Guiding Principles for Neighborhoods, Housing & Subareas

**H1: Housing Choice and Attainability.** Ames will support housing choice and attainability for people of all income ranges. Growth & Land Use Policies include a range of housing types that meet the programmatic and economic requirements of all demographic groups.

Support for increased supply is important to moderate cost increases due to supply constraints; however, a variety of housing types and size of housing can create a broader range of price points making ownership housing more attainable for a wider segment of the population. Although the city endeavors to increase the percentage of ownership housing units in the city as a percentage of total units, adding rental housing opportunities is important to health of the community as well. Rental housing choices are key components of land use planning in growth areas and redirection areas where they help to fulfill overall community development goals in addition to housing. The evolving senior housing demographic will also impact housing design and choice over the next 20 years.

**H2: Neighborhood Quality.** Ames will support maintaining the quality of existing neighborhoods by encouraging reinvestment and conserving and enhancing existing housing.

The majority of Ames' affordable housing inventory is already on the ground - and existing residential represents the city's largest single capital asset. Maintaining the quality of existing neighborhoods is fundamental to an effective city housing policy.

Neighborhood conservation has two primary focuses:



1) maintaining the quality and integrity of existing investment and 2) strategic infill development that both addresses problems and increases the value and quality of the local environment. Neighborhoods in Ames are not islands and neighborhood conservation is a dynamic process. Change will occur, but change must be managed and directed in ways that strengthen the city's residential areas.

**H3: New Development Areas that Build Community.** Ames will use density, scale, and building types to define development areas that build connected communities, each of which provides housing choices.

Planning and development in "greenfield" growth areas should align with the overall housing goal of providing choice and variety of tenure, design, and price. The growth concept presented in the Growth & Land Use Element establishes development areas that are connected to the city, served by logical extensions of greenway and transportation systems, and a mix of both land uses and residential densities. They are intended to help build community both within themselves and together with previously established neighborhoods. They are not intended to be unstructured clusters of subdivisions.

**H4: Redirection Areas.** Ames will identify land use redirection and infill areas and encourage their eventual redevelopment.

Infill development can provide a variety of urban housing environments in areas that are underused or inefficiently used and can take advantage of Ames' existing resources.

Underused but strategically located sites can provide important resources for housing development that take advantage of existing commercial development and community services. In many cases, these opportunities are located along or near major urban corridors.

City policy should identify these opportunities and advance their redevelopment through planning and private sector partnerships.



## POLICY FRAMEWORK

## HOUSING CHOICE AND ATTAINABILITY

**Ames will have housing choice that are attainable for people of all income ranges.**

**H1-1.** Establish a goal and coordinated program to increase annual production of non- multi-family housing units, specifically focusing on single-family attached and detached, duplex forms, townhomes and rowhouses, and small footprint apartment developments.

**H1-2.** Establish standards and appropriate areas within both growth and infill redirection areas for a variety of residential types. The intent is to support a general variety of housing that is integrated within a neighborhood. Discourage purpose-built student housing located away from campus.

**H1-3.** Work with neighborhoods to explore modification of selected single-family zoning districts to permit accessory dwelling units and duplexes on lots that meet specific criteria focused on design compatibility.

**H1-4.** Evaluate Ames programs and development standards for diversifying housing types, tenure, and price points within developments over a certain size. This includes consideration of financial incentives and acquisition of land for low-income housing and consideration of public participation in infrastructure or other development costs to create additional housing opportunities.

**H1-5.** Utilize a variety of funding sources and programs to support retention and creation of affordable housing. This includes supporting use of Section 8 vouchers within the community, partnerships with private or nonprofit development corporations, use of CDBG and HOME funds, and other housing trust, state, and federal programs.

**H1-6.** Encourage development of housing forms that provide a source of rental income for potential owner-occupants, in coordination with Policy H1-3. These include owner-occupied duplexes, accessory dwelling units, and co-housing concepts.

## NEIGHBORHOOD QUALITY

**Ames will support maintaining the quality of existing neighborhoods by encouraging reinvestment and conserving and enhancing existing housing stock.**

**H2-1.** Maintain the character of existing single- family blocks in established neighborhoods. When diversifying density, limit higher-density infill to areas with frontages along avenues and boulevards as designated in the Complete Streets Plan.

**H2-2.** Make strategic investments in public infrastructure that enhance character and sustain the value of neighborhoods. Examples include support of neighborhood driven and identified improvements as well as regular city investment in infrastructure upgrades and maintenance for consistent quality and features across the community. Infrastructure includes sidewalks, lighting, street trees, storm water, public art, traffic calming, and other traditional infrastructure.

**H2-3.** Support use of a Rental Code and other property maintenance codes to ensure safe and high-quality living conditions for Ames' residents. Addressing nuisances and dilapidated or dangerous building conditions may require specific intervention tools and methods to alleviate impacts to the surrounding and neighborhood character.

**H2-4.** Identify resources, such as the use of CDBG and HOME funds, for targeted programs that 1) maintain the integrity of residential building envelopes, 2) encourage energy efficiency, and 3) fund acquisition/rehab/resale programs for homes that become available at feasible cost.

**H2-5.** Use zoning and building standards to address neighborhood design and architectural compatibility. Specific overlays, such as Historic Districts, Hospital Medical, and Single-Family Conservation, address design features, scale, transitions, and uses for the purpose of maintaining neighborhood character.

## NEW DEVELOPMENT AREAS

**Ames will use density, scale, and building types to define development areas that build connected communities, each of which provides housing choices.**

**H3-1.** Implement the essence of this plan's growth area concepts by providing specific land use guidance for their development with required density ranges. Plan for a mix of housing types that match the land use intent for the growth areas and infill areas. Monitor development as it occurs over time to ensure trends are consistent with land use, growth, environment, and housing goals.

**H3-2.** Emphasize design quality with density to create compatibility of uses and lasting character for new neighborhoods and developments. Through the development approval process, encourage attributes such as walkability, continuous and usable public space, trail connectivity, and placemaking features. Establish general standards and outcomes that give applicants both the flexibility and the responsibility to demonstrate consistency with the goals for housing diversity and quality.

## POLICY FRAMEWORK

## REDIRECTION AREAS

**Ames will identify land use redirection and infill areas and encourage their eventual redevelopment through Sub-Area Plans and/or zoning tools.**

**H4-1.** Identify land use redirection sites as special development areas that are opportunities for a customized change of use and development strategy. Redirection areas are located in strategic locations where a variety of housing types, including new residential forms that take full advantage of convenient services, walkability, and access to major attractors would be desirable. Some locations may include commercial uses in support of redevelopment goals for a specific area. Types of land use redirection areas include:

- » Major corridors, with an emphasis on vacant sites, obsolete uses like isolated single-family houses and outdated commercial development, over-sized parking lots and other hard-surfaced areas, and vacant sites.
- » Central sites with low-density or spottily developed property in high value, centrally located environments.
- » Large sites or areas with substantial deterioration in building quality, uncoordinated transitions of use, or incompatible operations and design qualities.

**H4-2.** Complete Corridor Action Plans for key city corridors. Such a plan was developed for the Lincoln Way Corridor, and includes development concepts for infill, redevelopment, and transportation improvements. Corridor Action Plans focus on corridors that provide key linkages and connections throughout the city. They may be integrated into a Neighborhood Plan, Subarea Plan, or may be an independent document.

The listing of corridors for possible study, identifies candidate corridors for future study over the twenty-year life of this plan. The order of priority and sequence of proceeding with studies are subject to available resources and their priority. Like the Lincoln Way Corridor Plan, the planning process should engage direct stakeholders and the community at-large.

## Corridors for possible future study include:

- » Duff Ave from 13th St to south of Highway 30
- » Duff Ave from Airport Rd to south of 265th St
- » North Grand Ave from 24th St to 190th St
- » North Grand Ave from 24th St to Lincoln Way
- » East Lincoln Way (east of downtown)
- » West Lincoln Way (west of Dakota Ave)
- » Dayton Ave, south of Lincoln Way

**H4-3.** As potential infill redevelopment areas are identified, prepare detailed concept plans to support the desired outcomes for an area. A successful infill development plan will connect to neighborhoods, consider context-sensitive design, and increase density around existing transportation corridors and services. The Infill Opportunity Map identifies candidate infill sites and subareas that may warrant master planning to ensure continuity between independent projects.

- » **Subarea Plans.** Redevelopment in subareas should trigger a master planning process to ensure continuity between future development proposals. Properties in subareas often involve multiple owners, so the area's redevelopment should be coordinated to maximize everyone's interests - private and public.
- » **Infill Candidate Sites.** Infill candidate sites identified in the map are those that meet the identified infill development criteria. Development of these properties is subject to existing regulations.

The following pages illustrate potential examples of redirection for selected sites. They are intended to illustrate possibilities, rather than prescribe the nature of future development. They also display the ability of central city sites in unusual or underused locations to accommodate a variety of housing types.

### COUNCIL ACTION FORM

**SUBJECT: REZONING FOR 15.25 ACRES OF A 35-ACRE PROPERTY LOCATED WITHIN THE IOWA STATE RESEARCH PARK LOCATED ALONG SOUTH 530TH AVENUE FROM AGRICULTURAL (A) TO RESEARCH PARK INNOVATION DISTRICT (RI) WITH MASTER PLAN**

**BACKGROUND:**

The Iowa State University Research Park (ISURP) is requesting to rezone a 15.25-acre portion of a 35-acre property located south of the current southern most developed site of the Research Park along South 530th Avenue (University). The request is to rezone from Agricultural "A" to the Research Park Innovation District "RI" with a Master Plan. A location map is attached.

The ISURP owns four parcels, totaling approximately 150 acres, south of the current developed Research Park boundary on the east side of S 530th Avenue. **Only the 35 northwestern-most acres of this land were annexed into the City in August to facilitate development of an agricultural equipment testing facility.** The rezoning area, the northwestern approximately 15 acres of the recently annexed area, will be an immediate opportunity for a development site. The ISURP desires to subdivide the overall site to match the proposed rezoning boundary.

The applicant has indicated that 20 remaining acres of the annexed property will continue to be zoned Agricultural and in agricultural production to support equipment testing operations. Although ISURP has not proposed RI zoning for the whole property at this time, the 20 acres could also be rezoned to RI to indicate its future use as industrial.

The RI District is an industrial zoning district established in 2015 and tailored to the needs of ISURP. It is distinguished from typical industrial zoning districts by focusing on research and development facilities, related office uses, and supportive commercial uses only in a Hub area (see attached existing zoning map).

**MASTER PLAN**

A Master Plan was requested by staff to illustrate how the subject site would integrate the remaining undeveloped ISURP lands to address any specific infrastructure need related to the partial property rezoning request. The undeveloped 150 acre area, including the site of the rezoning, is shown in the attached Master Plan. **The key issue at this time is if any extensions of infrastructure should occur on the subject northwest 35 acres site or if the overall Master Planning demonstrates that adequate options exist for future extensions.**

The Master Plan helps define a concept of development for the overall area, but assigns no specific development requirements to the 15.25 acre area. Importantly the Master Plan indicates where a future industrial street could be extended through the area to complete its

planned development and allowed for discussion of future water looping needs, sewer extensions, and planning for regional stormwater treatment facilities. The majority of the area is yet to be annexed and while they are shown as part of the Master Plan, it is not binding on the parcels.

At this point, the Master Plan is a concept that informs approval of the 15.25 acres and defers development details related to the site to its future subdivision review. No specific conditions are proposed with this rezoning application, if the concept is accepted by the Council.

### **PLANNING AND ZONING COMMISSION**

The Planning and Zoning Commission voted 6-0 to recommend approval of the request at its December 3, 2025 meeting. A neighboring county resident located along S 530th spoke at the meeting. The owner questioned the rezoning process and what would be the development plan for the site and described prior interactions with the ISURP related to the sale of property.

The Commission's discussion focused on the compatibility of industrial uses with the adjacent unincorporated farmstead after testimony from the resident.

Staff noted that, as this adjacent property is not within the City and not residentially zoned, the RI zone requirements for increased setbacks and a buffer from residentially zoned properties do not apply. There has been no past practice of applying additional development requirements to properties when adjacent to the unincorporated area. Additional information about the site may be known once the Preliminary Plat is under review and is presented for approval in early 2026.

### **ALTERNATIVES:**

1. Approve on first reading the rezoning from Agricultural to Research Park Innovation District for 15.25 acre area of the subject parcel and accept the conceptual Master Plan for planning purposes on the remaining ISURP land with no requirement of a zoning agreement for this request.

**However, future use within the RI zoned area will be subject to approval of a subdivision of the site to avoid a split zoning designation.**

2. Approve on first reading the rezoning from A-Agricultural to RI-Research Park Innovation District for all 35 acres of land and accept the conceptual Master Plan for planning purposes on the remaining ISURP land with no requirement of a zoning agreement for this request.
3. Deny the request to rezone the property from A-Agricultural to RI-Research Park Innovation with Master Plan.

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

The proposed partial property rezoning is unusual as split zoning of property complicates eventual development. Since the owner has submitted for a subdivision to match the proposed rezoning boundary this complication is obviated. **Alternative 1 recommends approval of the rezoning with the planned development of the site within the RI zoning contingent on**



**the approval of a subdivision that creates a matching lot to rezoning boundary. If the subdivision was not approved, the split zoning would restrict the site to agricultural use.**

The RI District proposal reflects the intended development pattern for ISURP. In this case the Master Plan does not bind this particular site to any specific requirement with the applicant demonstrating that later development phases can accomplish providing for adequate deployment of infrastructure. The rezoning is also consistent with the Plan 2040 Employment designation for the area with the required subdivision allowing for site specific infrastructure improvement review to serve future development. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative 1, as described above.

**ATTACHMENT(S):**

[ISURP S 530th Ave Rezoning.docx](#)  
[Addendum.pdf](#)  
[Existing Zoning and Location Map.pdf](#)  
[Master Plan](#)  
[Future Land Use Map.pdf](#)  
[Plan 2040 Excerpt.pdf](#)  
[Applicant Request.pdf](#)

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DO NOT WRITE IN THE SPACE ABOVE THIS LINE, RESERVED FOR RECORDER  
Prepared by: Renee Hall, City Clerk's Office, 515 Clark Avenue, Ames, IA 50010  
Phone: 515-239-5105 Return to: Ames City Clerk, P.O. Box 811, Ames, IA 50010

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

**AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF AMES, IOWA, AS PROVIDED FOR IN SECTION 29.301 OF THE *MUNICIPAL CODE* OF THE CITY OF AMES, IOWA, BY CHANGING THE BOUNDARIES OF THE DISTRICTS ESTABLISHED AND SHOWN ON SAID MAP AS PROVIDED IN SECTION 29.1507 OF THE *MUNICIPAL CODE* OF THE CITY OF AMES, IOWA; REPEALING ALL ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT HEREWITH AND ESTABLISHING AN EFFECTIVE DATE**

**BE IT HEREBY ORDAINED** by the City Council of the City of Ames, Iowa;

Section 1: The Official Zoning Map of the City of Ames, Iowa, as provided for in Section 29.301 of the *Municipal Code* of the City of Ames, Iowa, is amended by changing the boundaries of the districts established and shown on said Map in the manner authorized by Section 29.1507 of the *Municipal Code* of the City of Ames, Iowa, as follows: That the real estate, generally located at S. 530<sup>th</sup> Avenue, Iowa State Research Park Phase IV, 1<sup>st</sup> Addition, is rezoned from Agricultural to Research Park Innovation District.

**Real Estate Description:** That 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, being more particularly described as follows: Beginning at the West Quarter Corner of said Section 22; thence S89°52'29"E, 679.34 feet along the north line of said Northwest Quarter of the Southwest Quarter; thence

S00°07'31"W, 1192.61 feet; thence S90°00'00"W, 665.40 feet to the west line of said Section 22; thence N00°32'36"W, 603.36 feet along said line to the Southwest Corner of Parcel B in said Northwest Quarter of the Southwest Quarter; thence N89°27'45"E, 423.59 feet to the Southeast Corner thereof; thence N00°19'13"W, 313.23 feet to the Northeast Corner thereof; thence N87°19'30"W, 425.48 feet to the Northwest Corner thereof; thence N00°32'36"W, 253.71 feet along the west line of said Section 22 to the point of beginning, containing 15.25 acres.

Section 2: All other ordinances and parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

Section 3: This ordinance is in full force and effect from and after its adoption and publication as provided by law.

ADOPTED THIS \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

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

\_\_\_\_\_  
John A Haila, Mayor

## ADDENDUM

### Existing Uses of Land

The property is undeveloped and in agricultural production. Land uses that occupy the subject property and other surrounding properties are described in the following table.

Direction from Subject Property	Existing Primary Land Uses
Subject Property	Crop production
North	Crop production
East	Crop production, a farmstead and the Ames Municipal Airport
South	Crop production
West	Crop Production and a farmstead

### Ames Plan 2040 Designation

Ames Plan 2040, the City's comprehensive plan, designates the subject properties as "Employment" (Emp.) and shows them as a future urban growth area for the City.

Ames Plan 2040 identifies the purpose of Employment designation as for general industrial areas and large-scale employment centers that are part of a planned business or the ISU Research Park. Applicable zoning districts include the RI Research Park Innovation District. The proposed RI zoning district is consistent with the designation for this area.

### Proposed Zoning and Master Plan

The proposed Master Plan shows the layout of uses and open space, and circulation with previous phases of development to the north. All uses as allowed in the RI zone are proposed to be permitted, including office uses, research and development facilities, and manufacturing and processing uses.

### Infrastructure

Water territory will need to be bought out by ISURP to transfer service from Xenia to the City of Ames.

Water and sewer infrastructure exists at the subject property's north property line. They were extended by ISURP with prior development.

The developer will extend water and sewer at the time of site development. As part of the initial reviews of the development concept, staff has reviewed plans for future looping of water and extension of sewer to serve the larger 150-acre area shown on the Master Plan

and to areas south and east of the site. Looping may be determined to be needed with the first phase of development at the time of subdivision review.

### **Findings of Fact**

Based upon an analysis of the proposed rezoning and laws pertinent to the proposed map amendment, staff makes the following findings of fact:

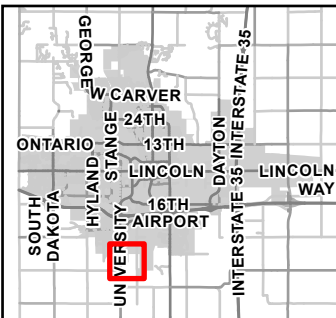
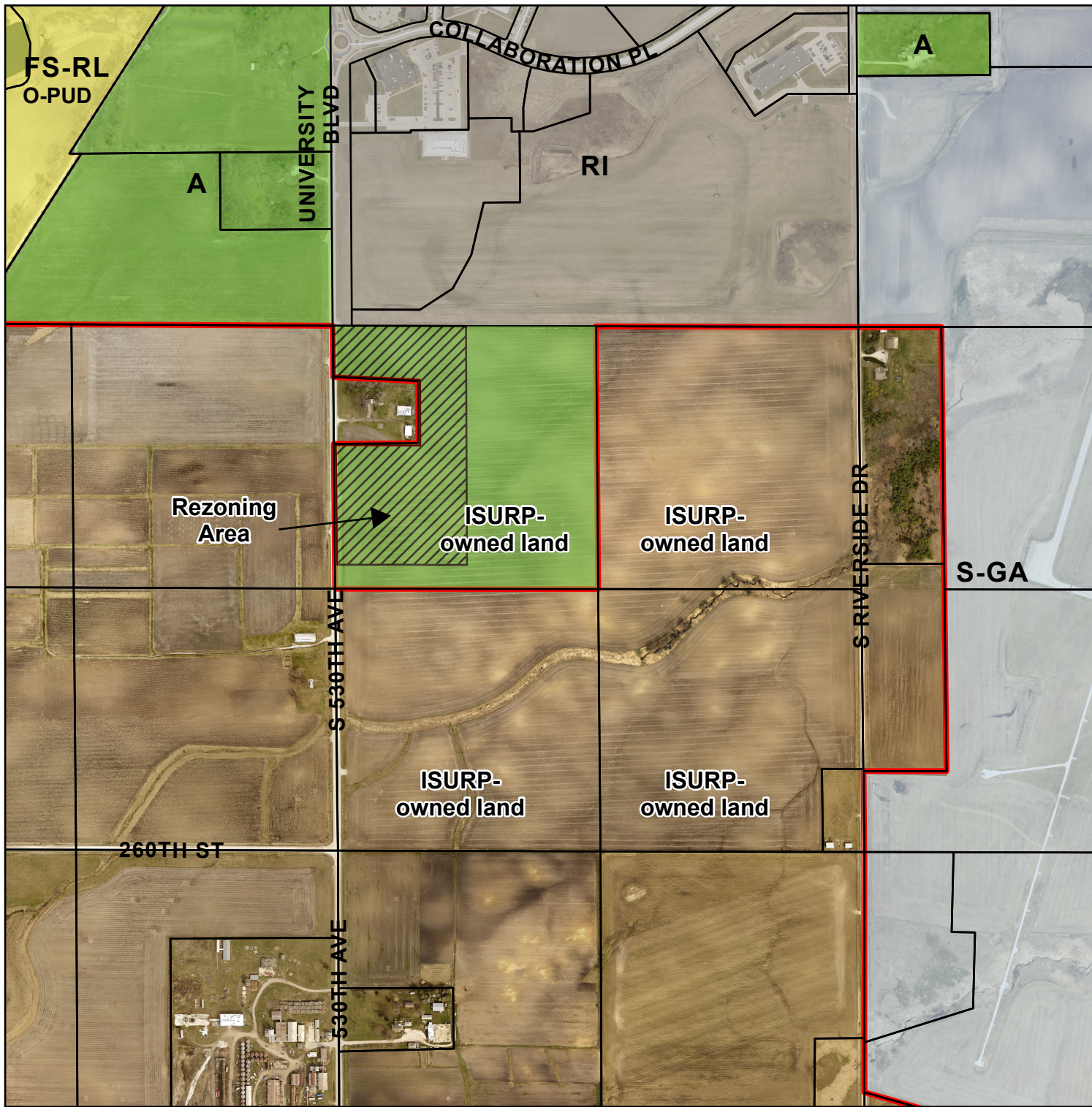
1. The subject property is owned by the Iowa State University Research Park. The rezoning request and statement of justification is included as Attachment E.
2. Ames Municipal Code Section 29.1507(1) allows the property owner to initiate an amendment to the Official Zoning Map. The rezoning process may require a Master Plan.
3. The subject properties are consistent with the designation of "Employment" identified on the Ames Plan 2040 Future Land Use Map.
4. Expectations for future road extensions are established by the accompanying Master Plan.
5. Impacts on infrastructure and City services for this parcel are consistent with what is already anticipated for the area. Infrastructure is available to the site.

### **Public Notice**

The City provided mailed notice to all property owners within 400 feet of the subject property prior to the Planning and Zoning Commission meeting in accordance with the notification requirements of Chapter 29.



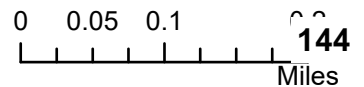
# Existing Zoning Map



## Legend

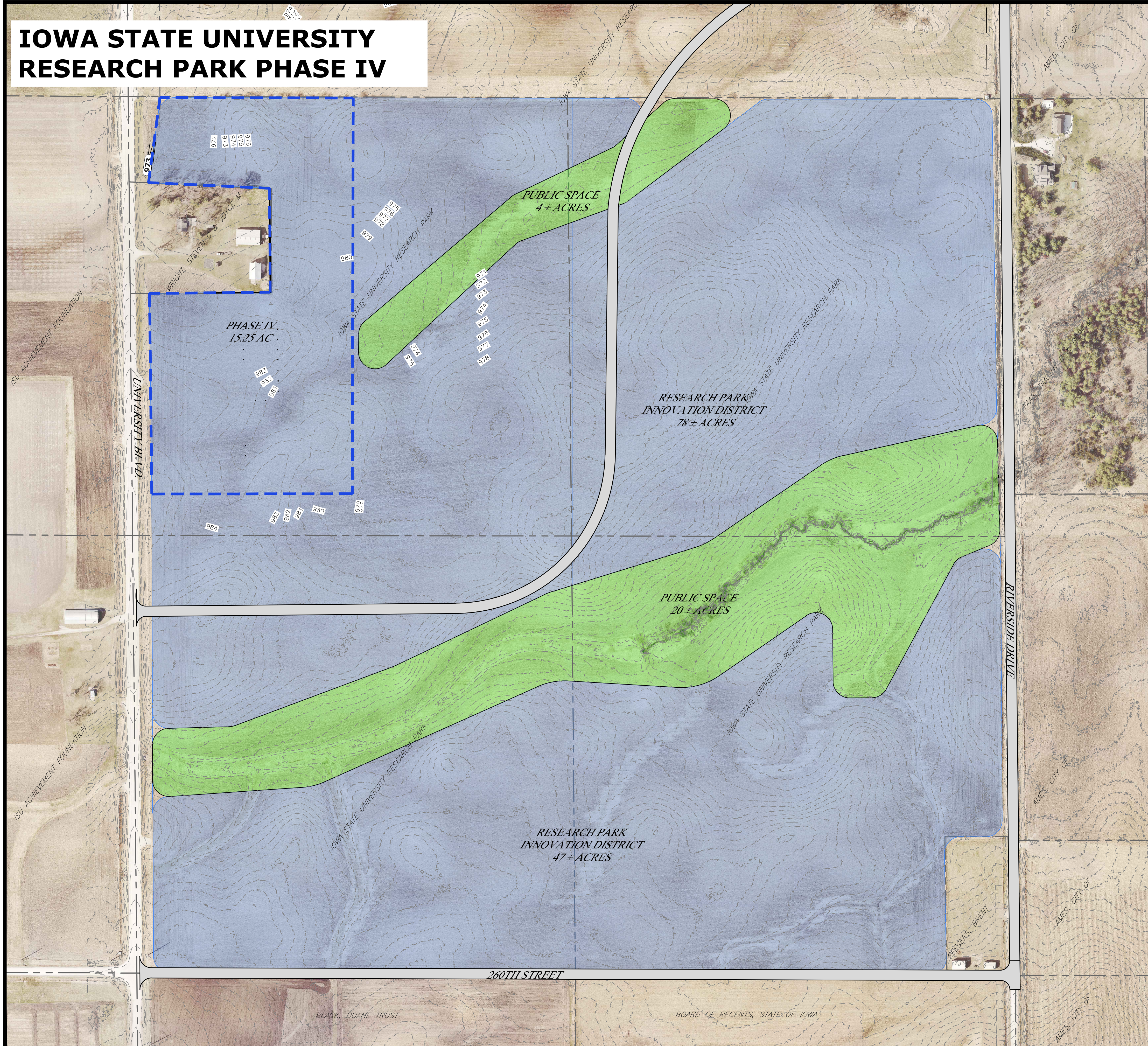
- Parcels
- City Boundaries
- Zoning Districts**
  - Agricultural Zone "A" (sec 29.600)
  - Research Park Innovation District "RI" (sec 29.903)

- Government/Airport District "S-GA" (sec 29.1002)
- Suburban Residential Zone Residential Low Density "FS-RL" (sec 29.1202(4)-1)
- Overlay Zones**
  - Planned Unit Development Overlay District "O-PUD" (1)





IOWA STATE UNIVERSITY  
RESEARCH PARK PHASE IV



LEGEND		
USE	AREA	
<div></div> RESEARCH PARK INNOVATION DISTRICT (RI)	125 ± AC	
<div></div> PUBLIC SPACE	24 ± AC	

OWNER  
IOWA STATE UNIVERSITY  
RESEARCH PARK  
1805 COLLABORATION PL, STE 1250  
AMES, IA 50010

PREPARED BY  
ERIC THOMPSON  
STRAND ASSOCIATES, INC.  
414 S 17TH STREET, SUITE 107  
AMES, IA 50010

APPLICANT  
RICK SANDERS  
IOWA STATE UNIVERSITY  
RESEARCH PARK  
1805 COLLABORATION PL, STE 1250  
AMES, IA 50010

DATE SUBMITTED  
OCTOBER 30, 2025

EXISTING ZONING  
AGRICULTURAL

LEGAL DESCRIPTION  
Survey Description-Area to be Rezoned, Phase IV:

That 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, being more particularly described as follows: Beginning at the West Quarter Corner of said Section 22; thence S89°52'29"E, 679.34 feet along the north line of said Northwest Quarter of the Southwest Quarter; thence S00°07'31"W, 1192.61 feet; thence S90°00'00"W, 665.40 feet to the west line of said Section 22; thence N00°32'36"W, 603.36 feet along said line to the Southwest Corner of Parcel B in said Northwest Quarter of the Southwest Quarter; thence N89°27'45"E, 423.59 feet to the Southeast Corner thereof; thence N00°19'13"W, 313.23 feet to the Northeast Corner thereof; thence N87°19'30"W, 425.48 feet to the Northwest Corner thereof; thence N00°32'36"W, 253.71 feet along the west line of said Section 22 to the point of beginning, containing 15.25 acres.

IOWA STATE UNIVERSITY RESEARCH PARK - PHASE IV  
CONCEPTUAL MASTER PLAN  
2025

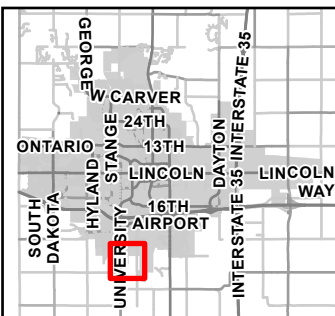
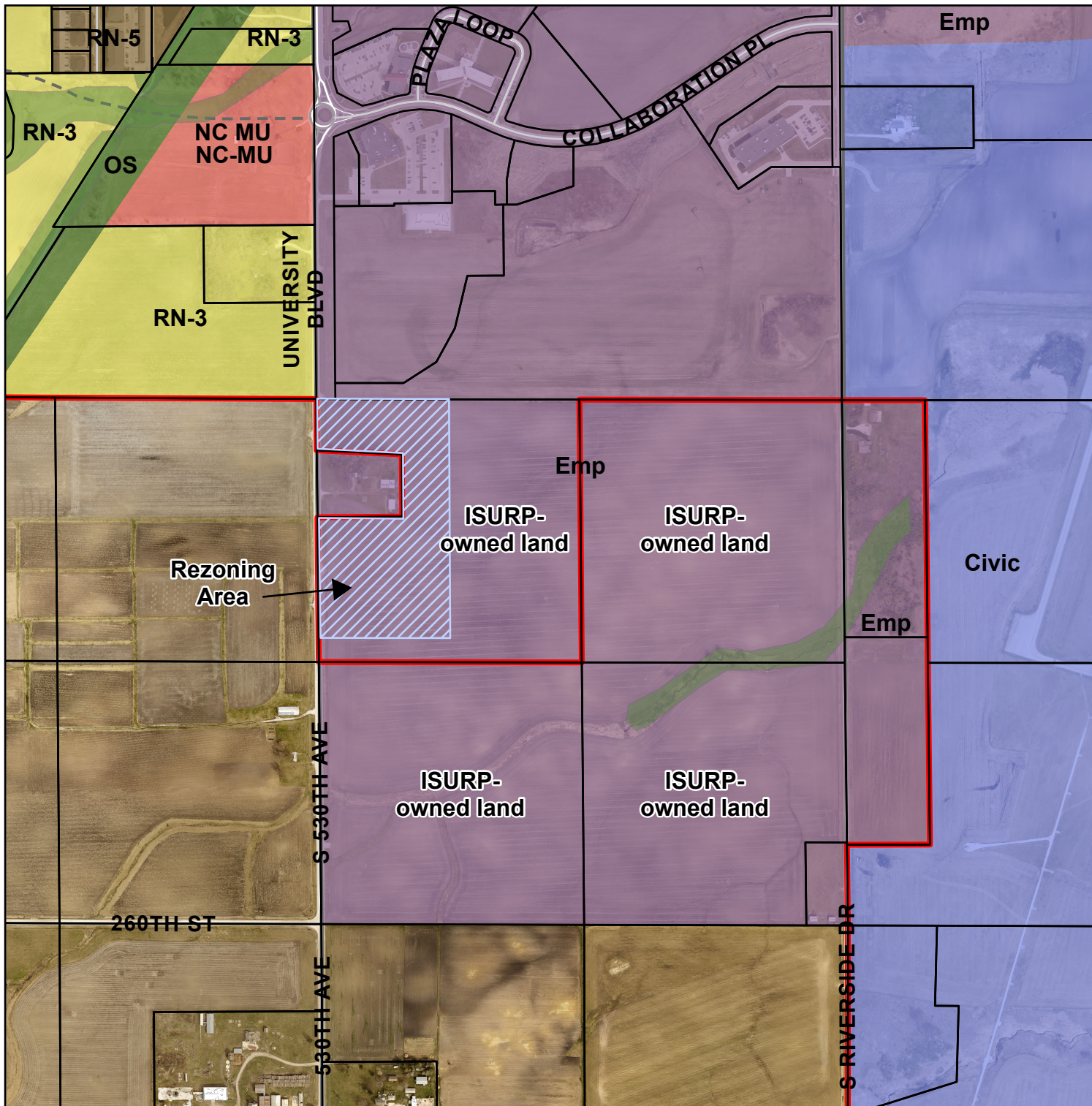
JOB NO.  
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PROJECT MGR.  
xxx



SHEET  
1 OF 1  
MP-1



# Future Land Use Map



## Legend

Parcels

City Boundaries

Ames Plan 2040 Future  
Land Use Designations

Natural Areas

Residential Neighborhood 3 -  
Expansion (RN-3)

Residential Neighborhood 5 -  
Multi-family (RN-5)

Neighborhood Core - Mixed  
Use (NC MU)

Employment (Emp)

Open Space

Civic



0 0.05 0.1  
146  
Miles



# 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.



November 20, 2025

Kelly Diekmann  
Planning & Housing Director  
City of Ames  
515 Clark Ave.  
Ames, IA 50010

RE: 3900 UNIVERSITY BLVD.  
REZONING SUBMITTAL

Dear Kelly:

The Iowa State University Research Park as the owner and developer of newly annexed property immediately south of 3800 University Blvd please find accompanying the Rezoning Application for the above referenced project. These documents have been prepared in accordance with the City of Ames' standards and specifications. We respectfully request the City's review and approval of the documents.

This request is for a rezoning to RI. This rezoning request will provide consistency in zoning and use with surrounding ISURP owned properties and will allow us to pursue an exciting, transformational project that is complimentary to our current uses.

Please feel free to contact me at your convenience should you have any questions or comments.

Sincerely,

A blue ink handwritten signature, appearing to read "Rick Sanders", with a long horizontal flourish extending to the right.

Rick Sanders  
President  
[rsanders@iastate.edu](mailto:rsanders@iastate.edu)  
515-708-0158

1805 Collaboration Place  
Suite 1250  
Ames, IA 50010

[isupark.org](http://isupark.org)

## **Rezoning with Master Plan**

### *Permission to Place a "Zoning Action Pending" Sign on Private Property*

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

Section 29.1500(2)(d)(iii) of the Zoning Ordinance, requires that ***notice shall be posted by the City on signs posted on the subject property.*** One sign shall be posted for each property. Required signs shall be posted along the perimeter of the subject property in locations that are highly visible from adjacent public streets *prior to the public hearing.*

The owner of property at \_\_\_\_\_ hereby grants the City of Ames permission to place "Zoning Action Pending" signs on the property for the purpose of informing interested persons of the request for action by the City of Ames.

*I understand that the signs will be placed on the property several days prior to action on the request by the Planning and Zoning Commission, Zoning Board of Adjustment, or the City Council, and may remain on the property until the request has been approved or denied by the City.*

Signed by: \_\_\_\_\_

Property Owner

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

11/20/25

Rick Sanders, President TSURP

Print Name

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



Item No. 27  
**MEMO**

**To:** Mayor and City Council  
**From:** City Clerk's Office  
**Date:** December 16, 2025  
**Subject:** Developer Incentive Requests

Please see attached staff report and supplemental materials regarding the Developer Incentive Requests. The roundabout option staff report is a separate new attachment.

**ATTACHMENT(S):**

[Incentives Staff Report Dec 9th.pdf](#)  
[Development Project Overviews.pdf](#)  
[Development Project Options.pdf](#)  
[Other Pioneer Projects.pdf](#)  
[GW Carver Avenue Cameron School Road Roundabout Staff Report](#)

## Staff Report

### DEVELOPER HOUSING INCENTIVE REQUESTS

December 9, 2025

#### **BACKGROUND:**

City Council reviewed a [staff report at its May 27 meeting](#) that described the original developer requests totaling approximately \$10 million dollars and policy questions pertaining to priority types of development, priority for near term development, and maximum amounts of financial assistance. Council requested staff provide more information and took no specific action related to the requests.

Staff met with development representatives during the summer to address City Council's May 27<sup>th</sup> comments and questions about the projects. [Staff provided an updated report on September 9<sup>th</sup>](#) that provided more details about the project and financial estimates for the incentives.

At the September 9<sup>th</sup> meeting, staff addressed information pertaining to:

- Developer responses to Council questions,
- categorization of pioneer and oversizing infrastructure,
- cost projections for three years and in total
- projected housing production over the next 3 years, by project,
- cost implications to City funds in the context of the original developer requests,
- a comparison of approaches from Waukee and Ankeny, and
- policy questions to guide the prioritization of incentives and options regarding total amount of incentives.

City Council reviewed staff's information and heard from Justin Dodge about the need for incentives and about the limitations on housing production in Ames, even with incentives.

**Ultimately, City Council directed staff to formulate a package of options to help address the total cost of incentives and the timing of financial impacts to the City.** City Council indicated that any combination of funding sources, including TIF could be considered.

#### **PROJECT SUMMARIES:**

Attached to the report is a project location map and identification of the specific original requests for each project. The following is a summary of each project and their total financial request. The descriptions have been updated, as appropriate since the September meeting.

### **Hayden's Preserve**

This development is a 170-acre site with Master Plan approval for up to 620 units. The developer intends to propose increasing the total units of this site to approximately 660 units with a split of approximately 550 single family and 110 multi-family, along with 5.5 acres of commercial. The single family is a combination of townhomes and detached single family. The developer was focused on a large first phase development concept that could include 50 detached lots, 176 townhomes, and 110 apartment dwellings.

The developer had put the site up for auction in September. The property did not sell at auction and is under control of same developer. They have indicated an interest to staff to continue with their incentive request and an updated master plan for the site.

**The developer's total ask is estimated at \$3.5 million to \$4.7 million, depending on rural water territory buyout calculations. The developer indicates that this level of financial support is needed to make development of the site competitive with sites they are developing in other communities.**

### **Auburn Trail**

This development is 70 acres on the west side of Hyde with a master plan approval for 181 single family dwellings. The developer intends to increase density to approximately 200 units. Details regarding the first phase of development are unknown at this time.

The developer's total direct ask was estimated in September at \$486,000, depending on rural water territory buyout calculations.

Since May, Staff has reviewed a revised layout for the site the developer believes improves the financial viability of the site. **The developer noted in their recent response to staff that based upon their recent subdivision layout updates, with a reduced Xenia buyout cost to at least \$4,000 per acre, that the assistance represented in Option 2 of approximately \$365,000 would be sufficient to proceed with the project.**

### **Greenbriar**

This development is a 150-acre site that was recently annexed into the city. The City Council has directed staff to address infrastructure improvements related to sewer, roads, and open space with a development agreement at the time of rezoning. The applicant has not yet applied for rezoning with a master plan for this site.

Based upon the Ames Plan 2040 designations, the development will include commercial, multi-family, and single family attached and detached homes. Staff estimates the plan may include 450+ dwelling units, split between 250 multi-family units and 200 single family units, plus 5-8 acres of commercial land. **The developer has recently submitted a request for City Council to consider a Comprehensive Plan amendment to modify the location of commercial development from the middle of the site to the corner of Cameron and GW Carver.**

Development of the site requires extension of an east/west sewer from Hyde Avenue that is related to the Hayden's Preserve project timing. The overall timing of Greenbriar and the sewer extension is unknown.

**The developers have indicated that a first phase of single-family homes could be started next year without the Hyde trunk line extension if a "slip lining" project for an existing sewer segment in Moore Memorial Park is completed independent of the Hyde sewer extension.** Staff estimates the slip line project would cost \$250,000 and could increase the capacity of this existing line to serve the southwest quadrant of the site, which may yield capacity for 100+ single family housing units.

**The developer's total direct ask is estimated at \$4.1 million, plus additional park development costs that are not yet estimated. Additionally, the developer believes that even with the requested infrastructure assistance that the project is not financially feasible without an opportunity to generate a 20% return on investment of the land development. Therefore, they claim that a TIF rebate may also be required to develop the project with a reasonable return on investment.**

#### **Bluffs at Dankbar Farms Corner Outlot**

This site is 20 acres in size and has been recently approved for rezoning of 6 acres of commercial and 14 acres for a Senior/Assisted Living facility.

The current development agreement for this site requires turn lane improvements on Cameron School Road and G.W. Carver Avenue at the developer's cost.

**The developer's direct ask is estimated at \$1.2 million to complete turn lanes along Cameron School Road and GW Carver Avenue. Because of the existing development agreements, the developer is required to make these improvements with the next Bluffs plat and development of the corner site, which is anticipated to be within the upcoming year. The developer indicates that the City assistance would facilitate a quicker rate of development for their corner project and potentially the Bluffs townhomes to the west. It should be noted that the \$1.2 million request is not directly related to the construction of housing of townhomes to the west of the corner commercial site.**

#### **Domani I**

The project has an approved Planned Residence District (PRD) plan that is partially built out. The extension of Cottonwood is triggered with the next phase of development. The current development agreement requires the extension at the expense of the developer. The remaining two phases include 11 additional Domani lots and 12 custom home lots for a total of 23 lots.

**The developer's initial ask is estimated at \$371,000 for the full cost of the Cottonwood extension as a 31-foot residential collector street. After discussing timing and options with the developer, he has indicated that if the City committed to funding at least 50% of the road improvement that he would consider committing resources to completing other infrastructure and street improvements for Green**



**Hills to final plat all the remaining lots. If there is not an incentive to invest in this area now, there are other projects that he would prioritize first.**

### **Ansley**

Ansley is an approved Planned Unit Development with 170 residential lots. The approved development is a mix of attached and detached single family dwellings with one site intended for a commercial building. **As part of the original subdivision approval, City Council agreed to waive the developer's responsibility to pave ½ of Cedar Lane with the other half to be paid for by ISU.** ISU had inherited the partial paving obligation from buying land on the west side of Cedar Lane that was subject to development agreement with the City.

**A development agreement memorializing the improvement requirements is on the agenda as a separate item. The estimated cost to the City for half of the roadway was \$250,000, but it would not occur in the next three years**

### **Incentive Options:**

The September 2025 report described a staff generated development phasing with projected incentives and housing production for the next three years (est. 110 units per year) and the totals for each project. The September report also utilized the developers original categories of incentive requests, which differed by project.

For this report, staff created a generalized approach for categorizing the incentive values to make them more easily comparable. Staff also utilized the same three-year horizon to create Options. Attached to the report are worksheets of incentive options for each of the five development projects seeking incentives at this time. The worksheets describe types of incentives and sources of funding for the incentives. Additionally, summary sheets are provided by Option to describe the collective funding sources and projected timing of the cost to the City. Table 1 below summarizes the incentive value by source for each option and Table 2 describes the incentive value per project for each option.

**The Options are focused how the incentives can facilitate first phase construction of a project within the next three years and the costs to the City over three years. There have been no updates or other adjustment to costs estimates that were first described in May 2025. The estimates provided in this report are high level and, in many cases, projects will likely be more expensive for the City than represented here, especially in future years.**

The Option 1 category for each development project generally represents the pioneer and oversizing projects described in September. Option 1 primarily utilizes the available ARPA funding with some additional local funds.

Option 2 expands the incentive range by adding additional pioneer type projects or expanding the financial assistance related to pioneer infrastructure projects. The financial



assistance substantially exceeds the ARPA funding and utilizes a variety of other local funding sources to increase the amount of incentives.

Option 3 adds additional incentives approaching the estimated “need” described by the developers, but not necessarily fully funding each request. The incentives do not solely utilize the pioneer and oversizing categories to guide the incentive type. Funding sources also include use of commercial and residential TIF in limited situations described in the summary sheets.

**Table 1: Summary of Options by Source**

Sources	Option 1	Option 2	Option 3
Road Use	\$ 250,000	\$ 541,000	\$ 541,000
GO Bonds	\$ 162,750	\$ 455,500	\$ 641,000
ARPA	\$ 2,700,000	\$ 2,700,000	\$ 2,700,000
Local Option Fund Balance		\$ 620,000	\$ 620,000
Sewer Utility	\$ 250,000	\$ 250,000	\$ 250,000
Water Utility	\$ -		
Connection Fees Water/Sewer Partial Waiver			\$ 370,000
TIF Commercial (Dev. Rebate)		\$ 600,000	\$ 1,900,000
TIF Residential Dev. Rebate			\$ 375,000
TIF Residential LMI Setaside			\$ 406,000
<b>Total</b>	<b>\$ 3,362,750</b>	<b>\$ 5,166,500</b>	<b>\$ 7,803,000</b>
Direct City Non-Federal Cost	\$ 662,750	\$ 1,866,500	\$ 2,052,000
ARPA Funding	\$ 2,700,000	\$ 2,700,000	\$ 2,700,000
Indirect Cost (Fee Waivers/TIF)	\$ -	\$ 600,000	\$ 3,051,000

**Table 2: Summary of Options by Project**

Project	Requested (3yr/Total)	Option 1	Option 2	Option 3	Est. Houses First 3 Years	Total Dwellings
Domani I	\$ 371,000	\$ 92,750	\$ 185,500	\$ 371,000	25	25
Greenbriar	\$1,700,000/ 4,100,000 +	\$ 1,020,000	\$ 1,840,000	\$ 2,740,000	75	450
Hayden's Preserve	\$ 2,800,000/\$3,600,000 +	\$ 2,000,000	\$ 2,185,000	\$ 2,800,000	125	660
Dankbar	\$ 1,200,000	\$ -	\$ 600,000	\$ 1,000,000	0	0
Auburn Trail	\$ 486,000	\$ 250,000	\$ 356,000	\$ 486,000	75	180
Ansley	Total \$250,000	\$ -	\$ -	\$ -	25	160
Residential TIF LMI Setaside 52%		\$ -	\$ -	\$ 406,000	-	-
<b>Total</b>	<b>\$6,557,000/\$10,007,000 +</b>	<b>\$ 3,362,750</b>	<b>\$ 5,166,500</b>	<b>\$ 7,803,000</b>	<b>325</b>	<b>1475</b>

**Council should be aware that none of the incentive costs included in this report are currently part of the City’s 5-year CIP.** Staff did not attempt to reprioritize already planned CIP projects to accommodate any incentive projects. Additionally, these incentives do not include any other potential requests for City participation in other types of pioneer infrastructure or oversizing that may be consistent with Plan 2040. Staff have included a list of other such potential projects as an attachment to this report as background for future consideration.’

## **RURAL WATER BUYOUT:**

There is an underlying assumption referenced for the Auburn Trail and Hayden’s Preserve project that the City can renegotiate the buyout costs for development sites along Hyde

Avenue. This would benefit developers by having them pay a reduced cost of \$4,000 per acre compared to the current per unit cost of at least \$2,800. **This results in substantial savings of \$371,000 for Auburn Trail and \$1,200,000 for Hayden's Preserve.** The renegotiated buyout costs would be part of an updated water purchase agreement with Xenia that would be reviewed with City Council in the first quarter of 2026.

### **STAFF COMMENTS:**

**As the Council reviews the 15 different options to incentivize the housing developments, staff would highlight the following points:**

- If all of the five developers are supported with the Option 3, the total subsidy would be approximately \$7,400,000 out of the estimated total \$10,000,000 requests.
- It is not required that you select Option 1,2, or 3 uniformly for all projects. Council can select different options level for each project or modify the options themselves.
- Staff has not verified developer suggested costs for projects, nor has staff been provided an opportunity to review any formal pro forma related to the financial feasibility of the projects to justify the incentive requests from the developers.
- The support to finance the five developers focuses only on creation of the subdivisions. There is no guarantee how quickly housing will be built, how many dwelling units will be built, and what will be the sales price or rent levels for the residential units in the subdivisions. The Council will have to decide if you want to establish certain conditions related to the granting of these incentive packages.
- Council should recall that the local development community indicated that current available construction resources would limit the number of homes produced to approximately 80 homes a year. This information would indicate that incentives alone would not substantially increase housing production and outside development resources are needed to increase production beyond 80 homes.
- The GW Carver/Cameron School Road Corridor improvements could be completed as independent developer led projects as shown in the project sheets or as a combined City corridor project. If Council elects to pursue a City led corridor project, staff will evaluate a traditional improvement versus a roundabout improvement and report back to Council in 2026. Staff would evaluate if a roundabout is feasible and could be completed at the same cost with partner funding as the original assumptions.
- The incentive options will support overall development of 1475 dwelling units, and it is hoped that these extraordinary incentives will yield near term increases in housing production.
- These incentive requests do not address other potential future pioneer and oversizing projects that may be needed for the other growth areas.

- There are some consistent pioneer projects that could be prioritized sooner rather than later while considering other incentives, such as the sewer slip lining and east west sewer projects.
- Staff realizes this is a complicated report and, therefore, no action must be taken at this meeting allowing time for the Council to adequately review the material. The issue should then be placed on a upcoming agenda for direction.

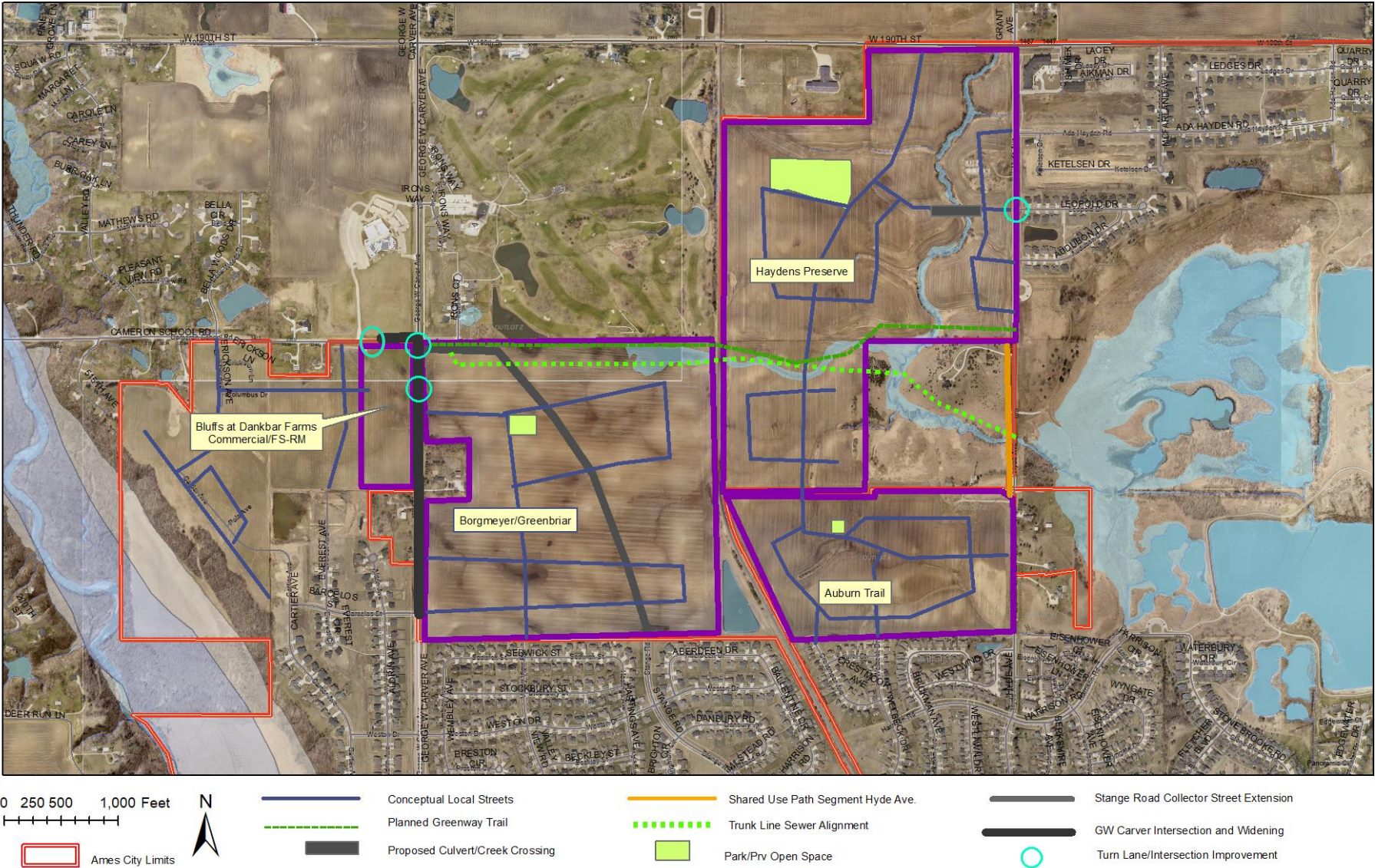
# Development Overviews

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- Hayden's Preserve
- Auburn Trail
- Greenbriar (former Borgmeyer farm property)
- Commercial Area of Bluffs at Dankbar Farms
- Domani I (south)

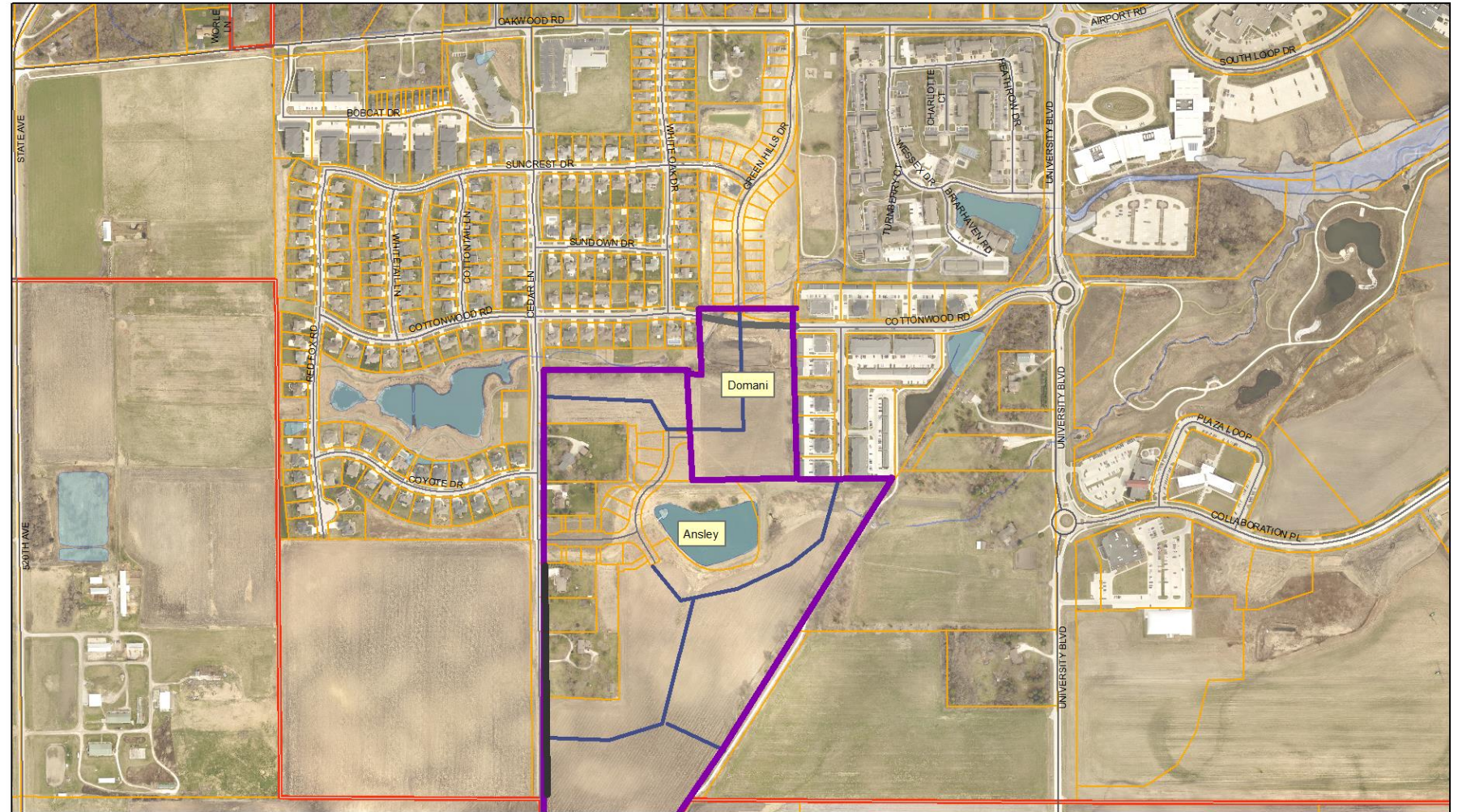


# North Development Area





# South Development Area



0 150 300 600 Feet

Ames City Limits



Conceptual Local Streets

Cottonwood Residential Collector Extension

Cedar Lane Paving



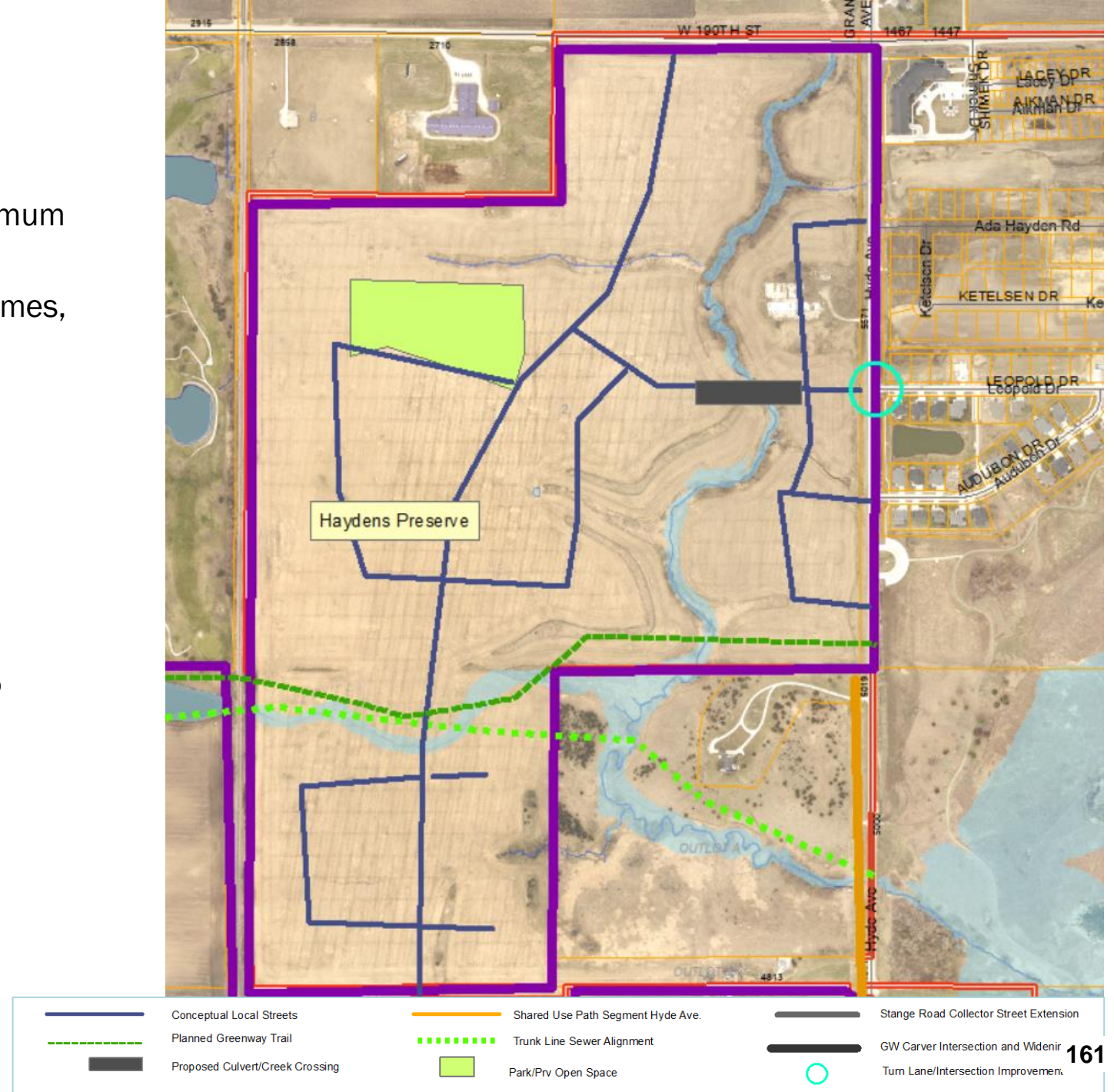
# Hayden's Preserve

Existing Master Plan and Development Agreement- maximum of 620 units total for 170 acres

Proposed to change Master Plan, allow for more, townhomes, single family, reduce MF, keep commercial

**Phase 1-Proposed 176 townhomes, 50 SF lots, 84 Multi Family Units, 24 MF units 5ac commercial**

- City complete east west sewer trunk line
- City pay for road creek crossing
- City complete turn lane improvements
- City reduce collection of water/sewer connection fees related to undeveloped open spaces (aprox. 21%)
- City reimburse developer for park land
- City waive traffic signal fair share payment
- City purchase Xenia Territory Buyout in lieu of developer
- City construct off-site trail along Hyde (Sturges/INHF property)
- Potential for TIF as developer rebate, exempt site from property tax abatement program



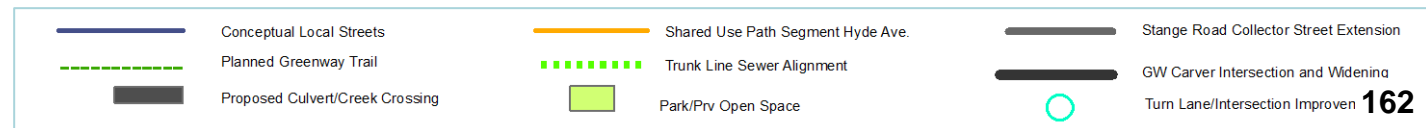
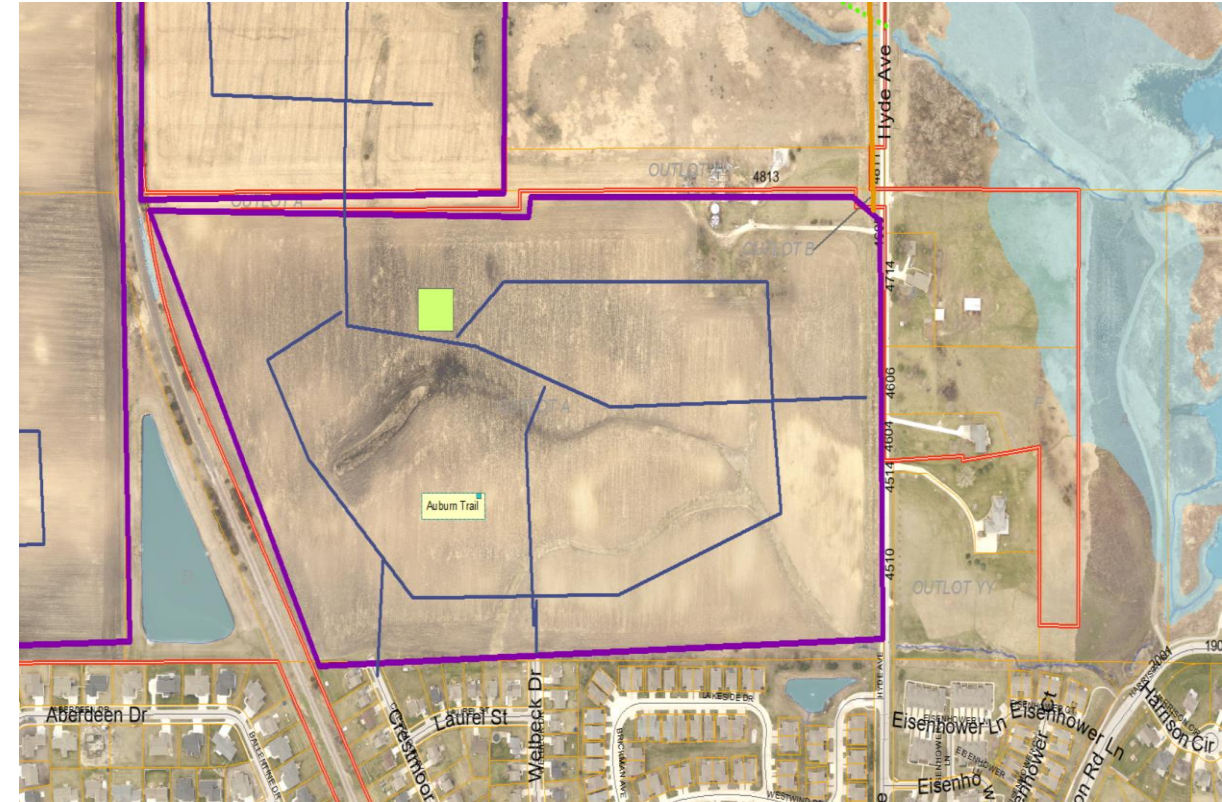
# Auburn Trail

Approved Master Plan Zoning and Development Agreement

Allows for single family dwellings

180-200 units projected

- City purchase Xenia Territory Buyout in lieu of developer
- City waive traffic signal fair share payment
- City reimburse developer for park land
- Developer did not identify other specific costs reductions noting there may still be a potential gap
- Proposed TIF as developer rebate for other reimbursements, exempt site from property tax abatement program





# Greenbriar

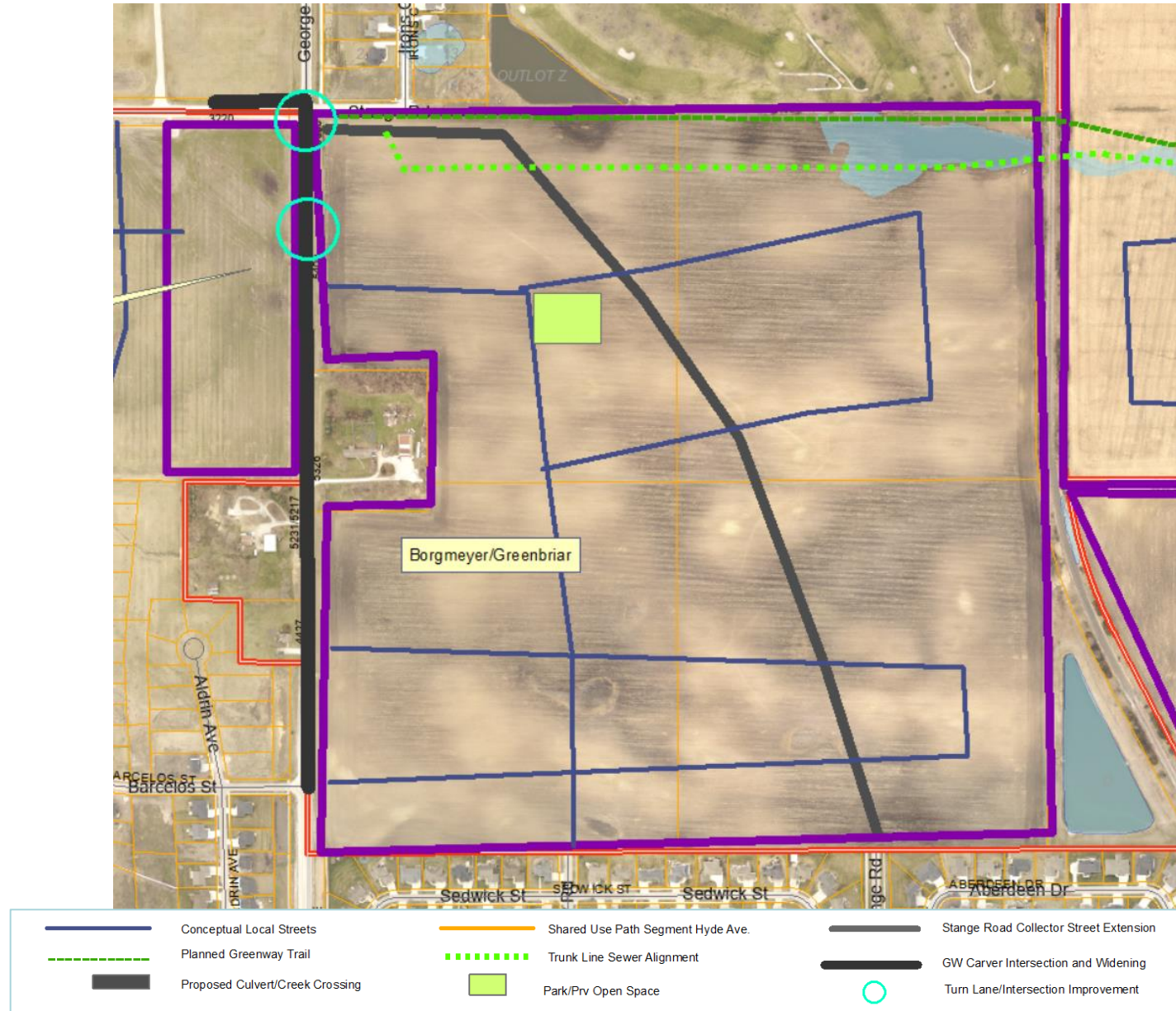
Initiated Annexation, to include development agreement for sewer, road improvements, parkland, etc.

Plan 2040 designates as RN-4 for walkable mixed use and density neighborhood

Development Concept- 5-8 acres commercial//200 Multi Family Units//250 single family attached/detached dwelling types

Phase 1- May include SF units and/or Commercial

- City complete east west sewer trunk line to west side of Railroad
- City assist in extension of trunk line west through the property
- City complete off-site Moore Park sewer slip lining for first phase development
- City purchase Xenia Territory Buyout in lieu of developer
- City construct Stange Road Extension
- City construct all GW Carver improvements for turn lanes, shared use path, traffic signal
- City acquire parkland from developer
- Potential for TIF as developer rebate, exempt site from property tax abatement program
- NOTE-City may have an interest in acquiring site for temporary Station 4 facility, developer is willing to sell a property for a station house



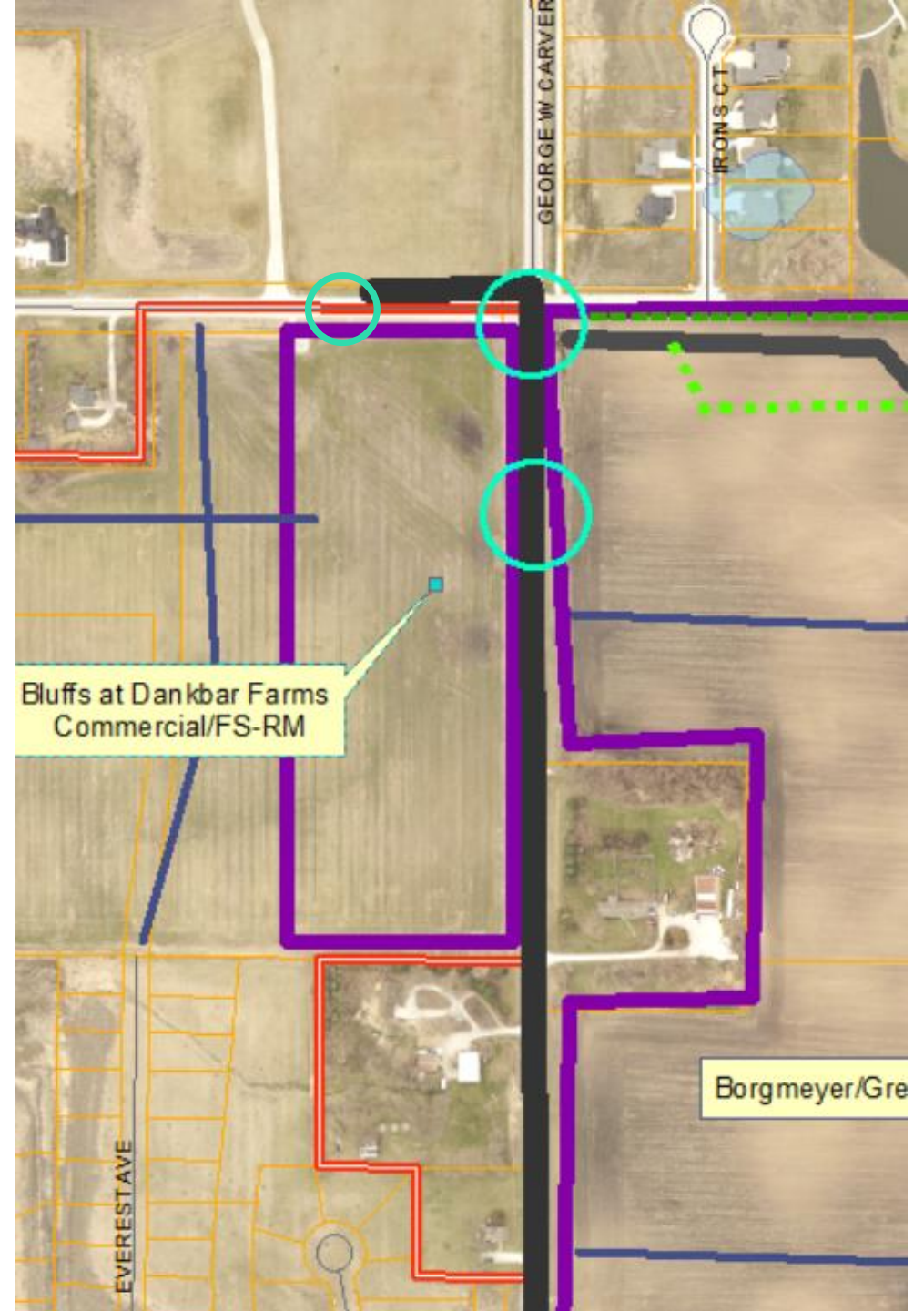
# Bluffs at Dankbar Farms

20 Acre Outlot corner of GW Carver/Cameron School

Approved Development Agreement for Developer paid Road and Sewer costs

Development Concept- 6 acres commercial and Change zoning to FS-RM for Senior Assisted Living (*Staff evaluating impacts of proposed change to City resources*)

- City complete Cameron School and GW Carver improvements for Turns Lanes and any needed widening
  - Traffic study indicated a need for an additional lane to create left turn lanes at Cameron School Rd and for turning access to the site.
  - Previously evaluated roundabout option that was preferred improvement but deemed to not be feasible for a single developer. City accepted a traffic signal plan as future improvement. Developer has contributed to traffic signal already.





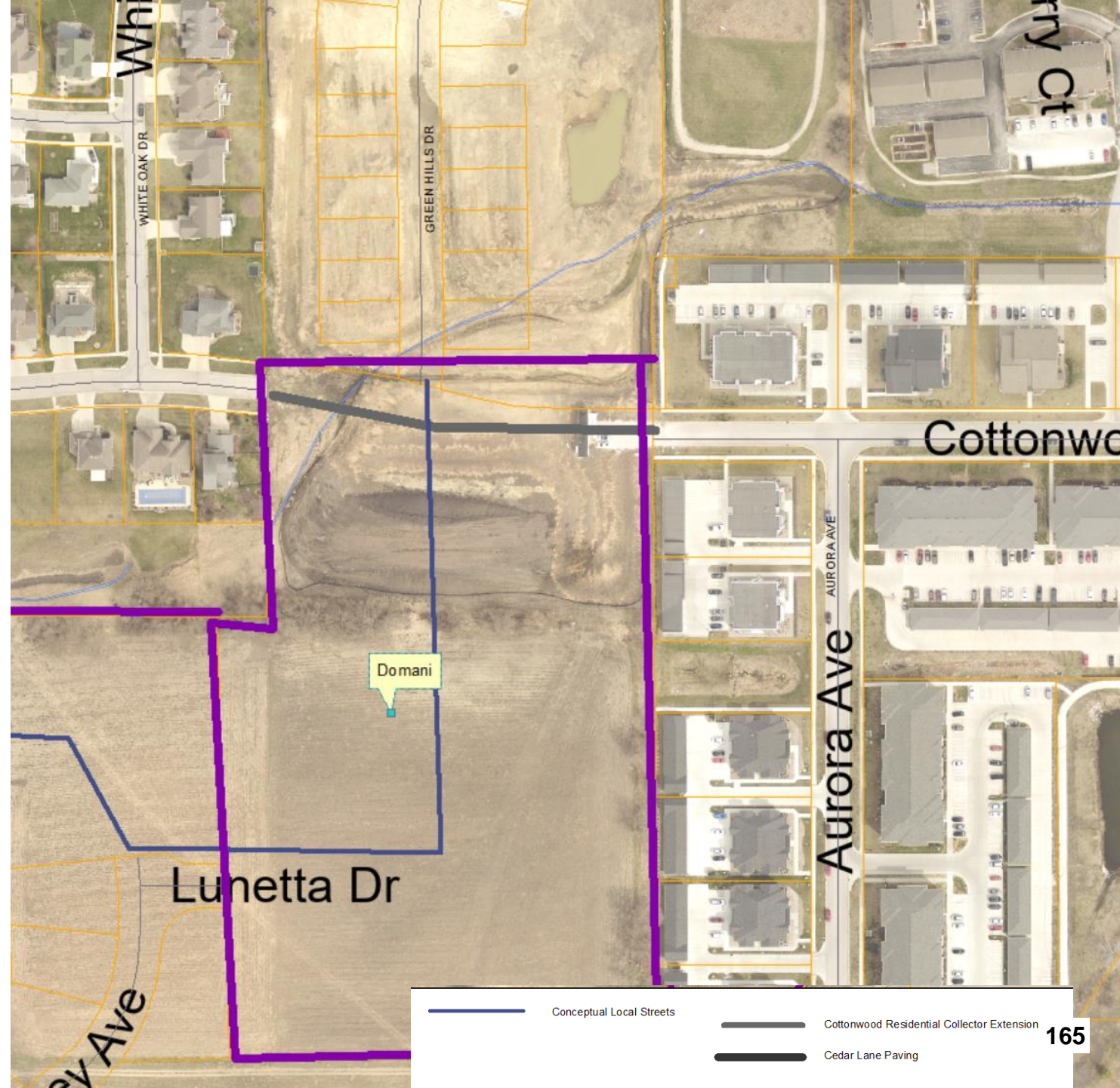
# Domani I

Approved PRD Plan-

Final two phases include Domani Lots and larger custom lots

Total of 23 Single Family lots to be platted

Request-City construct extension of Cottonwood as 31-Foot Street





# Ansley

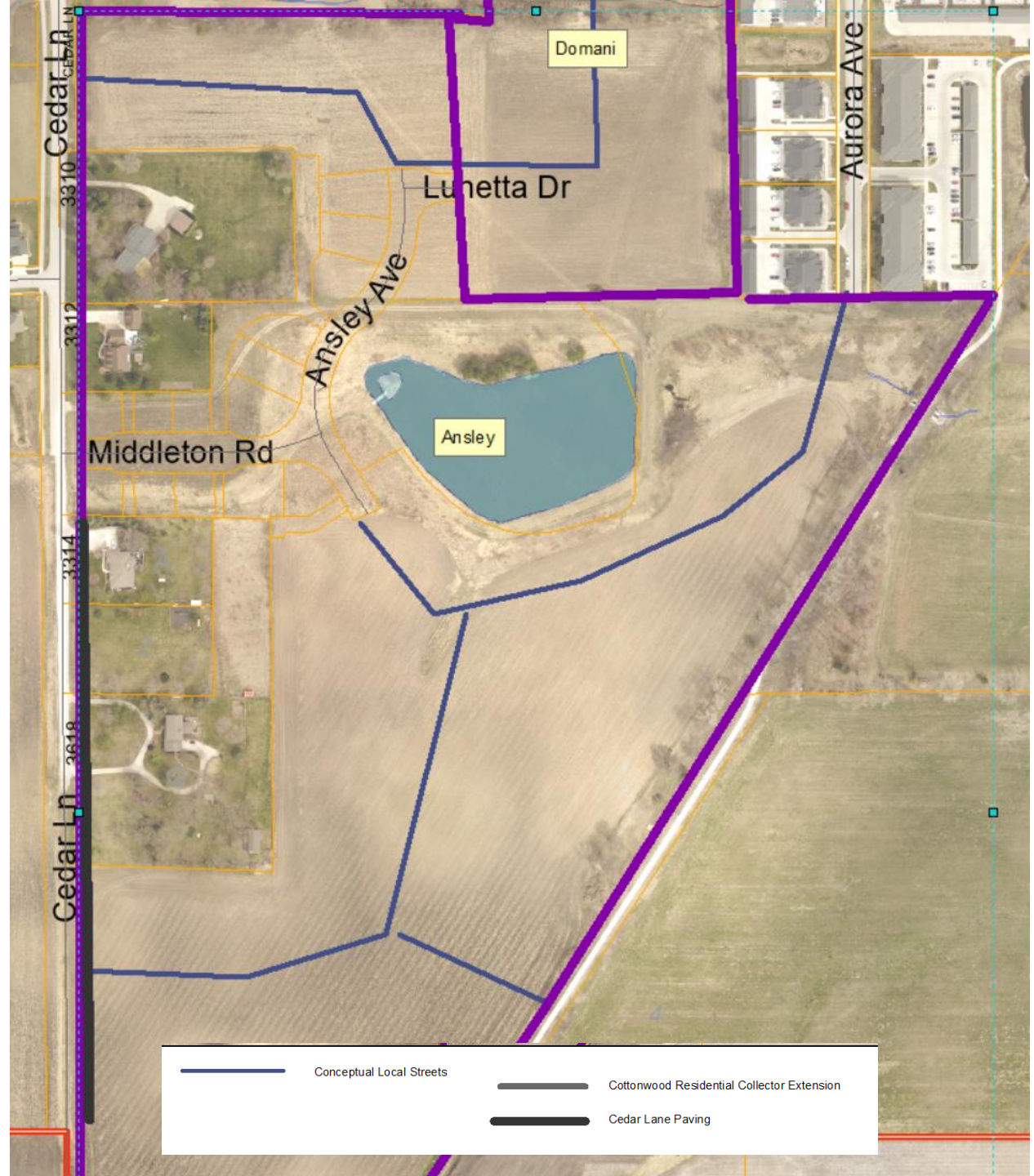
Approved PUD and Plat

Previous approval by Council of Cedar Lane paving

May request sidewalk waivers or deferrals in the future

Cedar Lane is unpaved south of Middleton Road. Council agreed to waive developer requirement with future phase to pave south of Middleton. Half of the paving cost is an obligation of ISU. Estimated City cost for ½ of project was \$250,000.

Development Agreement for paving is pending. Developer to provide engineered drawings for City to bid and construct road at a time determined by City Council



# Financial Estimates-Hayden's Preserve

Hayden's Preserve 170 ac	Preliminary City Cost Estimates	Source Of Funds Options, If a share is the City
15 Inch Sewer INHF Segment 1320 ft	\$ 792,000	ARPA/Sewer Fund
12 Inch Sewer Developer Use 900 ft	\$ 360,000	ARPA/Sewer Fund
Shared Use Path INHF/ Sturges 1320 ft (offsite gap)	\$ 250,000	ARPA, GO Bonds/Road Use
Greenway trail bridge already city cost future, previously agreed		Park Development Fund/Grant
Water Connection Fees July 1 \$1,689.00 /ac Reduce 21% for Open Space	\$ 60,297	Water Fund/no collection
Water buyout (Xenia) renegotiated per acre 4k assumption (\$1.2 million savings for developer if not City)	\$ 680,000	Water Fund
Sewer Connection Fee July 1 \$2,554.00 /ac Reduce 21% for Open Space	\$ 91,178	Sewer Fund/no collection
Traffic Signal Bloomington (does not escalate)	\$ 85,000	ARPA, GO Bonds/Road Use
Turn Lane Hyde Into Site	\$ 200,000	GO Bond/Road Use
Park value of land 30k for 5.5 acres	\$ 165,000	Park Development Fund
East West Road Crossing Culvert	\$ 750,000	GO Bonds/Road Use
Total Ask Amount of City Assistance	\$ 3,534,748	
<i>Also requesting 10 years TIF up agreed upon limit for each Phase of development</i>		
<i>May propose redesign that also increases density of units to a total of 650</i>		

# Financial Estimates-Auburn Trail

Auburn Trail (70 acres west of Hyde)	Preliminary City Cost Estimates	Source Of Funds Options, If a share is the City
Traffic Signal-Off Site Bloomington/Hyde (escalates per year)	\$ 106,000	ARPA, GO Bonds Streets
Water buyout (Xenia) renegotiated per acre assumption (\$250k savings for developer if not City)	\$ 280,000	Water Fund
Park land purchase and improvements	\$ 100,000	Park Development Fund
Other unspecified requests		
Total Ask Amount of City Assistance	\$ 486,000	
<i>Other requests or savings estimated at \$400,000 depending on final site design and unit counts//May request TIF</i>		



# Financial Estimates-Greenbriar

Greenbriar 155 acres	Preliminary City Cost Estimates	Source Of Funds Options, If a share is the City
Stange Collector Street Extension 3300 ft	\$ 1,800,000	GO Bonds/Road Use
Off site 12 inch sewer	-	ARPA/Sewer Fund
Off site 15 inch sewer	-	ARPA/Sewer Fund
12 Inch sewer extension under RR 500 ft to this site	\$ 250,000	ARPA/Sewer Fund
Sewer Connection Fees \$4,419.00 /ac	\$ 662,850	Sewer Fund/no collection
Water Connection Fee (none required)	none	NA
On site sewer size 12 inch 500 feet oversized	\$ 150,000	Sewer Fund/GO Bond
Construct Slip Line of Sewer in Moore Memorial for 1st Phase	\$ 250,000	ARPA/Sewer Funds
Offsite Traffic Improvements(e.g. turn lanes, signal costs)	\$ 820,000	GO Bonds/Road Use
City acquisition of parkland and improvements	<i>no estimate available</i>	Park Development Fund
Xenia water buyout at \$3000 per acre, previously negotiated	\$ 450,000	Water Fund
Total Ask Amount of City Assistance	\$ 4,382,850	
<i>Request for TIF rebate for remaining infrastructure costs, developer estimate of \$4,000,000 of potential need</i>		

# Financial Estimates-Bluffs at Dankbar

Bluffs at Dankbar -20 Acres (6 ac commercial and 14 ac senior living)	Preliminary City Cost Estimates	Source Of Funds Options, If a share is the City
Cameron School Road and GW Carver Turn Lanes	\$ 1,200,000	GO Bonds/Road Use
Total Ask Amount of City Assistance	\$ 1,200,000	

# Financial Estimates-Domani I

Domani I-(23 single family units remaining)	Preliminary City Cost Estimates	Source Of Funds Options, If a share is the City
Constructed Cottonwood Road as 31 foot Residential Collector Street	\$ 371,000	GO Bonds/Road Use
Total Ask Amount of City Assistance	\$ 371,000	

Project Option	FY25/26	FY26/27	FY27/28	FY28/29	Totals	Notes
<b>Domani Option 1</b>						
Cottonwood Oversizing 25%		\$ 92,750			\$ 92,750	Staff categorized Cottonwood as a Residential Collector Street assuming 25% of overall cost for street improvements.
					\$ -	
					\$ -	
Total	\$ -	\$ 92,750	\$ -	\$ -	\$ 92,750	
<b>Developer requested aproximately \$371,000 for the full cost of Cottonwood</b>						The Developer has indicated that he would not prioritize the remaining phases within the next three years.
Sources Option 1						
Road Use				\$ -	\$ -	
GO Bonds					\$ -	
ARPA		\$ 92,750	\$ -		\$ 92,750	
Sewer Utility					\$ -	
Totals	\$ -	\$ 92,750	\$ -	\$ -	\$ 92,750	



Project Option	FY25/26	FY26/27	FY27/28	FY28/29	Totals	Notes
<b>Domani Option 2</b>						
Cottonwood Pioneer at 50%		\$ 185,500			\$ 185,500	If classified as Pioneer for closing a gap In the street system, additional incentives could be justified.
Total	\$ -	\$ 185,500	\$ -	\$ -	\$ 185,500	
<b>Developer requested aproximately \$371,000 for the full cost of Cottonwood</b>						The Developer has indicated with a 50% cost share, he would consider proceeding with the remaining phases of his subdivision.
Sources Option 2						
Road Use				\$ -	\$ -	
GO Bonds		\$ 185,500		\$ -	\$ 185,500	
ARPA			\$ -		\$ -	
Sewer Utility	\$ -	\$ -			\$ -	
Totals	\$ -	\$ 185,500	\$ -	\$ -	\$ 185,500	

Project Option	FY25/26	FY26/27	FY27/28	FY28/29	Totals	Notes
<b>Domani Option 3</b>						
Cottonwood as Pioneer at 100%			\$ 371,000		\$ 371,000	Pioneer if viewed as closing a street system gap and a 100% incentive for paving. However, since the street does include frontage with homes along 1/3 of its frontage it would not be typically characterized as 100% Pioneer. The Developer has indicate he would agree with a 100% incentive to final plat lots for all remaining phases.
Total	\$ -	\$ -	\$ 371,000	\$ -	\$ 371,000	
<b>Developer requested aproximately \$371,000 for the full cost of Cottonwood</b>						
<b>Sources Option3</b>						
Road Use				\$ -	\$ -	
GO Bonds			\$ 371,000		\$ 371,000	
ARPA	\$ -				\$ -	
Sewer Utility	\$ -	\$ -			\$ -	
Totals	\$ -	\$ -	\$ 371,000	\$ -	\$ 371,000	

Project Option	FY25/26	FY26/27	FY27/28	FY28/29	Totals	Notes
<b>Auburn Trail Option 1</b>						
Hyde Shared Use Path Pioneer			\$ 250,000		\$ 250,000	Overall path is 1 mile in length, the remaining \$750,000 cost associated with Hayden's Preserve.
					\$ -	
					\$ -	
Total	\$ -	\$ -	\$ 250,000	\$ -	\$ 250,000	
<b>Developer request for 3 year total aproximately \$486,000 with reconfigured subdivision layout and reduced water buyout fee // Developer recently commented that Options 2 would make the project viable with a modified layout and reduced water buyout fees. Developer saves approximately \$371,000 with reduced buyout.</b>						
Sources Option 1						
Road Use					\$ -	
GO Bonds					\$ -	
ARPA			\$ 250,000		\$ 250,000	
Sewer Utility					\$ -	
Totals	\$ -	\$ -	\$ 250,000	\$ -	\$ 250,000	

Project Option	FY25/26	FY26/27	FY27/28	FY28/29	Totals	Notes
Auburn Trail Option 2						
Hyde Shared Use Path Pioneer			\$ 250,000		\$ 250,000	Overall path is 1 mile in length, remaining \$750,000 cost associated with Hayden's Preserve.
Traffic Signal Payment for Bloomington/Hyde				\$ 106,000	\$ 106,000	Fee due with first plat, remaining fees to be collected from Hayden's Preserve
Total	\$ -	\$ -	\$ 250,000	\$ 106,000	\$ 356,000	
<b>Developer request for 3 year total aproximately \$486,000 with reconfigured subdivision layout and reduced water buyout fee // Developer recently commented that Options 2 would make the project viable with a modified layout and reduced water buyout fees. Developer saves approximately \$371,000 with reduced buyout.</b>						Developer recently commented that Option 2 would make the project viable with a modified layout and reduced water buyout fees
Sources Option 2						
Road Use				\$ 106,000	\$ 106,000	
GO Bonds				\$ -	\$ -	
Local Option Fund Balance					\$ -	
ARPA			\$ 250,000		\$ 250,000	
Sewer Utility	\$ -	\$ -			\$ -	
Totals	\$ -	\$ -	\$ 250,000	\$ 106,000	\$ 356,000	



Project Option	FY25/26	FY26/27	FY27/28	FY28/29	Totals	Notes
<b>Auburn Trail Option 3</b>						
Hyde Shared Use Path Pioneer			\$ 250,000		\$ 250,000	Overall path is 1 mile in length, remaining \$750,000 cost associated with Hayden's Preserve.
Traffic Signal Payment for Bloomington/Hyde				\$ 106,000	\$ 106,000	Fee due with first plat, remaining fes to be collected from Hayden's Preserve
Waiver of Connection Fees for 56 homes				\$ 130,000	\$ 130,000	
Total	\$ -	\$ -	\$ 250,000	\$ 236,000	\$ 486,000	
<b>Developer request for 3 year total aproximately \$486,000 with reconfigured subdivision layout and reduced water buyout fee // Developer recently commented that Options 2 would make the project viable with a modified layout and reduced water buyout fees. Developer saves approximately \$371,000 with reduced buyout.</b>						<b>Developer indicated Option 2 would allow the project to proceed, additional funding is not warranted with a reduced Xenia buyout. Staff does not recommend Option 3 incentives.</b>
<b>Sources Option 3</b>						
Road Use				\$ 106,000	\$ 106,000	
GO Bonds					\$ -	
ARPA	\$ -		\$ 250,000		\$ 250,000	
Waive Water Sewer Connection Fees				\$ 130,000	\$ 130,000	
Sewer Utility	\$ -	\$ -			\$ -	
Totals	\$ -	\$ -	\$ 250,000	\$ 236,000	\$ 486,000	

Project Option	FY25/26	FY26/27	FY27/28	FY28/29	Totals	Notes
Dankbar Option 1 Cameron and GW Carver Widening						
Cameron and GW Widening Developer Cost per Agreement					\$ -	No incentive with Option 1 since the site was not identified for oversizing or pioneer infrastructure, no direct housing construction associated with the infrastructure project.
Total	\$ -	\$ -	\$ -	\$ -	\$ -	
<b>Developer is currently obligated by a development agreement to make lane widening along GW Carver and Cameron School Road at his cost. The Developer is now requesting \$1.2 million incentive related to road. improvements.</b>						
Sources Option 1						
Road Use	\$ -				\$ -	
GO Bonds	\$ -				\$ -	
ARPA	\$ -				\$ -	
Sewer Utility	\$ -				\$ -	
TIF-Commercial	\$ -				\$ -	
Totals	\$ -				\$ -	

Project Option	FY25/26	FY26/27	FY27/28	FY28/29	Totals	Notes
Dankbar Option 2 Cameron and GW Carver Widening						
Cameron and GW Widening -Partial Pioneer			\$ 600,000		\$ 600,000	Council could classify part of the corridor improvements as pioneer and provide for 50% assistance. This option could include the City coordinating a corridor project along with Greenbriar improvements, or for incremental improvements by the Developer. The City would reduce the developer obligation by \$600,000 utilizing TIF generated from the commercial area and the developer would provide payment to the City for remaining related costs if the project is coordinated by the City.
Total	\$ -	\$ -	\$ 600,000	\$ -	\$ 600,000	
<b>Developer is currently obligated by a development agreement to make lane widening along GW Carver and Cameron School Road at his cost. The Developer is now requesting \$1.2 million incentive related to road. improvements.</b>						
Sources Option 2						
Road Use						
GO Bonds						
ARPA						
TIF-Commercial (Min. Assessment 3 Million Valuation for 10 Years)			\$ 600,000		\$ 600,000	Developer plans for a convenience store at the corner that could have a minimum assessment agreement to ensure that \$600,000 could be generated over a maximum of ten years to reimburse the City for costs related with a corridor improvement or as a developer rebate.
Sewer Utility					\$ -	
Totals	\$ -	\$ -	\$ 600,000	\$ -	\$ 600,000	

Project Option	FY25/26	FY26/27	FY27/28	FY28/29	Totals	Notes
<b>Dankbar Option 3 Lane Widening Developer TIF \$1million</b>						
Lane Widening by Developer with TIF Rebate 10 year up to \$1million				\$ 1,000,000	\$ 1,000,000	The Council could classify the corridor improvements as pioneer warranting a greater amount of incentive. The Developer would make the lane widenings at his cost and receive a commercial TIF rebate of up to \$1 million dollars over 10 years. To receive \$1million dollars in 10 years, additional commercial development would be needed.
					\$ -	
					\$ -	
					\$ -	
					\$ -	
Total	\$ -	\$ -	\$ -	\$ 1,000,000	\$ 1,000,000	
<b>Developer is currently obligated by a development agreement to make lane widening along GW Carver and Cameron School Road at his cost. The Developer is now requesting \$1.2 million incentive related to road. improvements.</b>						
Sources Option 3						
Road Use						
GO Bonds						
ARPA						
TIF-Commercial				\$ 1,000,000	\$ 1,000,000	Staff estimates additional development beyond the convenience store valuation is necessary to generate a \$1,000,000 of TIF in ten years. However, the Developer has two additional vacant commercial lots that could generate additional TIF revenue.
Sewer Utility						
Totals	\$ -	\$ -	\$ -	\$ 1,000,000	\$ 1,000,000	



Project Option	FY25/26	FY26/27	FY27/28	FY28/29	Totals	Notes
Hayden's Option 1						
Hyde Shared Use Path Pioneer			\$ 750,000		\$ 750,000	Overall Hyde Path is 1 mile long. Remaining \$250,000 cost associated with Auburn Trail. The cost of extension under the railroad tracks is associated with Greenbriar
East West Sewer to Railroad Tracks Pioneer		\$ 1,250,000			\$ 1,250,000	
Total	\$ -	\$ 1,250,000	\$ 750,000	\$ -	\$ 2,000,000	
<b>Developer request for 3 years estimated at \$2.8million total with \$3.6 million total plus potential TIF. Assumes Developer benefits from reduced water buyout at \$4k per acre. Total Developer savings from reduced water buyout aprox. \$1.2 million.</b>						
Sources Option 1						
Road Use				\$ -	\$ -	
GO Bonds					\$ -	
ARPA		\$ 1,250,000	\$ 750,000		\$ 2,000,000	
Sewer Utility					\$ -	
Local Option Fund Balance					\$ -	
Totals	\$ -	\$ 1,250,000	\$ 750,000	\$ -	\$ 2,000,000	

Project Option	FY25/26	FY26/27	FY27/28	FY28/29	Totals	Notes
Hayden's Option 2						
Hyde Shared Use Path Pioneer			\$ 750,000		\$ 750,000	Overall Hyde Path is 1 mile long. Remaining \$250,000 cost associated with Auburn Trail.
East West Sewer to Railroad Tracks Pioneer		\$ 1,250,000			\$ 1,250,000	The cost of extension under the railroad tracks is associated with Greenbriar
Traffic Signal Payment for Bloomington/Hyde				\$ 185,000	\$ 185,000	The fee due with first plat remaining fees to be collected from Auburn Trail
Total	\$ -	\$ 1,250,000	\$ 750,000	\$ 185,000	\$ 2,185,000	
<b>Developer request for 3 years estimated at \$2.8million total with \$3.6 million total plus potential TIF. Assumes Developer benefits from reduced water buyout at \$4k per acre. Total Developer savings from reduced water buyout aprox. \$1.2 million.</b>						
Sources Option 2						
Road Use				\$ 185,000	\$ 185,000	
GO Bonds				\$ -	\$ -	
ARPA		\$ 1,250,000	\$ 130,000		\$ 1,380,000	
Local Option Fund Balance			\$ 620,000		\$ 620,000	
Sewer Utility	\$ -				\$ -	
Totals	\$ -	\$ 1,250,000	\$ 750,000	\$ 185,000	\$ 2,185,000	

Project Option	FY25/26	FY26/27	FY27/28	FY28/29	Totals	Notes
Hayden's Trail Option 3						
Hyde Shared Use Path Pioneer			\$ 750,000		\$ 750,000	Overall Hyde Path is 1 mile long. Remaining \$250,000 cost associated with Auburn Trail.
East West Sewer to Railroad Tracks Pioneer		\$ 1,250,000			\$ 1,250,000	The cost of extension under the railroad tracks is associated with Greenbriar
Traffic Signal Payment for Bloomington/Hyde				\$ 185,000	\$ 185,000	Fee due with first plat, remaining fees to be collected from Auburn Trail
Box Culvert-50% of \$750,000			\$ 375,000		\$ 375,000	The creek crossing would be a beneficial element for the project similar to oversizing or pioneer that is internal to the site between Phase 1 and 2. Such an improvement could not easily be planned and accomplished by the City. Use of Residential TIF assists in timing and benefit based upon actual development rates.
Waive connection fees pro rata first 215 dwellings				\$ 240,000	\$ 240,000	Waiving fees is a commensurate incentive to actual construction. It is not a direct cost to the City since the utility funds have already been spent for the water and sewer lines.
Total	\$ -	\$ 1,250,000	\$ 1,125,000	\$ 425,000	\$ 2,800,000	
<b>Developer request for 3 years estimated at \$2.8million total with \$3.6 million total plus potential TIF. Assumes Developer benefits from reduced water buyout at \$4k per acre. Total Developer savings from reduced water buyout aprox. \$1.2 million.</b>						

<b>Sources Option 3</b>						
Road Use				\$ 185,000	\$ 185,000	
GO Bonds					\$ -	
ARPA	\$ -	\$ 1,250,000	\$ 130,000		\$ 1,380,000	
Waive Water Sewer Connection Fees					\$ -	
TIF Residential Rebate			\$ 375,000		\$ 375,000	Total Residetial TIF obligation with LMI is \$781,000. Maximum length of TIF is 10 years.
Local Option Fund Balance			\$ 620,000		\$ 620,000	
Waive connection fees pro rata first 215 dwellings				\$ 240,000	\$ 240,000	
Sewer Utility	\$ -				\$ -	
Totals	\$ -	\$ 1,250,000	\$ 1,125,000	\$ 425,000	\$ 2,800,000	

Project Option	FY25/26	FY26/27	FY27/28	FY28/29	Totals	Notes
<b>Greenbriar Option 1</b>						
Stange Oversizing 30%			\$ 270,000		\$ 270,000	Total estimate is \$540,000, half would occur after first 3 years, includes use of roundabouts within the project
Cameron Traffic Signal Oversizing 50%				\$ 250,000	\$ 250,000	Assumes 50% of signal costs for City, 25% for Greenbriar
East West Sewer Pioneer Under Tracks		\$ 250,000			\$ 250,000	Assumes first segment at \$1.25 million occurs with Hayden's Perseve
Slip Line Sewer Pioneer	\$ 250,000				\$ 250,000	
Total	\$ 250,000	\$ 250,000	\$ 270,000	\$ 250,000	\$ 1,020,000	
Developer request 3 years estimated at \$1.7 million with a total request of \$4.1 million plus Developer TIF rebates. Assumes first phase starting at the south.						
Sources Option 1						
Road Use				\$ 250,000	\$ 250,000	
GO Bonds			\$ 270,000		\$ 270,000	
ARPA		\$ 250,000			\$ 250,000	
Sewer Utility	\$ 250,000				\$ 250,000	
Totals	\$ 250,000	\$ 250,000	\$ 270,000	\$ 250,000	\$ 1,020,000	



Project Option	FY25/26	FY26/27	FY27/28	FY28/29	Totals	Notes
Greenbriar Option 2 GW Lane Widening and Signal						
Stange Oversizing			\$ 270,000		\$ 270,000	Total estimate is \$540,000, half would occur after first 3 years, includes use of roundabouts within the project
Cameron Traffic Signal Oversizing 50%				\$ 250,000	\$ 250,000	Assumes 50% of signal costs for City, 25% for Greenbriar
East West Sewer Pioneer Under Tracks		\$ 250,000			\$ 250,000	Assumes first segment at \$1.25 million occurs with Hayden's Perserve
Slip Line Sewer Pioneer	\$ 250,000				\$ 250,000	
GW Carver Turn Lanes and Shared Use Path			\$ 410,000	\$ 410,000	\$ 820,000	Originally not classified as pioneer, if part of corridor improvement it would be focused on Columbus and Cameron Segment. Barcellos intersection by Developer.
Total	\$ 250,000	\$ 250,000	\$ 680,000	\$ 660,000	\$ 1,840,000	
Developer request 3 years estimated at \$1.7 million with a total request of \$4.1 million plus Developer TIF rebates. Assumes first phase starting at the south.						
Sources Option 2						
Road Use				\$ 250,000	\$ 250,000	
GO Bonds			\$ 270,000		\$ 270,000	
ARPA		\$ 250,000	\$ 410,000	\$ 410,000	\$ 1,070,000	
Sewer Utility	\$ 250,000				\$ 250,000	
Totals	\$ 250,000	\$ 250,000	\$ 680,000	\$ 660,000	\$ 1,840,000	

Project Option	FY25/26	FY26/27	FY27/28	FY28/29	Totals	Notes
Greenbriar Option 3 Lane Widening +Signal+ Commercial TIF						
Stange Oversizing Non-Commercial area			\$ 270,000		\$ 270,000	Total estimate is \$540,000, half would occur after first 3 years, includes use of roundabouts within the project
Stange Extension Pioneer Commercial Frontage Signal Share 1200 FT				\$ 900,000	\$ 900,000	TIF Rebate for Commercial Development
Cameron Traffic Signal Oversizing				\$ 250,000	\$ 250,000	
East West Sewer Pioneer Under Tracks		\$ 250,000			\$ 250,000	
Slip Line Sewer Pioneer	\$ 250,000				\$ 250,000	
GW Carver Turn Lanes and Shared Use Path			\$ 820,000		\$ 820,000	Focused on Columbus and Cameron Segment, Barcellos by Developer
Total	\$ 250,000	\$ 250,000	\$ 1,090,000	\$ 1,150,000	\$ 2,740,000	
Developer request 3 years estimated at \$1.7 million with a total request of \$4.1 million plus Developer TIF rebates. Assumes first phase includes residential at south and commercial at north.						
<b>Sources Option 3</b>						
Road Use				\$ 250,000	\$ 250,000	
GO Bonds			\$ 270,000	\$ -	\$ 270,000	
ARPA		\$ 250,000	\$ 820,000		\$ 1,070,000	
Sewer Utility	\$ 250,000				\$ 250,000	
Commercial TIF Rebate up to 10 Years				\$ 900,000	\$ 900,000	Up to \$900,000 or 10 years, whichever occurs first
Totals	\$ 250,000	\$ 250,000	\$ 1,090,000	\$ 1,150,000	\$ 2,740,000	

Project benefits year 1 with reduced costs, city incurs cost as shown in table								
Option 1	Incentive Total	Year 0	Year 1	Year 2	Year 3	NOTES		
Project		FY25/26	FY 26/27	FY27/28	FY28/29			
Domani I	\$ 92,750		\$ 92,750					
Greenbriar	\$ 1,020,000	\$ 250,000	\$ 250,000	\$ 270,000	\$ 250,000			
Hayden's Preserve	\$ 2,000,000		\$ 1,250,000	\$ 750,000				
Dankbar	\$ -					Developer completes lanes at their cost per existing agreement		
Auburn Trail	\$ 250,000			\$ 250,000				
Total	\$ 3,362,750	\$ 250,000	\$ 1,592,750	\$ 1,270,000	\$ 250,000			
Sources								
Road Use	\$ 250,000				\$ 250,000			
GO Bonds	\$ 162,750			\$ 162,750				
ARPA	\$ 2,700,000		\$ 1,592,750	\$ 1,107,250				
Local Option Fund Balance	\$ -							
Sewer Utility	\$ 250,000	\$ 250,000						
Water Utility	\$ -							
Connection Fees Water/Sewer Partial W	\$ -							
TIF Commercial	\$ -							
TIF Residential Rebate	\$ -							
TIF Residential LMI 52% Setaside	\$ -							
Total	\$ 3,362,750	\$ 250,000	\$ 1,592,750	\$ 1,270,000	\$ 250,000			
Direct City Non-Federal Cost	\$ 662,750	\$ 250,000	\$ -	\$ 162,750	\$ 250,000			
ARPA Funding	\$ 2,700,000	\$ -	\$ 1,592,750	\$ 1,107,250	\$ -			
Indirect Cost (Fee Waivers/TIF)	\$ -	\$ -	\$ -	\$ -	\$ -			

Project benefits year 1 with reduced costs, city incurs cost as shown in table									
Option 2	Incentive Total	Year 0	Year 1	Year 2	Year 3	NOTES			
Project		FY25/26	FY 26/27	FY27/28	FY28/29				
Domani I	\$ 185,500		\$ 185,500						
Greenbriar*	\$ 1,840,000	\$ 250,000	\$ 250,000	\$ 680,000	\$ 660,000				
Hayden's Preserve	\$ 2,185,000		\$ 1,250,000	\$ 750,000	\$ 185,000				
Dankbar*	\$ 600,000			\$ 600,000					
Auburn Trail	\$ 356,000			\$ 250,000	\$ 106,000				
Total	\$ 5,166,500	\$ 250,000	\$ 1,685,500	\$ 2,280,000	\$ 951,000				
<b>Sources</b>									
Road Use	\$ 541,000				\$ 541,000				
GO Bonds	\$ 455,500		\$ 185,500	\$ 270,000					
ARPA	\$ 2,700,000		\$ 1,500,000	\$ 790,000	\$ 410,000				
Local Option Fund Balance	\$ 620,000			\$ 620,000					
Sewer Utility	\$ 250,000	\$ 250,000							
Water Utility	\$ -								
Connection Fees Water/Sewer Partial Waiver	\$ -								
TIF Commercial to City	\$ 600,000			\$ 600,000		Dankbar developer makes financial contribution for remaing costs			
TIF Residential Rebate	\$ -								
TIF Residential LMI Setaside	\$ -								
Total	\$ 5,166,500	\$ 250,000	\$ 1,685,500	\$ 2,280,000	\$ 951,000				
Direct City Non-Federal Cost	\$ 1,866,500	\$ 250,000	\$ 185,500	\$ 890,000	\$ 541,000				
ARPA Funding	\$ 2,700,000	\$ -	\$ 1,500,000	\$ 790,000	\$ 410,000				
Indirect Cost (Fee Waivers/TIF)	\$ 600,000	\$ -	\$ -	\$ 600,000	\$ -				
ARPA dispersed differently than Option 1, prioritizing ARPA for sewer and road projects and utilizing traditional Local Option for trail improvements									
Residential TIF must be based upon identified infrastructure costs and have a maximum life of 10 years.									
Residential TIF requires a Low and Moderate Income setaside of aprox. 52% of the TIF used for infrastructure, whether a rebate or city project									
Commercial TIF rebate to a developer for economic development of commercial uses does not require LMI setaside.									

Project benefits year 1 with reduced costs, city incurs cost as shown in table						
<b>Option 3</b>	<b>Incentive Total</b>	<b>Year 0</b>	<b>Year 1</b>	<b>Year 2</b>	<b>Year 3</b>	<b>NOTES</b>
<b>Project</b>		<b>FY25/26</b>	<b>FY 26/27</b>	<b>FY27/28</b>	<b>FY28/29</b>	
Domani I	\$ 371,000			\$ 371,000		
Greenbriar	\$ 2,740,000	\$ 250,000	\$ 250,000	\$ 1,090,000	\$ 1,150,000	
Hayden's Preserve	\$ 2,800,000		\$ 1,250,000	\$ 1,125,000	\$ 425,000	
Dankbar	\$ 1,000,000				\$ 1,000,000	
Auburn Trail	\$ 486,000			\$ 250,000	\$ 236,000	
Residential TIF LMI Setaside 52%	\$ 406,000			\$ 406,000		
Total	\$ 7,803,000	\$ 250,000	\$ 1,500,000	\$ 3,242,000	\$ 2,811,000	
<b>Sources</b>						
Road Use	\$ 541,000				\$ 541,000	
GO Bonds	\$ 641,000			\$ 641,000		
ARPA	\$ 2,700,000		\$ 1,500,000	\$ 1,200,000		
Local Option Fund Balance	\$ 620,000			\$ 620,000		
Sewer Utility	\$ 250,000	\$ 250,000				
Water Utility	\$ -					
Connection Fees Water/Sewer Partial Waiver	\$ 370,000				\$ 370,000	
TIF Commercial Dev. Rebate	\$ 1,900,000				\$ 1,900,000	
TIF Residential Dev. Rebate	\$ 375,000			\$ 375,000		
TIF Residential LMI Setaside	\$ 406,000			\$ 406,000		
Total	\$ 7,803,000	\$ 250,000	\$ 1,500,000	\$ 3,242,000	\$ 2,811,000	
Direct City Non-Federal Cost	\$ 2,052,000	\$ 250,000	\$ -	\$ 1,667,000	\$ 541,000	
ARPA Funding	\$ 2,700,000	\$ -	\$ 1,500,000	\$ 1,200,000	\$ -	
Indirect Cost (Fee Waivers/TIF)	\$ 3,051,000	\$ -	\$ -	\$ 375,000	\$ 2,270,000	
Residential TIF must be based upon identified infrastructure costs and have a maximum life of 10 years.						
Residential TIF requires a Low and Moderate Income setaside of aprox. 52% of the TIF used for infrastructure, whether a rebate or city project						
Commercial TIF rebate to a developer for economic development of commercial uses does not require LMI setaside.						



Sources	Option 1
Road Use	\$ 250,000
GO Bonds	\$ 162,750
ARPA	\$ 2,700,000
Local Option Fund Balance	
Sewer Utility	\$ 250,000
Water Utility	\$ -
Connection Fees Water/Sewer Partial Waiver	
TIF Commercial (Dev. Rebate)	
TIF Residential Dev. Rebate	
TIF Residential LMI Setaside	
<b>Total</b>	<b>\$ 3,362,750</b>
Direct City Non-Federal Cost	\$ 662,750
ARPA Funding	\$ 2,700,000
Indirect Cost (Fee Waivers/TIF)	\$ -

Option 2	Option 3
\$ 541,000	\$ 541,000
\$ 455,500	\$ 641,000
\$ 2,700,000	\$ 2,700,000
\$ 620,000	\$ 620,000
\$ 250,000	\$ 250,000
	\$ 370,000
\$ 600,000	\$ 1,900,000
	\$ 375,000
	\$ 406,000
<b>\$ 5,166,500</b>	<b>\$ 7,803,000</b>
\$ 1,866,500	\$ 2,052,000
\$ 2,700,000	\$ 2,700,000
\$ 600,000	\$ 3,051,000

Project	Requested (3yr/Total)	Option 1
Domani I	\$ 371,000	\$ 92,750
Greenbriar	\$1,700,000/ 4,100,000 +	\$ 1,020,000
Hayden's Preserve	\$ 2,800,000/\$3,600,000 +	\$ 2,000,000
Dankbar	\$ 1,200,000	\$ -
Auburn Trail	\$ 486,000	\$ 250,000
Ansley	Total \$250,000	\$ -
Residential TIF LMI Setaside 52%		\$ -
<b>Total</b>	<b>\$6,557,000/\$10,007,000 +</b>	<b>\$ 3,362,750</b>

Funding Source	Option 1	Option 2
Road Use	\$ 250,000	\$ 541,000
GO Bonds	\$ 162,750	\$ 455,500
ARPA	\$ 2,700,000	\$ 2,700,000
Local Option Fund Balance	\$ -	\$ 620,000
Sewer Utility	\$ 250,000	\$ 250,000
Connection Fees Water/Sewer Part	\$ -	\$ -
TIF Commercial Dev. Rebate	\$ -	\$ -
TIF Residential Dev. Rebate	\$ -	\$ -
TIF Residential LMI Setaside	\$ -	\$ -
TIF Commercial to City	\$ -	\$ 600,000
<b>Total</b>	<b>\$ 3,362,750</b>	<b>\$ 5,166,500</b>

Option 2	Option 3	Est. Houses First 3 Years	Total Dwellings
\$ 185,500	\$ 371,000	25	25
\$ 1,840,000	\$ 2,740,000	75	450
\$ 2,185,000	\$ 2,800,000	125	660
\$ 600,000	\$ 1,000,000	0	0
\$ 356,000	\$ 486,000	75	180
\$ -	\$ -	25	160
\$ -	\$ 406,000	-	
<b>\$ 5,166,500</b>	<b>\$ 7,803,000</b>	325	1475

Option 3
\$ 541,000
\$ 641,000
\$ 2,700,000
\$ 620,000
\$ 250,000
\$ 370,000
\$ 1,900,000
\$ 375,000
\$ 406,000
\$ -
<b>\$ 7,803,000</b>

## **Ames Plan 2040 Other Pioneer Projects**

The current development incentive requests are driven by specific development projects. In addition to these specific requests, there can be other pioneer projects that require funding assistance, full or partial. Pioneer projects are those that are needed to realize development interests for the growth areas identified within Plan 2040.

Example Projects:

### **1. East Growth**

- E13th Street Traffic Signals and Lane Widening with commercial development
- Paving of 570<sup>th</sup> Avenue north of E 13<sup>th</sup> Street with Commercial or Residential Development

### **2. West Growth**

- Lincoln Way and County Line Road Intersection Roundabout. Proposed as a 2030-31 project in the CIP.
- Paving of County Line Road south of Lincoln Way

### **3. South Growth**

- Paving of 265<sup>th</sup> Street
- Paving of 550<sup>th</sup> Avenue



## Staff Report

### **GW CARVER CAMERON SCHOOL ROAD ROUNDABOUT OPTION IN RELATION TO HOUSING DEVELOPMENT INCENTIVES**

December 16, 2023

The Development Incentive Options Report currently assumes planned road improvements for GW Carver and Cameron School Road based upon a traditional 3-lane roadway section widening and a traffic signal at the Cameron School Road intersection. Road improvements are related to the Dankbar and Greenbriar projects. The road widening and traffic signals are treated as independent projects, allowing for more flexibility in timing and for how much incentive to provide to a project.

**Alternatively, staff has identified an option related to Greenbriar and Dankbar that considers the combined GW Carver and Cameron School Road improvement needs as one corridor project, rather than independent development related improvements. The hybrid project would utilize a roundabout in lieu of a traffic signal at Cameron.**

The rationale to combine the projects as a City corridor project relates to the Ames MPO Transportation Plan that identifies that in the medium-term horizon (after 2035) that a roundabout improvement is a preferred intersection treatment compared to a signal. The benefit of the roundabout in this situation is management of speed with improved safety and multi-modal access. Additionally, roundabouts have a lower operating cost because there is not any traffic signal infrastructure to constantly maintain. However, the developers have indicated a desire to have the intersection improved sooner than 2035, which is why it is part of the Developer Incentive discussion.

**Despite the operational benefits, there are potential complications with pursuing a combined corridor improvement.**

- There has been no preliminary engineering for a specific design of a roundabout.
- The roundabout will cost more than the projected lane widening and signal costs.
- MPO funds are already programmed for the next five years and cannot be utilized for this project in the near term, it would require local funding.
- The timing of the developers' interests would necessitate prioritizing the project with multiple steps to be constructed in FY2027-28.

**Despite these issues, staff supports this roundabout option if costs can be mitigated with partner funding.** Staff estimates that the combined costs for 1500 feet of corridor improvements that include a roundabout will approach \$3.0 million. The

roundabout component itself is estimated at \$2 million of the \$3 million total. The total cost will exceed the projected \$2.1 million requested by developers for lane widening and a signal at Cameron that was considered within Option 2.

**To mitigate the cost differential, staff would propose the following steps to determine feasibility:**

1. Identify local funding as a combination of ARPA (\$820,000), Dankbar Commercial TIF financing (minimum assessment agreement for \$600,000), and developer contribution from Dankbar for the differential up to \$600,000. This approach is described in Option 2 of the overall report.
2. Direct Public Works staff to begin preliminary engineering work for a roundabout intersection design and corridor improvements for approximately 1,500 feet of GW Carver at a cost of \$50,000 utilizing ARPA funding.
3. Request Story County funding assistance for preliminary design of up to \$50,000 and for 25% of the roundabout construction cost (est. \$400,000) with the request provided to the County by February 2026. Story County evaluates budget requests in February for road projects. The actual road construction funding would not be needed until FY 2027-28. **If there is no interest in partnering, the project would stop and return to lane widening and a signal.**
4. If Story County agrees to participate, an agreement will be completed for City staff/consultant to do preliminary engineering for a roundabout design and costs estimate and to apply in the Fall of 2026 for a competitive \$500,000 state safety grant.
5. If awarded the state grant, complete a 28E agreement with Story County, complete the road design, and bid the project for construction in FY 2027-28.

**SUMMARY OF PROJECT FUNDING:**

ARPA	\$820,000
Dankbar Commercial TIF with minimum assessment agreement	\$600,000
Dankbar Developer Maximum Contribution	\$600,000
Story County (25% of Round About)	\$400,000
State Grant	\$500,000
Previous Developer Contribution for Traffic Signal	\$80,000
TOTAL	\$3,000,000



Item No. 28  
**MEMO**

**To:** Mayor & City Council  
**From:** Keith Abraham, Director of Parks & Recreation  
**Date:** December 16, 2025  
**Subject:** Modifications to Municipal Code 19 - Parks & Recreation

The ordinance regarding Modifications to *Municipal Code* Chapters 19, Parks & Recreation to clarify expectations of park use is attached for the City Council's review and consideration of second reading.

If the Council desires to clarify the Section 19.15 Swimming Prohibited per discussion on December 9, 2025, it would be appropriate to make a motion. Staff would suggest the following language: "No person shall swim in any city-owned bodies of water (lakes and ponds)".

**ATTACHMENT(S):**

[DRAFT\\_Ordinance\\_Amending\\_Chapter\\_19\\_to\\_clarify\\_expectations\\_of\\_park\\_use.pdf](#)

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

AN ORDINANCE TO AMEND THE MUNICIPAL CODE OF THE CITY OF AMES, IOWA, BY AMENDING SECTIONS 19.2, 19.7, 19.8, 19.10, 19.13, 19.15, 19.18, 19.19, AND 19.20, THEREOF, FOR THE PURPOSE OF AMENDING CHAPTER 19 PARKS AND RECREATION TO CLARIFY EXPECTATIONS OF PARK USE, 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 amending Sections 19.2, 19.7, 19.8, 19.10, 19.13, 19.15, 19.18, 19.19, and 19.20, as follows:

**CHAPTER 19**

**PARKS AND RECREATION**

\* \* \*

**Sec. 19.2. APPOINTMENT OF MEMBERS, TERM OF OFFICE.**

The Parks and Recreation Commission shall consist of seven (7) ~~persons~~ people appointed by the Mayor with the approval of the City Council. The term of office shall be three (3) years for six of the members, and one (1) of the members shall serve a special ~~4 one-year~~ term. All terms shall run from April 1 of the year in which the appointment is made. ~~The one year special term shall be applied to a position first becoming vacant after the date of this ordinance.~~

\* \* \*

**Sec. 19.7. SPECIFIC POWERS AND DUTIES.**

The parks and recreation commission shall have the following powers and duties:

(1) Rulemaking. Except as otherwise specifically provided in this chapter, the commission shall have rulemaking authority; and shall prescribe and promulgate all needed rules and regulations for use of or participation in the city parks, swimming pools, and other recreational facilities, programs, and activities.

(2) Planning. Prepare, and revise at least once every five (5) years, a plan for the development and continuation of a system of city parks, ~~pleasure grounds~~ greenways, swimming pools, and other recreational facilities.

(3) Gifts. May solicit, on behalf of the City of Ames, gifts of money or property for parks and recreation purposes.

(4) ~~Rates~~ Fees and charges. Whenever, and only so long as there are no revenue bonds or pledge orders outstanding which are payable therefrom, the commission shall have the power and authority to establish fees,~~rates~~ and charges for the use of a city park, pleasure ground, swimming pool, or other recreational facility, or for participation in a recreational program or activity. However, the city council shall at all times retain and have power and authority to establish, impose, adjust and provide for the collection of ~~rates~~ fees and charges when such action is necessary to produce gross revenues at least sufficient to pay the expenses of operation and maintenance of a certain park, ~~pleasure ground~~ greenway, swimming pool, or other recreational facility, or to pay the principal and interest of any revenue bonds and pledge orders as they come due.

(5) Joint projects. Subject to the approval of the city council, the commission may take action jointly with other public or private agencies as provided in Chapter 28E, Code of Iowa,~~1977~~.

(6) Contracts. The commission shall have power to authorize and execute on behalf of the City of Ames, without action of the city council, contracts with public or private entities for services ~~relative~~ related to recreational programs and activities. Such contracts shall be evidenced by a written document approved as to form by the city attorney ~~and certified consistent with the current budget by the director of finance~~.

(7) Leasing to organizations. The commission shall have authority to lease, under reasonable rules and requirements, a particular park or portion thereof, as follows:

(a) For a period not in excess of ten (10) days to charitable, fraternal, and patriotic organizations, for the purpose of permitting such organizations to conduct celebrations, anniversaries, and entertainments.

(b) For a period not to exceed six (6) months, for activities as the commission shall deem proper, ~~for the purpose of permitting the playing of amateur or professional baseball or other athletic games~~.

#### **Sec. 19.8. DAMAGING PLANTS, PROPERTY IN PARKS AND RECREATIONAL FACILITIES.**

(1) It is unlawful for any person to willfully cut, rake, damage, destroy or interfere with any trees, shrubs, flowers, bush or other planting, or building, structure or ~~other facility~~ amenity in any public park or recreational facility. ~~Interfering with park structures or facilities is specifically defined to include persons being on top of park shelters; placing picnic tables in water, using them as sleds, or placing them on top of shelters; and jumping or diving off pedestrian bridges.~~

(2) Foraging edible plants, fruits and nuts is allowed within the park system.

(3) Utilizing any structure, equipment, or facility for any purpose or in any manner other than for its intended use is prohibited.



**Sec. 19.10. ~~FIREARMS WEAPONS PROHIBITED; EXCEPTIONS.~~**

~~Except for police officers, while in the performance of duty, and as otherwise specifically authorized by the commission, it~~ It is unlawful for any person to carry or have in their possession or under their control in any public park, ~~pleasure ground~~ greenway or recreational facility and/or space of the city any firearm of any kind whatsoever, BB gun, pellet gun, bow and arrow, sling shot, or any other device for shooting or throwing a projectile of any kind.

**Sec. 19.11. PARK HOURS.**

All city parks are open to the public from 6:00 a.m. to 10:30 p.m. Only Parks & Recreation department employees or emergency personnel, including fire, police and utility workers, are authorized to be in the parks between the hours of 10:30 p.m. until 6:00 a.m., unless advance ~~written permission~~ approval has been obtained from the Parks and Recreation Commission.

\* \* \*

**Sec. 19.13. DOGS AT HOMEWOOD GOLF COURSE.**

No person shall walk a dog or dogs or in any way bring a dog onto the Homewood Golf Course while the course is open to play. The Course shall be deemed open to play when the flag poles are in the cups on the greens. This section shall not prohibit ~~a blind person~~ officially documented service animals from coming onto Homewood Golf Course ~~with the aid of the blind persons's seeing-eye dog.~~

\* \* \*

**Sec. 19.15. ~~Reserved.~~ SWIMMING PROHIBITED.**

No person shall swim in any body of water on City owned property.

\* \* \*

**Sec. 19.18. BAIT DUMPING PROHIBITED.**

No person shall dump live fish bait into the water of ~~the~~ any lake, pond, river, or stream on City owned property ~~at Ada Hayden Heritage Park.~~

**Sec. 19.19. BOAT MOTORS.**

Use of any boat motor, other than an electric motor, is prohibited at Ada Hayden Heritage Park. No person shall have any boat motor fueled by gasoline on the premises of that park. Exception for emergency watercraft as approved in advance by the Parks and Recreation Commission.

**Sec. 19.20. FISHING FROM THE BRIDGES PROHIBITED.**

No person shall engage in fishing from ~~the~~ any bridge within the park system ~~at Ada Hayden Heritage Park.~~

\* \* \*

Section Two. Violation of the provisions of this ordinance shall constitute a municipal infraction punishable as set out by law.

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



Item No. 29  
**MEMO**

**To:** Mayor & City Council  
**From:** Benjamin Campbell, Planner  
**Date:** December 16, 2025  
**Subject:** Zoning Text Amendment

The ordinance regarding a Zoning Text Amendment for Landscaping Mulch within required Landscape Area is attached for the City Council's review and consideration for second reading.

**ATTACHMENT(S):**

[Ordinance-ZTA\\_\\_S-SMD\\_\\_Design\\_Standards.pdf](#)

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

AN ORDINANCE TO AMEND THE MUNICIPAL CODE OF THE CITY OF AMES, IOWA, BY AMENDING SECTION 29.402(4), AND TABLE 29.1003(3) FOR THE PURPOSE OF AMENDING SETBACKS AND DEVELOPMENT STANDARDS FOR THE SOUTH LINCOLN SUB AREA MIXED-USE (“S-SMD”) DISTRICT, REPEALING ANY AND ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT TO THE EXTENT OF SUCH CONFLICT; AND ESTABLISHING AN EFFECTIVE DATE.

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

Section One. The Municipal Code of the City of Ames, Iowa shall be and the same is hereby amended by amending Section 29.402(4) and Table 29.1003(3) as follows:

**“Sec. 29.402. SETBACKS.**

\* \* \*

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

\* \* \*

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

\* \* \*

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

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

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

Development Standards	S-SMD Zone
***	
<p>Width (<u>Excepting Single- and Two-Family Dwellings</u>)</p>	<p>Width of a primary façade shall be no greater than 40 ft. Width of the secondary façade(s) closest to the street shall be no greater than 40 ft. Recessed façades must be set back at least 8 feet from the primary or secondary façade. A second primary façade or secondary façade is permitted but must be separated from other primary or secondary façades along that building face by a recessed facade of at least 24 ft. in length.</p>
<p>Width for Single- and Two-Family Dwellings</p>	<p><u>Width of a primary façade shall be no greater than 48 ft. Width of a secondary façade(s) closest to the street shall be no greater than 48 ft. Recessed facades must be set back at least 4 feet from the primary or secondary façade. A second primary façade or secondary façade is permitted but must be separated from other primary or secondary facades along that building face by a recessed façade of at least 24 ft. in length.</u></p>
***	
<p>Roofs (<u>Excepting Single- and Two-Family Dwellings</u>)</p>	<p>All buildings shall have gable roofs, with a minimum roof pitch of 6:12 rise to run.</p> <p>All buildings shall have roofs with at least one or more gable end sections, or at least two or more dormers, facing a street.</p>



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

Section Two. All ordinances, or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict, if any.

Section Three. This ordinance shall be in full force and effect from and after its passage and publication as required by law.

Passed this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_

John A. Haila, Mayor

First Reading:

Second Reading:

Third Reading:

Passed on:

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

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



Item No. 30  
**MEMO**

**To:** Mayor & City Council  
**From:** Amelia Schoeneman, Planner  
**Date:** December 16, 2025  
**Subject:** Zoning Text Amendment

The ordinance regarding rezoning (with Master Plan) from Intensive Industrial to General Industrial for 23959 580th Avenue is attached for the City Council's review and consideration for second reading.

**ATTACHMENT(S):**  
[23959 580th Ave - Rezoning.docx](#)

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

**AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF AMES, IOWA, AS PROVIDED FOR IN SECTION 29.301 OF THE *MUNICIPAL CODE* OF THE CITY OF AMES, IOWA, BY CHANGING THE BOUNDARIES OF THE DISTRICTS ESTABLISHED AND SHOWN ON SAID MAP AS PROVIDED IN SECTION 29.1507 OF THE *MUNICIPAL CODE* OF THE CITY OF AMES, IOWA; REPEALING ALL ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT HEREWITH AND ESTABLISHING AN EFFECTIVE DATE**

**BE IT HEREBY ORDAINED** by the City Council of the City of Ames, Iowa;

Section 1: The Official Zoning Map of the City of Ames, Iowa, as provided for in Section 29.301 of the *Municipal Code* of the City of Ames, Iowa, is amended by changing the boundaries of the districts established and shown on said Map in the manner authorized by Section 29.1507 of the *Municipal Code* of the City of Ames, Iowa, as follows: That the real estate, generally located at 23959 580<sup>th</sup> Avenue is rezoned from Intensive Industrial (II) to General Industrial (GI) with a Master Plan.

**Real Estate Description:**

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 N 0°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 N 90°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 S 40°30' W along the Northerly right of way of U.S. Highway #30 One Hundred Fifty-four and Three Tenths (154.3) Feet; thence S 89°50' W along the Northerly right of way of U.S. Highway #30 Three Hundred Nine Feet and Eight Tenths (309.8) Feet; thence N 0°00' W Sixty-six (66) Feet; thence N 89°50' E, Two Hundred Forty-nine and Six Tenths (249.6) Feet to the point of curvature of a Sixty-seven (67) Foot radius curve; thence Northeasterly along said Sixty-seven (67) Foot radius curve, concave Northwesternly, Sixty-six and One Tenth (66.1) Feet; thence N 33°19' E, Eighty and One Tenth (80.1) Feet to the point of curvature of a Seventy-nine and Thirty-three Hundredths (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 S 0°00' E along said West right-of-way line, Seventy-two and One Tenth (72.1) Feet to the point of beginning

AND

All of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) 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 Northeast Corner of the South Half (S 1/2) of the Southeast Quarter (SE 1/4) of said Section Eight (8); thence West Four Hundred Fifty (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 Section Eight (8); thence North along said East line of said Section Eight (8) to the point of beginning, frontage except road

Section 2: All other ordinances and parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

Section 3: This ordinance is in full force and effect from and after its adoption and publication as provided by law.

ADOPTED THIS \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

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

\_\_\_\_\_  
John A Haila, Mayor

ITEM #:	<u>31</u>
DATE:	<u>12-16-25</u>
DEPT:	<u>PW</u>

### **COUNCIL ACTION FORM**

**SUBJECT:    ROOSEVELT AVENUE PARKING PROHIBITIONS FROM 13TH STREET TO  
16TH STREET**

**BACKGROUND:**

At its November 18, 2025 meeting, City Council directed staff to draft an ordinance prohibiting parking along the east side of Roosevelt Avenue from 13th Street to 16th Street. The proposed ordinance has been drafted and is attached.

**To reduce the issues of the current parking configuration during winter weather events, staff is requesting that the City Council adopt the ordinance on first reading and suspend the rules to complete all three readings at one meeting. Public feedback received through this process indicated that adjacent residents would like the new ordinance implemented as soon as possible.**

**ALTERNATIVES:**

1. Approve first reading of an ordinance amending Chapter 18 of the *Municipal Code* to modify parking prohibitions along Roosevelt Avenue from 13th Street to 16th Street.
  - a. Motion to suspend the rules and allow for second and third reading and adoption of ORDINANCE NO. 4578
2. Do not approve the proposed changes and maintain parking along both sides of Roosevelt Avenue in this area.

**CITY MANAGER'S RECOMMENDED ACTION:**

**Prohibiting parking along the east side of Roosevelt Avenue from 13th Street to 16th Street will improve safety and vehicle operations for roadway users. The majority of residents surveyed were in favor of this prohibition, and indicated a preference to implementing the new ordinance as soon as possible.** Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative 1, as described above.

**ATTACHMENT(S):**

[CAS - Item No. 32 - Roosevelt Ave Parking.pdf](#)  
[FINAL Draft Ordinance Roosevelt Avenue Parking.PDF](#)



City of Ames  
**COUNCIL ACTION SUMMARY**  
November 18, 2025

**AGENDA ITEM:** Item No. 32

**SUBJECT:** Roosevelt Avenue Parking Ordinance Update

**ACTION TAKEN:** Moved to direct staff to prepare the ordinance

**MOTION BY:** Beatty-Hansen

**SECOND BY:** Junck

**VOTING AYE:** Beatty-Hansen, Betcher, Gartin, Junck, Rollins

**VOTING NAY:** None

**ABSENT:** Corrieri

**SENT FROM:** Carly M. Watson, Deputy City Clerk

**SENT TO:** Mark O. Lambert, City Attorney  
Justin Clausen, Director of Public Works

### COUNCIL ACTION FORM

**SUBJECT:** ROOSEVELT AVENUE PARKING ORDINANCE UPDATE

**BACKGROUND:**

In November 2024, following reconstruction of Roosevelt Avenue between 13th and 16th Street, City Council considered concerns from residents regarding the pavement improvements and on-street parking configuration. **The project design reduced the roadway width from 31 feet to 27 feet to align with SUDAS specifications for local streets and surrounding neighborhood standards. The previous 31-foot width had been designed to accommodate a former CyRide transit route, which has since been discontinued.**

**The new 27-foot width meets the 2018 International Fire Code (IFC) for minimum clear width with parking on one side of the street, but it does not safely support parking on both sides.** The previous 31-foot width did not meet the IFC standard for safely supporting parking on both sides. Moreover, the roadway would have needed to be widened to the SUDAS standard width of 37 feet in order to meet IFC standards for two-sided parking.

During and following construction, residents expressed concerns about reduced roadway width, impacts to on-street parking, and communication of changes. On November 26, 2024, City Council directed staff to retain two-sided parking along this section of Roosevelt Avenue and conduct a survey to gauge public sentiment regarding parking restrictions. **Staff is now returning to the City Council with survey results and seeking direction regarding parking regulations along Roosevelt Avenue.**

Throughout 2025, several complaints were received regarding the two-sided parking configuration. A survey distributed in September / October 2025 received 32 responses, of which approximately 97% were from residents living along Roosevelt Avenue between 13th and 16th Streets. Results showed:

- **Over 40% of respondents park daily on the street. 32% park at least occasionally.**
- **59.4% of respondents indicated that they approve or strongly approve of prohibiting parking on one side of Roosevelt Avenue.**
- **31.3% of respondents indicated that they oppose or strongly oppose prohibiting parking on one side of Roosevelt Avenue.**

Residents' comments cited improved safety, visibility, and vehicle passage as key benefits of one-sided parking, particularly during winter months and near driveways. Concerns remained about convenience and parking availability for multi-vehicle households.

Fire hydrants are located on the east side of Roosevelt Avenue. When feasible, staff typically recommends prohibiting parking on the same side as fire hydrants to maintain clear emergency access and improve visibility for approaching vehicles. In the neighborhood survey, preferences for which side of the street should prohibit parking were closely divided, with **40.6% favoring prohibition on the east side**, 37.5% favoring prohibition on the west side, and 21.9% having no preference.

**Based upon the survey information and the desire to align parking regulations with the street design standards, Staff is recommending prohibiting parking along the east side of Roosevelt Avenue from 13th to 16th Street. The residents on the street were sent mailed notices in late October indicating that the City Council would consider this item on November 18.**

**ALTERNATIVES:**

1. Direct the City Attorney to draft an ordinance prohibiting parking along the east side of Roosevelt Avenue from 13th Street to 16th Street.
2. Maintain parking on both sides of Roosevelt Avenue from 13th Street to 16th Street.

**CITY MANAGER'S RECOMMENDED ACTION:**

**Prohibiting parking on the east side of Roosevelt Avenue will provide safe operations for emergency vehicles and winter maintenance equipment. One-sided parking will also be consistent with other roadways in the area.** Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, as noted above.

**ATTACHMENT(S):**

[Final Results- Roosevelt Avenue Parking Changes Survey.pdf](#)



# Roosevelt Avenue Parking Changes Survey

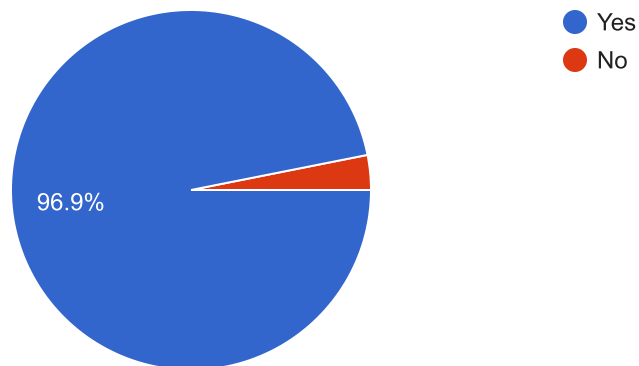
32 responses

[Publish analytics](#)

Are you a resident of Roosevelt Avenue between 13th St and 16th St?

[Copy](#)

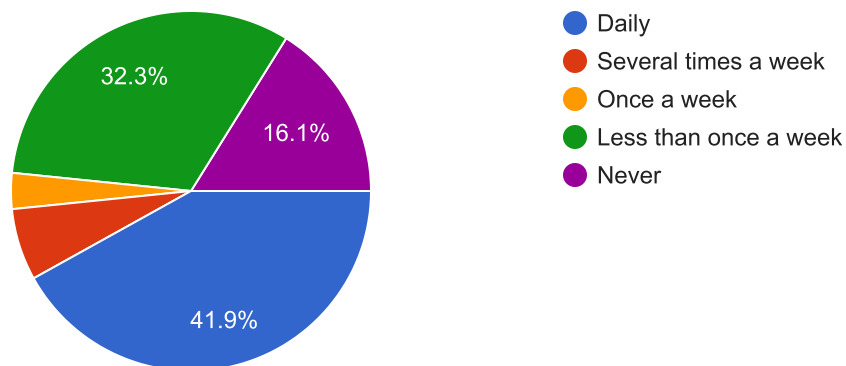
32 responses



How frequently do you currently use on-street parking on Roosevelt Avenue between 13th St and 16th St?

[Copy](#)

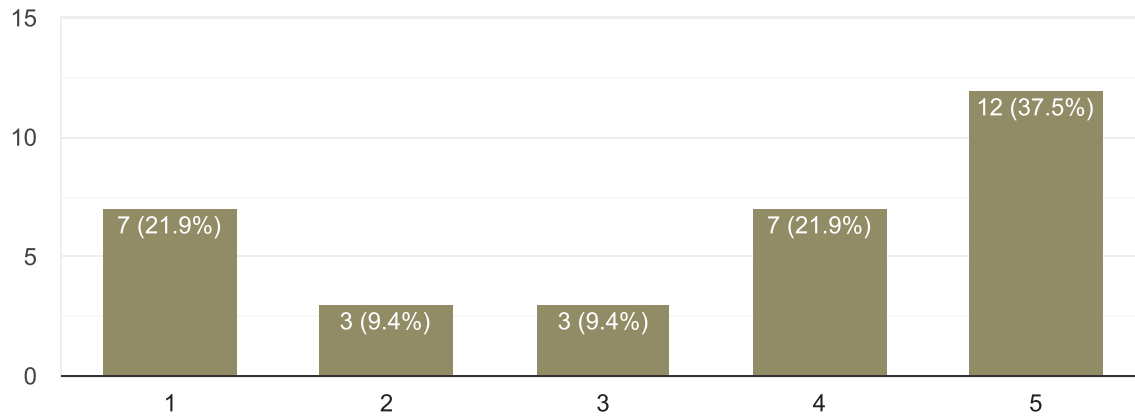
31 responses



The proposed change is to limit on-street parking to only one side of Roosevelt Avenue. What is your initial reaction to this proposal?

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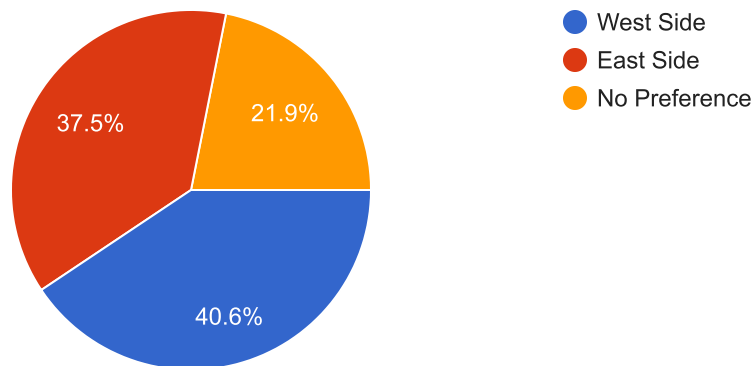
32 responses



If on-street parking were limited to a single side, which side would you prefer?

 Copy

32 responses





Please provide any additional comments or concerns regarding the proposed parking changes.

26 responses

While I don't love how crowded it is with parking on both sides I worry there won't be many spots for guests to park on the street if it's limited to one side. It would have been better to not narrow the road last year, especially without properly informing residents of the change prior to construction beginning.

On south end, North of 13th, extended yellow no. parking on the west side. Maybe one side parking would address though

Who's the genius that thought of narrowing the street?

The rental units should be inspected for amount of residents.ome single rental have 3-4 cars with college students.

Having parking on both sides helps to slow the flow of traffic. Some people already drive too fast down the street. If the congestion is too great at the corner of Roosevelt and 13th perhaps just block off more of that section. The rest of the street is not an issue.

- 1) There are a lot of people who park on the street, if everyone is forced to park on one side there wouldn't be room for everyone
- 2) our driveways are extremely narrow, and in numerous car households it's more cumbersome to play musical cars than to just park on the street
- 3) there are already yellow blocked off sections that you can't park at, so it'll only get worse with where you can park

I really don't think there is room for all the cars on our street to park on one side. Also, the street is narrower after it was reconstructed, and I think the biggest issue is on the south end where cars park on both sides close to the stop sign. If there could be a restriction on parking on both sides just on that end of the street, I think that would help. But I don't think the street should have one-sided parking on the whole street.

Additional comments sent to Dean Sayre from 1311 Roosevelt

Parking on both sides of the streets is convenient for residents. Drivers are marginally inconvenienced, but it's a residential street. Slowing down and yielding occasionally is not the end of the world

Please make this change asap. Thank you!

Whichever side has the least driveways would be something that might work the best.



Please change Roosevelt north of 13th to one side parking. The trek between 13th and 16th is treacherous at times, and two-side parking often makes the turn north off of 13th difficult if another car is approaching or even stopped at that stop sign. It's doubly fraught if that vehicle is one of the half dozen different garbage trucks we must endure. Roosevelt gets much more traffic daily than, say, Curtiss which has one side parking

Cars are allowed to park too close to 13th Street at the south end of the street

Snowplows need more room to work.

When will residents get firm proposals for changes based on feedback?

There may not be enough room on one side for all cars. The biggest issue is the properties directly adjacent to 13th & 16th St. The vehicles in front of those houses make it impossible to yield properly when turning off of 13th or 16th St.

If the proposed change is to switch the entire 3-block stretch of Roosevelt Ave from 13th to 16th St to single-side parking, I am not in favor. As I discussed when the resurfacing project turned out to be a surprise narrowing of that stretch of Roosevelt Ave, this has an adverse effect on the residents being able to easily park near their residence. It would cut the available parking in half, and necessitate way more turning around in driveway aprons to face the correct direction (safety concern).

Clearly, on the section of Roosevelt Ave closest to 13th St, there are mostly rental duplexes, and the street parking is most congested in that immediate area when entering Roosevelt Ave north of 13th St. There must be inadequate onsite parking for those rentals, and tenants are parking with little consideration of traffic flow. This issue is NOT happening on the section of Roosevelt Ave closer to 16th St. And north of 16th St, Roosevelt Ave is both-side parking without issues.

If some parking regulations are to change, my input is to have new regulations apply only to first part of the block immediately off of 13th St. I haven't noticed any regular traffic flow issues on the northern half of the 3-block stretch.

I would like to add that this was an anticipatable challenge that is only now a problem due to the narrowing of the street following the resurfacing, and will likely cause a lot of inconvenience for those renters in the duplexes.

There is not enough space for all vehicles to only park on one side of the street. It is fine the way it is.

I am very frustrated the city did not address this before making plans to make the street narrower. It should have been discussed at the original construction meetings. Several residents, including myself, brought it up as a concern as construction was happening and we became aware. Making streets uniform should not have been a priority over safety of people who live here, allowing it to stay wider to accommodate the abundance of street parkers on this long block, while still allowing adequate room for drivers or emergency vehicles, as well as bikers. At a minimum, we should have been notified in advance with opportunity for dialogue -



there was no respect given to residents for something that affects us every day.

I do think single side parking will help decrease some of the safety concerns while driving. It is going to be a problem if residents have invited people over, as there will be limited space for them to park, and we don't have the luxury of a cross streets at regular intervals to increase parking spaces. Many of us only have single car width drives since it's an older neighborhood.

I also feel that parking should not be allowed so close to the intersection with 13th street particularly - this is the section that concerns me the most. This intersection is now very unsafe with the narrow roadway and parking on both sides. It is very common for there to be cars turning onto 13th at the same time as cars turning onto Roosevelt from 13th. I do not think this will improve with just single side parking. I would propose that parking at the end of the block should begin north of the first duplexes.

The street should not have been narrowed when the roadwork was done. Due to the amount of vehicles that park on the street, being able to park on both sides is convenient.

Please consider eliminating parking on both sides of the street at the 13th street intersection, south of driveways on either side.

There is too many people that use street parking for it to be on one side and if it is on one side there will be random cars and lots of them parked in front of peoples houses that aren't there's

Making the street smaller when it was typically used for CyRide detours was not a good idea.

This is overdue since the narrowing of the street

With the current situation of parking in each side it can be narrow and I'm concerned emergency vehicles won't be able to get through.

I agree with only allowing parking on one side. Most days it's safe enough to drive down the street with cars parked on both sides, but it gets complicated when a car going the opposite direction tries to pass you and there are cars parked on both sides of the street. Also, there are several residents with larger trucks/vans so it would be safer to pass them on the street if there was only parking on one side. Not to mention some people use the street as a short cut to avoid Grand Ave, so we do get people that try to drive quickly through the street.

ASAP

It was an absolutely dumb idea from the city to make the street narrower. Everything was working fine and people were happy. There are many cars park on the street on both sides, if it was limited to one side it will absolutely makes it worst for residents.

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

AN ORDINANCE TO AMEND THE MUNICIPAL CODE OF THE CITY OF AMES, IOWA, BY AMENDING SECTION 18.31(205) THEREOF, FOR THE PURPOSE OF ESTABLISHING PROHIBITED PARKING REGULATIONS ON ROOSEVELT AVENUE; 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 amending Section 18.31(205) as follows:

DIVISION III  
PARKING PROHIBITED AT CERTAIN LOCATIONS

**Sec. 18.31. REGULATIONS FOR SPECIFIC STREETS OR LOCATIONS.**

\* \* \*

(205) **ROOSEVELT AVENUE.** Parking is prohibited at all times on the west side from Ninth Street to Thirteenth Street and the east side from Thirteenth Street to Sixteenth Street.

\* \* \*

Section Two. Violation of the provisions of this ordinance shall constitute a municipal infraction punishable as set out by law.

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



Item No. 32  
**MEMO**

**To:** Mayor & City Council  
**From:** Benjamin Campbell, Planner  
**Date:** December 16, 2025  
**Subject:** Zoning Text Amendment

The ordinance regarding a Zoning Text Amendment for the South Lincoln Sub Area Mixed Use District (S-SMD) Single Family Design Standards is attached for the City Council's review and consideration for third reading and adoption.

**ATTACHMENT(S):**

[Ordinance-ZTA\\_\\_S-SMD\\_\\_Design\\_Standards.pdf](#)

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

AN ORDINANCE TO AMEND THE MUNICIPAL CODE OF THE CITY OF AMES, IOWA, BY AMENDING SECTION 29.402(4), AND TABLE 29.1003(3) FOR THE PURPOSE OF AMENDING SETBACKS AND DEVELOPMENT STANDARDS FOR THE SOUTH LINCOLN SUB AREA MIXED-USE (“S-SMD”) DISTRICT, REPEALING ANY AND ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT TO THE EXTENT OF SUCH CONFLICT; AND ESTABLISHING AN EFFECTIVE DATE.

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

Section One. The Municipal Code of the City of Ames, Iowa shall be and the same is hereby amended by amending Section 29.402(4) and Table 29.1003(3) as follows:

**“Sec. 29.402. SETBACKS.**

\* \* \*

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

\* \* \*

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

\* \* \*

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

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

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

Development Standards	S-SMD Zone
***	
<p>Width (<u>Excepting Single- and Two-Family Dwellings</u>)</p>	<p>Width of a primary façade shall be no greater than 40 ft. Width of the secondary façade(s) closest to the street shall be no greater than 40 ft. Recessed façades must be set back at least 8 feet from the primary or secondary façade. A second primary façade or secondary façade is permitted but must be separated from other primary or secondary façades along that building face by a recessed facade of at least 24 ft. in length.</p>
<p>Width for Single- and Two-Family Dwellings</p>	<p><u>Width of a primary façade shall be no greater than 48 ft. Width of a secondary façade(s) closest to the street shall be no greater than 48 ft. Recessed facades must be set back at least 4 feet from the primary or secondary façade. A second primary façade or secondary façade is permitted but must be separated from other primary or secondary facades along that building face by a recessed façade of at least 24 ft. in length.</u></p>
***	
<p>Roofs (<u>Excepting Single- and Two-Family Dwellings</u>)</p>	<p>All buildings shall have gable roofs, with a minimum roof pitch of 6:12 rise to run.</p> <p>All buildings shall have roofs with at least one or more gable end sections, or at least two or more dormers, facing a street.</p>



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

Section Two. All ordinances, or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict, if any.

Section Three. This ordinance shall be in full force and effect from and after its passage and publication as required by law.

Passed this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_

John A. Haila, Mayor

First Reading:

Second Reading:

Third Reading:

Passed on:

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

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



Item No. 33  
**MEMO**

**To:** Mayor & City Council  
**From:** Corey Goodenow, Finance Director  
**Date:** December 16, 2025  
**Subject:** Budget Guidelines

At the onset of each fiscal year's budget preparation cycle, the City Manager and Finance staff engage the City Council in a comprehensive budget overview. Please see the attached documents that describe the FY 2026/27 Budget Issues.

**ATTACHMENT(S):**

[FY 2026-27 Budget Issues Document](#)

[Attachment A - FY 2026-27 ASSET Requests](#)

[Attachment B - FY 2026-27 Outside Funding Applications](#)

[Attachment C - FY 2026-27 Town Budget Meeting Minutes](#)



# FISCAL YEAR 2026/27 CITY COUNCIL BUDGET ISSUES

At the onset of each fiscal year's budget preparation cycle, the City Manager and Finance staff engage the City Council in a comprehensive budget overview. This presentation serves four primary objectives:

1. Offering a comprehensive perspective of the forthcoming year's budget, including incorporating factors likely to influence the Council's budgetary decisions later in the cycle.
2. Sharing input and requests concerning the budget received from local citizens and organizations.
3. Soliciting Council guidance on specific budget components, such as overall funding allocations for human services and the arts.
4. Receiving any broad funding or service level directives the Council wishes to integrate into the budget.

## OVERALL ECONOMIC CONDITION OF THE CITY

As of August 2025, the Ames MSA's unemployment rate was approximately 3.2 percent (not seasonally adjusted), reflecting a relatively low level of joblessness compared to many regions. This performance underscores the area's labor market resilience, supported by stable employment in education, research, public services, and professional services anchored by Iowa State University (ISU), along with other private sector employers.

Per capita personal income in the Ames MSA has shown consistent growth in recent years, increasing from \$49,396 in 2021 to \$54,141 in 2022 and \$55,770 in 2023. This upward trend is indicative of a growing concentration of higher skilled, higher paying positions, particularly in education, research, technology, and professional services.

While current GDP data for the Ames MSA is not always directly available, related economic indicators point to continued growth and diversification. A broad employment base anchored by a major public university and complemented by private services, manufacturing, and trade supports rising income levels and improving productivity.

Overall, these indicators suggest that the Ames MSA remains economically stable, with low unemployment, rising personal income, and a diversified economic structure that continues to transition toward a knowledge and service-oriented economy.

## CHANGES TO THE IOWA PROPERTY TAX SYSTEM

The 2024 and 2025 legislative sessions continued the sweeping property tax reforms adopted in 2023, permanently reshaping Iowa's municipal property tax framework. Taken together, these changes significantly limit revenue growth for cities through levy restrictions, expanded exemptions, and the elimination of state backfill payments. While these reforms were directed at property tax relief for taxpayers, the cumulative effect has placed additional strain on City budgets, particularly for communities experiencing continued valuation growth.

Beginning in FY 2024/25, the Iowa Legislature replaced the traditional General Fund levy structure with the Combined General Fund Levy (CGFL). Cities are required to utilize this single levy through FY 2027/28, with a permanent statewide cap of \$8.10 per \$1,000 of taxable valuation taking effect in FY 2028/29. Unlike the prior system, which allowed greater flexibility, the CGFL includes an automatic reduction mechanism based on annual growth in a city's non-TIF taxable property valuations. When growth exceeds certain thresholds, a city's CGFL is reduced in the following fiscal year as shown below:

- Annual non-TIF taxable value growth of less than 2.75 percent does not reduce the CGFL
- Growth between 2.75 and 3.99 percent reduces CGFL revenue by approximately 1 percent
- Growth between 4.00 and 5.99 percent reduces CGFL revenue by approximately 2 percent
- Growth of 6.00 percent or more reduces CGFL revenue by approximately 3 percent

Under the revised structure, cities may not increase their CGFL above the highest rate previously established during the statutory period, even in years where valuation growth falls below the reduction thresholds. Legislative analysis indicates that nearly all Iowa cities exceeded the statutory growth threshold at least once during the past six years, making future CGFL reductions likely for most communities. As a result, the CGFL functions as both a cap and a ratcheting mechanism that permanently compresses levy authority as valuations increase.

Iowa continues to operate under the property tax rollback system that limits the taxable growth of valuations across property classes. Residential and agricultural properties remain "coupled" and capped at three percent annual growth or less, while commercial, industrial, and railroad properties remain permanently rolled back to 90 percent of assessed value. In addition, the first \$150,000 of taxable value on commercial,

industrial, and railroad properties is subject to the residential rollback rate rather than the 90 percent level. **For FY 2026/27, the residential rollback rate declined from 47.4316% to 44.5345%, further reducing the portion of residential value subject to taxation.**

The State's historical reimbursement program, known as backfill, was originally created to partially compensate local governments for commercial and industrial valuation rollbacks. While fully funded through FY 2021/22, legislation adopted in 2021 established an eight-year or five-year phase-out depending on each city's valuation growth. Cities with growth above the statewide average were placed on a five-year phase-out schedule, while slower-growth communities received an eight-year transition period. The City of Ames experienced valuation growth of 37.0597% during the qualifying period, placing it in the five-year category. FY 2025/26 represents the final year of backfill funding for the City, with a loss of \$195,316 compared to the prior year. FY 2026/27 marks the complete elimination of state reimbursement for commercial and industrial rollbacks and a permanent structural reduction to the property tax supported funds.

The 2023 property tax reforms also expanded exemption programs, further reducing taxable valuations without state reimbursement. A new Homestead Exemption for property owners aged 65 and older was introduced at \$3,250 in FY 2024/25 and increased to \$6,500 beginning in FY 2025/26. The number of participating households from FY 2025/26 to FY 2026/27 rose from 2,669 to 2,737, and total exempt valuation increased from \$17.3 million to \$17.7 million. This results in lost revenue in the amount of approximately \$180,000 annually. The legislation also expanded the Military Service Exemption and eliminated the State's contribution toward that program beginning in FY 2024/25. The exemption now stands at \$4,000 per qualified property, with 944 applications received for FY 2026/27. This change is estimated to reduce assessed value by \$3.8 million, resulting in lost revenue of approximately \$40,000 annually.

Beyond changes to taxation authority and valuation, the Legislature also restructured the local budgeting process to increase transparency and state oversight. Cities must now submit a Proposed Tax Rate form to the Iowa Department of Management by March 5, and county auditors are required to mail property tax impact statements by March 20. Public hearings on property tax rates must be conducted as standalone meetings, and final budgets must be filed with the State by April 30. These procedural changes have extended the budget cycle and increased administrative requirements for local governments.

Taken together, the combined effect of levy compression, reduced taxable values, expanded exemptions, and the elimination of state reimbursement has fundamentally changed the City's revenue structure. While valuation growth continues in Ames, the



City's ability to convert that growth into funding for essential services and capital projects is now significantly limited under state law. The loss of backfill revenue and the limitations imposed by the CGFL represent a permanent shift in municipal finance that will continue to influence City budgets for the foreseeable future.

## GENERAL FUND

The General Fund ended FY 2024/25 with an approximately \$14.4 million balance. This created an ending balance roughly \$3.5 million higher than what was anticipated when the FY 2024/25 budget was originally adopted.

Overall, FY 2024/25 revenues were roughly \$600,000 higher than budgeted. The largest revenue impact was increased interest earnings (\$111,006) and the unrealized gain on investments (\$965,875). Local Option Sales Tax revenue, however, was \$336,913 lower than the final adjusted budget. FY 2024/25 expenses were roughly \$2.9 million lower than the FY 2024/25 adjusted budget. However, approximately \$2.5 million of the expense savings were related to capital and departmental projects carried over to FY 2025/26. The most significant operating expense reduction was a result of vacant positions in Law Enforcement.

As previously mentioned, the savings from FY 2024/25 primarily stem from capital projects and departmental initiatives that were deferred to FY 2025/26. Of the additional General Fund balance, approximately \$2.5 million has been allocated to unfinished FY 2024/25 projects that have been carried over to the FY 2025/26 budget. These projects include funding for the Fire Station improvements and equipment (\$211,430), bike trail signage (\$100,000), the Park Maintenance Facility (\$459,138), the Auditorium HVAC system (\$157,723), the Ontario Park conceptual plan (\$100,000), City Hall improvements (\$342,955), artwork for Schainker Plaza (\$150,000), a community-wide engagement plan (\$100,000), as well as other initiatives.

**After considering carryovers, staff has projected a net available balance of approximately \$1 million at the conclusion of FY 2024/25. However, staff also anticipate additional savings from salaries from open positions in the FY 2025/26 adjusted budget will provide supplementary funding for one-time expenses.**

The Council has the option to leverage the additional balance from FY 2024/25 and FY 2025/26 to subsidize operating costs, thus resulting in a reduction in property tax rates in FY 2026/27. However, it is important to note that this strategy may lead to a greater increase in the following year, as the one-time balance would need to be replaced with a more permanent revenue source. **Therefore, after careful consideration, the staff recommend utilizing the one-time available balance created by savings in FY 2024/25 as well as projected savings from FY 2025/26 for one-time expenses.** This approach will help ensure that the budget remains stable and that there is no undue

burden on taxpayers in the long term. During the budget review, the City Manager will present a list of potential projects that can be funded using the available balance.

Additionally, the remaining fund balance that exceeds the Council-approved minimum balance (25% of revenues less pass-throughs) will help provide a contingency for unexpected expenses or revenue reductions, including additional modifications to the state's property tax system.

### ALTERNATIVE RESPONSE FOR COMMUNITY HEALTH (ARCH)

In FY 2025/26, the City contributed \$132,000 towards 60 hours of service per week from ARCH. Another up to \$10,000 amount was approved to help cover needs for individuals or families encountered who are currently unsheltered.

For FY 2026/27, ARCH has agreed to a City contribution of \$130,000 for the 60 hours of service. Similar to FY 2025/26, the City's contribution will share in the cost for personnel (48% to the City and 52% to MGMC). Any outreach funds may be added later should the Council desire.

MGMC staff indicate they will continue to proactively engage in outreach efforts to educate the public about their services when they are not out on calls for service by interacting with individuals who are unsheltered, and other clients at schools, homeless shelters, and at other public locations such as the Library and Bandshell Park.

ARCH will continue to explore future grant opportunities to reduce the partners' financial obligations.

### CYRIDE

CyRide continues to see steady increases in ridership, with nearly 5 million passenger trips last year and projections to exceed 5.1 million rides this year. Both student and community ridership are trending upward, demonstrating that residents view CyRide as a trusted and convenient transportation choice. CyRide consistently ranks among the top five transit systems in the nation for ridership per capita, outperforming systems serving much larger cities. Maintaining that performance remains a top organizational priority. Strong ridership also helps CyRide secure additional federal funding opportunities, reducing the need for increased local contributions.

Workforce stability continues to improve through focused hiring, retention, and training efforts to ensure reliable service, consistent operations, and positive customer experience. Technology upgrades are also planned to enhance real-time information, accessibility, and overall convenience for riders.

CyRide is actively planning for the future of its fleet and facilities. The recent \$14.6 million federal grant award will support expansion of the existing facility to address space constraints and improve operational efficiency. Continued investments in battery-electric buses and the expansion of our B100 pilot will further modernize the fleet and support community sustainability goals.

To preserve existing service levels, CyRide is requesting a 3.5% increase in local funding contributions from its three partners for FY 2026/27. For the City of Ames, this contribution will come from property tax revenues generated by the Transit Levy, totaling \$2,305,328.

## UTILITY RATES

### WATER AND WASTEWATER

City staff updates long-term utility rate planning annually to reflect operating cost trends, capital improvement requirements, and debt service obligations. In coordination with this process, staff evaluates the timing and structure of rate adjustments across utilities to moderate customer impacts while maintaining financial sustainability.

In FY 2025/26, the City implemented a revised rate strategy under which wastewater and water rates are adjusted annually rather than alternating between utilities. This approach was adopted in response to the City's 2024 loan agreement with the Iowa State Revolving Loan Fund Program to finance improvements to the Water Pollution Control Facility, with a not-to-exceed loan amount of approximately \$65 million. Annual increases for both utilities provide a more stable revenue stream and improve the City's ability to meet long-term operating and debt service requirements.

For FY 2026/27, staff recommends continuing the same annual rate adjustments that were adopted in the prior year: a **5.5% increase in wastewater rates** and a **3.5% increase in water rates**. Consistent with prior projections, the net impact to a **median residential customer is \$3.03 per month**.

Maintaining consistent annual increases improves rate predictability, reduces volatility in customer bills, and supports long-term financial planning by aligning revenues with the City's capital investment schedule. Staff continues to anticipate that these increases will remain in place for the remainder of the projection period, subject to annual review based on operating results, capital needs, and financial performance.

### ELECTRIC

City staff updates long-term electric rate planning annually based on operating trends, load growth, capital investment needs, and market conditions. As part of the City's 2024 electric rate study, the City's rate consultant evaluated the adequacy of the existing rate

structure to support future investment in generation resources, including renewable alternatives.

Beginning in FY 2025/26, the City implemented a revised rate strategy that included an annual **1.5% increase in electric rates** to provide stable funding for long-term infrastructure investments and avoid larger, single-year rate adjustments in future periods.

Therefore, for FY 2026/27, staff recommends continuing the adopted rate strategy with a **1.5% increase in electric rates**. Consistent with prior projections, the **net impact to a median residential customer resulting from the increase is \$1.22 per month**.

The City has entered into a formal agreement with an engineering firm to design and advance replacement of existing generation assets. At the same time, the City is working with a financial consultant to develop multi-year financial forecasts and evaluate the size, timing, financing structure, and rate impacts associated with this investment. Together, these efforts will inform long-term capital planning, rate sufficiency analysis, and debt affordability over the next decade.

In addition, the planned transition away from municipal solid waste combustion is expected to provide added operational and financial flexibility to support future investments, including replacement of Unit 7 and additional capacity needed to meet forecasted demand, as reflected in the City's five-year Capital Improvement Plan.

Given the magnitude and long-term nature of these projects, staff will continue working with City Council to refine project scope, implementation schedules, and funding strategies to ensure alignment with community priorities, system reliability objectives, and the City's adopted rate policies.

## RESOURCE RECOVERY

Effective July 1, 2024, the tipping fee increased from **\$62.50 to \$75.00 per ton** due to changes in the Electric Utility's natural gas contract that reduced the ability to consume refuse-derived fuel (RDF) at the Power Plant. As a result, more material has been diverted to landfill disposal, increasing system costs and reducing tipping revenue. This increase was necessary to stabilize operations and better align revenues with actual disposal and transportation costs. The **per-capita fee remains \$10.50** and has not changed since 2018.

As outlined in the R3C update materials, the transition to the **Resource Recovery and Recycling Campus** represents a long-term shift in operations and rate structure. The facility is planned to be operational in **July 2027** with Carroll County as the City's landfill partner.

Updated financial modeling continues to show a required long-term tipping fee of approximately **\$95.11 per ton** when the facility opens in FY 2027/28. To support design completion, equipment purchases, and construction costs, staff anticipates the need to increase the tipping fee to **\$85.00 per ton effective July 1, 2026**. This interim rate is intended to strengthen cash flow, reduce financing pressure, and manage near-term disposal costs during the transition period. There is no proposed increase to the per-capita fee at this time.

A city-wide curbside recycling program is also in development and is targeted to begin in **July 2026**. This program is intended to reduce landfill volume, moderate future tipping fee increases, and improve long-term system stability. Final monthly rates will be established once vendor pricing is obtained.

## STORMWATER

The City's stormwater utility operates under a four-tier rate structure based on impervious area, adopted in FY 2012/13. As of July 1, 2022, the rate is \$5.20 per Equivalent Residential Unit (ERU). Revenue from the stormwater fee is used to maintain and enhance the system, including storm sewer maintenance, flood mitigation, erosion control, and other infrastructure necessary for the effective management and discharge of stormwater.

**Staff continually evaluate the long-term needs of the stormwater system, including capital improvements, staffing, and equipment. While no rate increase is proposed for FY 2026/27, future adjustments may be necessary to support the City's Capital Improvement Plan. Any recommendation for a rate increase will be evaluated in the context of progress made on projects carried forward from prior budgets.**

## USER FEES

Recent changes to Iowa's property tax system have significantly limited the City's ability to rely on property taxes to fund some services, requiring a greater dependence on User Fees to maintain service levels and ensure financial stability. As property tax capacity is reduced, the City must increase and expand cost-based user fees across multiple areas, including building and development fees, parks and recreation programs, permit and inspection services, potential franchise fees, animal licensing fees (such as cat and dog registrations), and transaction-based charges such as credit-card processing fees.

This represents a fundamental change in the City's approach to financing services, shifting away from reliance on property taxes toward greater use of service-based fees to recover costs. While this approach improves alignment between fees and the services provided, it also places increased importance on careful policy decisions to ensure fees



remain reasonable, services remain accessible, and the City is able to sustain operations and capital investment within the constraints imposed by state tax limitations.

## PARKING/RAMPS

The Parking Operations Fund continues to face challenges in consistently generating sufficient operating revenue and, as a result, has not been able to contribute to the Parking Capital Reserve Fund to support future capital projects or major maintenance needs. While the fund is generally close to covering annual operating costs, it ended FY 2024/25 with an unreserved balance of \$91,317. Even modest annual operating shortfalls typically ranging from \$10,000 to \$20,000 will, over time, erode this balance and could ultimately result in a deficit position if left unaddressed.

Beginning in 2024, staff implemented enhanced collection procedures that restrict vehicle registration renewals for individuals with outstanding parking citations exceeding \$50. In addition, the City has partnered with the Iowa Department of Revenue and began participating in the State Setoff Program, which allows the City to recover unpaid obligations through intercepts of State payments including income tax refunds and gaming winnings. While collection initiatives typically yield the greatest results in the first year of implementation before leveling off, parking citations submitted through the State Setoff Program have not yet passed through a full tax filing season. As a result, staff anticipates improved collection performance moving forward, although the magnitude of the impact remains uncertain.

**Although staff recognizes that parking rates will need to be increased to maintain the long-term financial viability of the fund, it is recommended that any rate changes be considered in coordination with future City infrastructure decisions, including the potential construction of a downtown parking structure. Aligning rate adjustments with broader system investments will allow Council to evaluate funding needs holistically and ensure that parking revenues are appropriately positioned to support both current operations and future capital requirements.**

## HOTEL/MOTEL TAX FUND

Hotel/Motel tax revenues are collected in the General Fund and transferred to the Hotel/Motel Tax Fund. Of the 7 cents per dollar collected, 5 cents are passed through to Discover Ames, 1 cent replaces the Local Option Sales Tax that is not collected on hotel stays, and the remaining 1 cent is allocated to the Hotel/Motel Tax Fund for economic development opportunities.

From FY 2023/24 to FY 2024/25, collections increased from \$2,762,000 to \$3,027,969 or roughly 10%. This revenue increase is likely due to an increase in the number of events that drive room occupancy. **For FY 2026/27, staff is estimating a budgeted amount of \$3,210,000, which is a 6% increase over the FY 2024/25 actual revenue**

**(\$3,027,969) and a 2.9% increase over the FY 2025/26 (\$3,120,000) projected revenue. The City maintains a strong balance in the Hotel/Motel Tax fund, ending FY 2024/25 at \$1,846,000.**

**These historical increases should assist Discover Ames to provide financial support to the proposed conference center within the LINC project.**

## INTEREST RATE REVENUE

While higher interest rates increase the City's cost of borrowing, they also provide a meaningful revenue opportunity for funds with substantial cash balances. Staff projects interest earnings of approximately \$6.0 million in FY 2025/26 and \$6.7 million in FY 2026/27. Although market interest rates are expected to moderate, average fund balances continue to trend upward, partially offsetting the impact of rate declines. Estimated interest revenue was developed using a combination of year-to-date earnings, actual FY 2024/25 results, and an applied rate of 3.5 percent on projected average balances. This methodology reflects a conservative forecasting approach designed to limit reliance on volatility in short-term investment markets while maintaining consistency with historical performance.

## PENSION CONTRIBUTIONS

### MFPRSI

The formula for determining the contribution rate for MFPRSI is defined in the Code of Iowa Chapter 411. Presently, the employee rate is constant at 9.4%. The employer rate, on the other hand, is determined annually by the MFPRSI Board of Trustees following an actuarial assessment. Currently, the City's contribution rate is 22.68%. There will be a minor decrease to 21.859% in FY 2026/27. The change in contribution rate results in approximately \$95,000 in savings.

### IPERS

The City contribution rate to the Iowa Public Employee Retirement System (IPERS) will be unchanged at 9.44% for FY 2026/27. The employee contribution will also remain at 6.29%, with a fixed 60/40 pension cost sharing. That said, contributions to the pension system continue to increase in coordination with salary increases.

## HEALTH INSURANCE

After evaluating recent claims experience and projected fixed costs, staff recommends an 8% increase in all health insurance plan rates for FY 2026/27. This recommendation

reflects ongoing volatility in medical claims, updated pricing for specific excess insurance coverage, and the application of more conservative assumptions to safeguard the fund against unexpected fluctuations. The goal of this approach is to maintain the long-term financial stability of the Health Insurance Fund and avoid the need for more substantial increases in future years.

The proposed rate adjustment is expected to generate approximately \$900,000 in additional revenue. However, because claims costs are projected to rise at a rate exceeding 8%, the fund is anticipated to draw down roughly \$267,000 in existing reserves to meet FY 2026/27 obligations. Even with this planned use of fund balance, the Health Insurance Fund will remain above the reserve levels required for a self-insured program, ensuring the City retains an adequate financial buffer to manage year-to-year variability in claims.

**Looking ahead, if health care costs continue to escalate and further property tax limitations are enacted by the Legislature, the City will need to evaluate long-term strategies to manage employee benefit costs. These strategies could include adjustments to plan design or changes in employee contribution levels. Staff will continue to monitor fund performance closely and will return to the City Council with options should actual insurance costs exceed current projections.**

## CAPITAL IMPROVEMENTS PLAN

Following an 11% decrease in 2024, the Iowa Department of Transportation (DOT) composite index for construction increased by 2.6% through three quarters of 2024. After years of supply issues, inflationary pressures, and staffing shortages, the annual increase represents an increase more in line with historical trends. This indicates that the market environment for City projects is expected to be similar to the previous year.

## ROAD CONDITIONS/ROAD USE TAX FUND

The City's annual Resident Satisfaction Survey's continually ranks the reconstruction of existing streets as one of the top capital improvement priorities. This represents a challenge since the lane-miles of streets continue to expand and existing streets continue to deteriorate due to age.

The Road Use Tax Fund (RUTF) is a pool of funds collected through various means, such as motor vehicle registration fees, motor vehicle fuel taxes, an excise tax on automobile rentals, and a use tax on trailers. The revenue generated from RUTF is strictly used for the maintenance and operation of street rights-of-way and capital improvements.

After years of 2.5-4% annual increases in road use tax collections, the City's FY 2024/25 collections of \$9.4 million were nearly identical to the collections in the previous year. For the adjusted FY 2025/26 budget, staff recommends maintaining the original budget amount of \$9.5 million. For the 2026/27 recommended budget, staff projects a slight increase of \$9.6 million. Should the growth in future road use tax collections continue to increase slower than historically anticipated, future road use tax funded CIP projects will need to be reprioritized and reduced to maintain the targeted unreserved fund balance of 10% of operating expenses.

## LOCAL OPTION SALES TAX

The FY 2025/26 adopted budget included \$12,400,000 in Local Option Sales Tax (LOST) revenues. Looking at the currently available information from the Department of Revenue, staff believe this continues to be a reasonable estimate for FY 2025/26. Additionally, given the available information and taking into consideration conservative budgeting practices, staff are recommending increasing the projected LOST revenue for FY 2026/27 to \$12,700,000 (~2.5%).

## ASSET HUMAN SERVICES FUNDING

The City Council adopted the following priorities for human services funding for FY 2026/27:

(NOTE: Categories 1-5 are in priority order as are the lettered services in each category. An emphasis is placed on low to moderate income individuals and families in all categories and services).

### **1. Basic Needs**

- a. Short-term rent and utility assistance
- b. Food insecurity and meal gap reduction
- c. Reliable transportation access
- d. Legal support
- e. Medical and dental services

### **2. Homelessness Prevention and Housing Stability**

- a. Transitional and supportive housing
- b. Housing navigation services

### **3. Mental Health and Meaningful Connections**

- a. Mental health and substance use treatment access
- b. Social isolation reduction opportunities
- c. Crisis intervention and victim advocacy

#### 4. Quality, Affordable Childcare

- a. Sliding fee scale options for childcare

#### 5. Out of School Learning Opportunities

- a. Academic skill development and youth engagement
- b. Participation barrier reduction through financial and transportation support
- c. Summer and after-school academic programming

The following table summarizes each year's ASSET allocations by funders.

Fiscal Year	Story County	Story County % Increase	United Way of Story County	UWSC % Increase	ISU Student Gov't	ISU Student Gov't % Increase	City of Ames	City of Ames % Increase	Total	Total % Increase
2019/20	1,461,105	28%	1,265,293	3%	194,430	0%	1,466,202	3%	4,864,822	6%
2020/21	1,534,160	5%	1,178,657	-7%	211,000	9%	1,524,850	4%	4,448,667	-9%
2021/22	1,592,631	4%	1,191,000	1%	268,782	27%	1,601,093	5%	4,653,506	5%
2022/23	1,688,922	6%	1,120,867	-6%	260,275	-3%	1,729,180	8%	4,799,244	3%
2023/24	1,753,184	4%	1,151,025	3%	268,541	3%	1,832,930	6%	5,005,680	4%
2024/25	1,805,340	3%	1,158,712	1%	276,892	3%	1,924,578	5%	5,165,522	3%
2025/26	1,868,513	3%	1,198,623	3%	273,535	-1%	2,020,807	5%	5,361,478	3%

The prior budget year is not the only way to evaluate the amount to budget for the next fiscal year. **The amount budgeted at this time each year can vary if the ASSET volunteers do not recommend utilizing the entire amount authorized by the City Council.** This was the case for the current FY 2025/26 budget. A total of \$49,844 was left unallocated and Council approved the volunteers' recommendation to set those funds aside for basic needs. **Additionally, \$96,229 was reserved for continuous improvement and housing needs.**

Of the current undesignated and reserved funds, the following amounts have been designated for use:

	Unallocated (\$49,844)	Reserved (\$96,229)
1 Administrative Assistant Cost		\$ 5,410.59
2 Community Roundtable Discussions		\$ 5,000
3 Consultant ASSET Strategic Conversations		\$ 15,000
4 Nonprofit Training		\$ 15,000



5	Homelessness Outreach Funds	\$	10,000		
6	County-wide Childcare Study			\$	10,000
<b>Total</b>		<b>\$</b>	<b>10,000</b>	<b>\$</b>	<b>50,410.59</b>
Remaining Undesignated Balance		\$	39,844	\$	45,818.41

Additionally, the amount contracted with agencies may not be entirely drawn down each year. In FY 2024/25, approximately \$44,635 (2.3%) of contracted funds were not drawn down by agencies.

### History of ASSET Funds

FY 2024/25 City Funds			FY 2025/26			FY 2026/27
Requested	Budgeted	Contracted	Requested	Budgeted	Contracted	Requested
\$2,280,601	\$1,924,578	\$1,880,999	\$2,455,273	\$2,020,807	\$1,874,734	\$2,357,058

### FY 2026/27 Program and Service Requests

For FY 2026/27, City ASSET funds requested by agencies total \$2,357,058 (Attachment A), a decrease of \$98,215 from requests in FY 2025/26 (approximately 4%). The requested amount, however, exceeds the \$2,020,807 that was budgeted for FY 2025/26. As has been in the past, the requests outweigh the amount budgeted.

The following items are noteworthy for the City Council:

The ASSET Board approved two new agencies for FY 2026/27:

1. Creative Counseling Services – The mission of Creative Counseling Services is “to help individuals and families maximize their potential by providing the highest quality of therapy services while simultaneously preparing high qualified clinicians in the field of mental health therapy.” Their service request falls under service code 3.17 Mental Health Outpatient Treatment. The funding from ASSET would allow the organization to provide mental health counseling by master’s level interns under the supervision of a licensed clinician.
2. Nevada Food at First – This organization provides take out meals twice a week to eastern Story County. There is no host site where meals are served, however there are fourteen neighborhood food stops throughout Story County. Their service request falls under service code 2.01 Emergency Assistance for Basic Needs. The funding from ASSET would allow the organization to continue, and possibly expand, serving meals. It is important to note that City funding is

reserved for residents of Ames and service areas in Ames, therefore, no City funding will be allocated to this new agency based in Nevada that serves eastern Story County areas.

The ASSET Board approved three agencies adding additional service(s):

**1. Mid-Iowa Community Action (MICA)**

- a. 3.13 Service Coordination – Child Health – Child Health services at MICA have a mental health screening component where a Registered Nurse screens and refers patients to the appropriate mental health services and helps reduce barriers to access through care coordination calls. This service request helps fund this offering from MICA to clients with children. These are often brief services and interventions.
- b. 3.13 Service Coordination – Maternal Health – Programs at MICA have a mental health screening component where a Registered Nurse screens and refers pregnant and postpartum patients to the appropriate mental health services and helps reduce barriers to access through care coordination calls. This service request helps fund this offering from MICA to clients who are pregnant.
- c. 3.13 Service Coordination – Healthy Child/Child Care Nurse Consultant (CCNC) – A Registered Nurse who visits with children/childcare programs to assist with direct care protocols, documentation, and coordination of services for children with special health care needs. The Registered Nurse may be visiting an in-home daycare or childcare center seeing more than one child at a time.
- d. 3.13 Service Coordination – Child and Adult Food Care - The Child and Adult Care Food Program (CACFP) is a USDA program created to provide nutritious meals and snacks to children and adults while in a childcare setting. CACFP offers lifetime benefits, including a vital role in improving the quality of childcare and making it more affordable for many low-income families. Family Child Care providers receive nutritional education that helps them learn and understand proper foods and amounts to provide for the children in their care. Funding would go towards ensuring there are MICA staff hours to continue providing in-home nutritional education and training for both providers and children.

**2. The Arc of Story County**

- a. 1.01 Supported Employment for Individuals with Mental Health or Developmental Disabilities - Project SEARCH. Project SEARCH is a nationally based program that combines classroom instruction with

- supervised workplace internships to prepare individuals with developmental and intellectual disabilities for permanent employment. The Arc of Story County partners with Iowa State University (ISU), who serves as the internship host for the program and provides employment training. ISU is unlikely to fund this at the level they have previously, and therefore ASSET funds are being sought as another revenue source. This is a new service ask for ASSET.
- b. This year, the ARC of Story County is bringing All Aboard for Kids' programs under their organization. This includes two ASSET-funded services, previously funded through All Aboard for Kids: 1) 1.01 Supported Employment for Individuals with Mental Health or Developmental Disabilities - Future Focus, which focuses on workplace readiness and adult readiness for autistic teens, and 2) 1.09 Out of School Programming STEAM Academy, focused on a Science Technology, Engineering the Arts and Mathematics focused on creating an inclusive learning environment.
3. **Center for Creative Justice:** 3.13 Service Coordination – Reentry services. – The Center for Creative Justice is proposing a new service for reentry planning, navigation, and support. The proposed program would offer planning and coordination for individuals reentering the community following a period of incarceration. New clientele would include individuals incarcerated in the Story County jail who are being released back into the community without pre-trial release or probation supervision services.

Important notes on other agencies:

- **National Alliance on Mental Illness (NAMI)** – NAMI's request of the City for Family and Peer Support for FY 2026/27 is \$2,000, up 264% from the previous contracted amount of \$550. The request for Family and Peer Education is up 150% from the previously contracted amount of \$1,200. On November 18, 2025, the City Council approved sequestering approximately 89% of their FY 2025/26 contracted funds until outstanding audits are completed, provided, and reviewed by staff. At this time, all funds for NAMI remain sequestered.
- **Prairie Flower (Day Care – Children and Day Care – School Age)** – Prairie Flower was a new ASSET agency in FY 2025/26. The City contracted for \$9,000 in daycare children services and \$6,300 in daycare school age services. For FY 2026/27, the requested amounts are \$27,217 for daycare children services, up 202% from previously contracted amounts; and \$16,632 for daycare school age services, up 164% from previously contracted amounts. Overall, this is a request of 187% more than what was contracted in FY 2025/26.

- **Primary Health Care (Community Clinics and Dental Navigator)** – Primary Health Care (PHC) requested ASSET funding for two new services in FY 2025/26: 1) Community Clinics – Pediatrics, OB/GYN, and Behavioral Health, PHC, which the City contracted for up to \$4,606 in services and 2) Service Coordination – Dental Navigator, PHC, which the City contracted for up to \$2,400 in FY 2025/26. The FY 2026/27 request for Community Clinics – Pediatrics, OB/GYN, and Behavioral Health, PHC, is \$27,355, a 494% increase from the contracted amount. PHC’s Service Coordination – Dental Navigator is not being continued.
- **The Bridge Home (TBH)** – For FY 2025/26, TBH requested \$203,894 from the City for emergency assistance – rapid rehousing, emergency shelter and transitional living. The City and other ASSET Funders did not purchase any services from TBH for FY 2025/26. For FY 2026/27, TBH is requesting \$122,564 from the City for emergency assistance – rapid rehousing, emergency shelter, and rapid-rehousing service coordination.
- **The Community Academy (TCA)** - In FY 2025/26, the City contracted with TCA for up to \$1,500 for out of school programming and \$15,000 for summer learning. Their total FY 2026/27 request for the City is \$53,000, up 221% from the amount contracted last year. The programs intend to add more spots for lower-income families with children, and the summer program intends to expand, adding more weeks into the schedule.
- **The Salvation Army (TSA)** – Overall, the request from TSA for FY 2026/27 is \$254,500, 17% more than what was contracted for last year (\$217,200). TSA continues to provide emergency shelter services which is a significant portion of the request for FY 2026/27 (\$140,000 of the \$254,500 request).
- **YSS (Transitional Living Services and Rapid Rehousing)** – YSS’s new location, known as the “Ember Recovery Campus” opened in 2025. With this major change, YSS has been reevaluating its service offerings. Rosedale Shelter has been discontinued. Overall, YSS’s request is \$255,134, 13% higher than the contracted amount for FY 2025/26.

## SERVICE OUTCOMES REPORTING

Agencies continue collecting and reporting service outcomes through Clear Impact Scorecard and submit data with their ASSET budget packet. Those outcome reports are shared with the ASSET volunteers as one of the several tools used to prepare allocation recommendations for the Funders.

## ASSET ADMINISTRATIVE EXPENSES

In addition to the amount authorized for human service programs, the City also budgets its share of the ASSET administrative expenses. The expenses include the administrative assistant salary, website hosting, virtual programs, printing, and meal expenses for the volunteers. Last year the City’s estimated share was \$9,064. With a 3% estimated increase in services, the FY 2026/27 need is \$9,336.

## FUNDING OPTIONS

Last year, the City Council authorized a 5% increase in funding. The table below indicates allocation options based on the percentage increases from the FY 2025/26 budgeted amount of \$2,020,807. It should be noted that staff estimates the funding source, local option sales tax, will increase by approximately 2.5% in the coming year.

Increase from Current	Dollar Increase	Total City Funding Authorized
0%	0	2,020,807
3%	60,624	2,081,431
4%	80,832	2,101,639
5%	101,040	2,121,847
16.64% (agency requests)	336,251	2,357,058

As explained above, in addition to the authorized funding, \$9,336 of additional funds will be included for administrative expenses.

Staff are, therefore, recommending a 3% increase to the total authorized funding amount for ASSET, with \$100,000 being reserved for case management. Case management has been a gap service for the last couple years from ASSET agencies, especially for individuals/families utilizing the hotel vouchers. As such, Staff is recommending that of the total 3% increase, or \$2,081,431, a minimum of \$100,000 be reserved for case management. This funding could be used to procure case management services from a non-ASSET agency, as ASSET agencies have not been able to offer this request. Staff anticipates conducting a Request for Proposal process to find a provider.

## COTA – PERFORMING ARTS FUNDING

For FY 2025/26, the City Council approved contracts with COTA agencies totaling \$243,416, and an additional \$9,562 was reserved to be used for fall and spring special project grants, for a total COTA allocation of \$252,978.

COTA has received annual grant applications from 23 agencies for FY 2026/27. This is an increase from 22 agencies receiving awards in FY 2025/26. Friends of Roosevelt Park returned to the COTA grant process after not seeking funding in FY 2025/26.

The requests for FY 2026/27 total \$297,188, which is a 17.5% increase (\$44,210) above the total budgeted amount for FY 2025/26 (including the reserve for special project grants). Hearings were held by COTA with the applicants to review the application materials and answer questions.

The City Council is being asked to establish the total funding amount that COTA may use to make its recommendations for FY 2026/27. From that amount, COTA will determine recommended funding amounts for each agency and will reserve the remainder for the special project “mini-grant” opportunities that are solicited twice each year. This special project grant reserve has varied in past years from \$5,000 to \$10,000 out of the total funding authorized by the City Council.

The table below indicates the City Council’s awards in the current fiscal year compared to the prior fiscal year:

<b>Contract Amounts:</b>	<b>FY 2024/25</b>	<b>FY 2025/26</b>	<b>Difference</b>	
			<b>\$</b>	<b>%</b>
Award Amount to Agencies	\$ 233,016	\$ 243,416	\$ 10,400	4.5%
Special Project Reserve	7,915	9,562	1,647	20.1%
<b>Total</b>	<b>\$ 240,931</b>	<b>\$ 252,978</b>	<b>\$ 12,047</b>	<b>5.0%</b>

As always, a range of options is available for establishing an authorized allocation for FY 2026/27. The entire amount authorized by the City Council is used by COTA. COTA sets aside a portion of the funds authorized by the Council for Special Project Grant funds to distribute later in the year. As with ASSET funding, growth in local option sales tax revenue is expected to be modest, with an estimated increase of 2.5% in the coming year.



Increase From Current	Dollar Increase	Amount Authorized
0%	\$ 0	\$ 252,978
1%	2,530	255,508
2%	5,060	258,038
5%	12,649	265,627
17.5% (request)	44,210	297,188

## FUNDING REQUESTS FROM OUTSIDE ORGANIZATIONS

City staff accept applications from outside organizations wishing to receive funds for their organizations' operations. The City Council has exempted the Ames Regional Economic Alliance's business development partnership and the Ames Human Relations Commission from this process since those activities are conducted in an official capacity on behalf of the City government.

Funds for these programs come from two sources: The Hotel/Motel Tax Fund supports the workforce development activities undertaken by the Ames Regional Economic Alliance. Requests from other outside organizations are supported with funds from the Local Option Sales Tax Fund.

During the February 2020 Budget Wrap-up, the City Council adopted a new policy regarding reimbursement for parking meters that are closed for special events. The policy indicates that parking fees will not be waived for district-wide events, effective July 1, 2020. Instead, event organizers must reimburse the Parking Fund for lost revenue. In FY 2024/25, the City Council began allocating \$10,000 in the Hotel/Motel Tax Fund to reimburse the Parking Fund for events where the organizers request district-wide free parking. The transfer of funds from the Hotel/Motel Tax Fund to the Parking Fund for these requests is made at the time of event approval by City Council. An increase of this amount to \$16,000 is proposed by staff this year to address additional parking waiver events.

The total amount allocated for these requests in FY 2025/26 was \$349,487.

Purpose	Source	FY 2025/26 Allocation
General Outside Funding Requests	Local Option Sales Tax Fund	\$ 324,487
<i>Local Option Sales Tax Fund Total</i>		<i>324,487</i>
Parking Waivers	Hotel/Motel Tax Fund	10,000
AREA Workforce Initiatives	Hotel/Motel Tax Fund	15,000
<i>Hotel/Motel Tax Fund Total</i>		<i>25,000</i>
<b>TOTAL</b>		<b>\$ 349,487</b>

The total Local Option Sales Tax Fund portion of the FY 2026/27 requests is \$378,577, which is a 16.7% increase over the FY 2025/26 Local Option allocation. Similar to other funding requests supported by local option sales tax, staff is projecting a 2.5 percent increase in collections for FY 2026/27.

Organization/Program	FY 25/26 Adopted	FY 26/27 Request	\$ Change	% Change
Ames Historical Society	\$ 59,500	\$ 64,500	\$ 5,000	8.4%
Ames Int'l Partner City Ass'n	8,000	11,600	3,600	45.0%
AREA (For Campustown Activities)	43,000	50,000	7,000	16.3%
Hunziker Youth Sports Complex	94,250	103,000	8,750	9.3%
Ames Main Street	55,500	65,000	9,500	17.1%
Story County Housing Trust Fund	49,237	52,477	3,240	6.6%
Farmers Market	12,000	12,000	-	-
American Legion	3,000	5,000	2,000	66.6%
The Ames Foundation	-	15,000	15,000	100%
<i>Local Option Tax Subtotal</i>	<i>\$ 324,487</i>	<i>\$ 378,577</i>	<i>\$ 54,090</i>	<i>16.7%</i>
Reserve for Parking Waivers	10,000	16,000	-	-

AREA Workforce Development	15,000	15,000	-	-
<i>Hotel/Motel Tax Subtotal</i>	<i>\$ 25,000</i>	<i>\$ 31,000</i>	-	-
<b>TOTAL</b>	<b>\$ 349,487</b>	<b>\$ 409,577</b>	<b>\$ 60,090</b>	<b>17.2%</b>

**One new request was received this year, from The Ames Foundation. Excluding this request, the increase to the Local Option Sales Tax-funded requests is \$39,090, or 12%. Highlights of the requests are summarized below:**

- **The Ames Foundation** – TAF is making a new request for \$15,000, to support “Ames Murals: An Open-Air Gallery.” This project involves connecting property owners with artists to place murals on buildings in Ames. The funding will support the installation of murals on two downtown buildings this year.
- **Ames Main Street** – Ames Main Street’s request is an increase of \$9,500. The increase is largely associated with slight increases in the cost of several individual tasks, plus the inclusion of Witches Walk and 515 Days as specific reimbursable activities.
- **AREA (For Campustown Activities)** – The increase for these activities is \$7,000, attributed to more funding for clean-up and beautification activities (\$5,000 total) and the addition of a holiday event in lieu of a restaurant/bar promotional event (\$2,000 net increase).
- **AIPCA** – The net increase in the AIPCA request is \$3,600. The increase primarily results from coordinating delegation visits, including receiving delegations from both Kosshu City, Japan and Podujevo, Kosovo, and sending delegations to both cities.

The past practice has been to include the amount approved for the prior fiscal year in the recommended budget. **The City Council is not being asked to evaluate or approve the merits of these requests at this time. Instead, City staff is seeking direction from the City Council regarding a total amount of Local Option funds available to be allocated for the coming year.** The applications will be reviewed by staff with that budget authority in mind, and recommendations will be made to the City Council. As with other funding processes, a variety of options are available to the City Council:

Local Option - Increase From Current (\$324,487)	Dollar Increase	Amount Authorized
1%	\$ 3,245	\$ 327,732
2%	6,490	330,977
3%	9,735	334,222
4%	12,979	337,466
5%	16,224	340,711
16.6% (all requests)*	54,090	378,577

\*excludes AREA request and parking waiver requests, which would be funded from Hotel/Motel Tax Fund

## TOWN BUDGET MEETING

On November 6, 2025, the annual Town Budget Meeting was held. Notes from the meeting are included as Attachment C to this document.

## ATTACHMENTS

- A. ASSET Funding Requests
- B. Outside Funding Requests
- C. Town Budget Meeting Minutes

## CITY COUNCIL'S INPUT

(Given the information provided, the City Council's input is requested.)

Service Level Increases

Service Level Decreases

Other Issues

## Attachment A: City of Ames - FY 2026/27 ASSET Requests

Agency and Service	Index	Unit of Service	25/26 Final Contracted Amount	26/27 Request	% Change 25/26 Contracted to 26/27 Request	26/27 Proposed Units of Service	26/27 Proposed Cost Per Unit - ALL
<b>ACCESS</b>							
Emergency Shelter	2.08	24 Hr Period Food/Shelter	\$ 80,844	\$ 88,929	10%	668	\$ 133.00
Domestic Abuse Crisis and Support	3.07	Staff Hour	\$ 39,450	\$ 43,396	10%	352	\$ 123.00
Sexual Abuse Crisis and Support	3.08	Staff Hour	\$ 10,527	\$ 11,579	10%	87	\$ 132.00
Battering Court watch	3.10	Staff Hour	\$ 7,127	\$ 7,839	10%	63	\$ 123.00
Public Education and Awareness	1.12	Staff Hour	\$ 5,653	\$ 6,218	10%	50	\$ 123.00
			\$ 143,601	\$ 157,961	10%		
<b>Ames Comm. Preschool Center</b>							
Day Care - Infant	2.02	1 Full Day	\$ 30,250	\$ 31,460	4%	418	\$ 75.25
Day Care - Children	2.03	1 Full Day	\$ 45,670	\$ 55,670	22%	925	\$ 60.18
Day Care - School Age	2.04	1 Partial Day (3 hrs)	\$ 45,670	\$ 45,670	0%	2313	\$ 19.74
			\$ 121,590	\$ 132,800	9%		
<b>All Aboard for Kids - Now under The Arch</b>							
Out of School Program	1.09	1 Partial Day (3 hrs)					
Supported Employment Dev-Disabled	1.01	Staff Hour					
			\$ -				
<b>American Red Cross</b>							
Disaster Services Program	2.01	Client Contact	\$ 2,500	\$ -		0	\$ 3,640.73
			\$ 2,500	\$ -			
<b>Boys and Girls Club</b>							
Out of School Program (Ames Club)	1.09	1 Partial Day (3 hrs)	\$ 130,553	\$ 134,470	3%	2497	\$ 53.85
Out of School Program (Nevada Club)	1.09	1 Partial Day (3 hrs)	\$ -			0	\$ 68.33
			\$ 130,553	\$ 134,470	3%		
<b>Campfire Heart of Iowa</b>							
Day Care - School Age	2.04						
Day Care - School Age - Scholarships	2.04						
Youth Development and Social Adjustment	1.07						
Out of School Program	1.09	1 Partial Day (3 hrs)	\$ 6,000	\$ 10,000	67%	127	\$ 78.35
			\$ 6,000	\$ 10,000	67%		
<b>Center for Creative Justice</b>							
Correctional Services - Probation Supervision	2.09	Client Hour	\$ 74,365	\$ 78,100	5%	754	\$ 103.51
Reentry Services - New for FY 26/27	3.13	1 Client Hour		\$ 30,000		434	\$ 69.00
			\$ 74,365	\$ 108,100	31%		
<b>ChildServe</b>							
Day Care - Infant	2.02	1 Full Day	\$ 6,600	\$ 6,600	0%	106	\$ 62.19
Day Care - Children	2.03	1 Full Day	\$ 17,600	\$ 17,600	0%	283	\$ 62.16
			\$ 24,200	\$ 24,200	0%		
<b>Bridge Home</b>							
Rapid Re-Housing Emerg. Assistance for Basic Needs	2.01	Client Contact	\$ -	\$ 19,938		21	\$ 946.55
Emergency Shelter	2.08	24 Hr Period Food/Shelter	\$ -	\$ 96,644		47	\$ 2,029.70
Transitional Housing *Service Ending June 30, 2023*	2.07						
Supportive Housing	2.15	1 Day	\$ -			0	\$ 383.03
Rapid Re-Housing Service Coordination	3.13	1 Client Hour	\$ -	\$ 5,982		171	\$ 34.83
				\$ 122,564			
<b>Creative Counseling Services</b>							
Mental Health Outpatient Treatment - Gap to Growth - New Agency and Service for FY 26/27	3.17	Client Hour		\$ 39,026	#DIV/0!	414	\$ 94.17
				\$ 39,026			
<b>Girl Scouts of Greater Iowa</b>							
Out of School Program	1.09	1 Partial Day (3 hrs)	\$ -			0	\$ 28.07
<b>Good Neighbor Emergency Assistance</b>							
Emergency Assistance for Rent and Utilities	2.01	Client Contact	\$ 42,280	\$ 46,508	10%	72	\$ 641.19
Healthy Food Vouchers	2.01	Client Contact	\$ 10,350	\$ 10,400	0%	123	\$ 84.19
Emergency Assistance - Navigator	2.01	Client Hour	\$ 1,739	\$ 1,826	5%	4	\$ 383.77
			\$ 54,369	\$ 58,734	8%		
<b>Heartland Senior Services</b>							
Day Care - Adults , Adult Day Center	3.02	Client Day	\$ 67,600	\$ 78,600	16%	774	\$ 101.42
Congregate Meals	3.06						
Home Delivered Meals	3.05	Meals	\$ 100,000	\$ 96,500	-4%	6241	\$ 15.46
Home Delivered Meals Under 60 Program	3.05	Meals					
Senior Food Program	2.01	Client Contact	\$ 4,668	\$ 4,668	0%	313	\$ 14.89
Service Coordination - Outreach	3.13	Client Hour	\$ 50,100	\$ 49,100	-2%	481	\$ 101.91
Activity and Resource Center	3.14	Client Contact					
			\$ 222,368	\$ 228,868	3%		
<b>HIRTA</b>							
Transportation - City	2.13	One-Way Trip	\$ 49,359	\$ 50,840	3%	1733	\$ 29.32
Transportation - Story County	2.13	One-Way Trip	\$ -			0	\$ 293.05
			\$ 49,359	\$ 50,840	3%		
<b>Legal Aid Society of Story County</b>							
Legal Aid - Society , Legal Aid - Civil	2.10	Staff Hour	\$ 160,000	\$ 163,800	2%	786	\$ 208.38
			\$ 160,000	\$ 163,800	2%		

Attachment A: City of Ames - FY 2026/27 ASSET Requests

Agency and Service	Index	Unit of Service	25/26 Final Contracted Amount	26/27 Request	% Change 25/26 Contracted to 26/27 Request	26/27 Proposed Units of Service	26/27 Proposed Cost Per Unit - ALL
<b>Lutheran Services in Iowa</b>							
Crisis Intervention - Crisis Child Care - <del>Discontinuing 6/26</del>	3.09	Contact	\$ 2,000		-100%		
Family Development/Education	1.10	Client Hour	\$ -			0	\$ 253.00
Parents as Teachers	1.10	Client Hour	\$ -			0	\$ 251.02
*New Service* Clothing, Furnishings, & Other - HOPES Village	2.11	Client Contact	\$ -			0	\$ 250.80
			\$ 2,000	\$ -	-100%		
<b>Mary Greeley Home Health Services</b>							
Community Clinics and Health Education	3.01	Clinic Hour	\$ 17,878	\$ 17,878	0%	57	\$ 310.82
In Home Nursing: RN Skilled Nursing	3.12	Visit	\$ -			0	\$ 478.94
In Home Hospice: Home Based Hospice	3.15	Day (24 Hour)	\$ -			0	\$ 227.15
In-Home Health Assistance	3.04	Hours	\$ 16,300	\$ 16,300	0%	196	\$ 82.96
			\$ 34,178	\$ 34,178	0%		
<b>MICA</b>							
Food Pantry	2.01	Client Contact	\$ 35,000	\$ 38,000	9%	2314	\$ 16.42
Service Coordination - Child Health - <i>New for FY 26/27</i>	3.13	Client Hour		\$ 7,548		13	\$ 573.01
Service Coordination - Healthy Child Care/CCNC - <i>New for FY 26/27</i>	3.13	Client Hour		\$ 3,436		3	\$ 902.19
Service Coordination - Maternal Health - <i>New for FY 26/27</i>	3.13	Client Hour		\$ 8,152		6	\$ 1,165.17
Service Coordination - Child and Adult Food Care Program - <i>New for FY 26/27</i>	3.13	Client Hour		\$ 3,954		13	\$ 292.93
			\$ 35,000	\$ 61,090	75%		
<b>NAMI</b>							
Public Education and Awareness - NAMI On Campus	1.12	Staff Hour	\$ -			0	\$ 401.38
Activity and Resource Center	3.14	Staff Hour	\$ 12,400	\$ 18,000	45%	41	\$ 437.85
Advocacy for Social Development - Family and Peer Support, Connections, Family Support Group, Peer Support	1.02	Staff Hour	\$ 550	\$ 2,000	264%	17	\$ 115.59
Public Education and Awareness - Ending the Silence	1.12	Staff Hour	\$ 13,400	\$ 16,000	19%	2	\$ 7,329.00
Advocacy for Social Support - Family and Peer Education, F2F, P2P, WRAP	1.02	Staff Hour	\$ 1,200	\$ 3,000	150%	14	\$ 210.72
			\$ 27,550	\$ 39,000	42%		
<b>Nevada Food at First</b>							
Emergency Assistance for Basic Material Needs - ESC Food Access - <i>New Agency and Service for FY 26/27</i>	2.01	Client Contact					\$ 2.47
<b>Prairie Flower</b>							
Day Care - Children - Morning Song and Day Song	2.03	1 Full Day	\$ 9,000	\$ 27,217	202%	473	\$ 57.54
Day Care - School Age - PoemTree	2.04	1 Partial Day (3 hours)	\$ 6,300	\$ 16,632	164%	830	\$ 20.03
			\$ 15,300	\$ 43,849	187%		
<b>Primary Health Care</b>							
Dental Clinic	3.01	Clinic Hour	\$ 88,382	\$ 100,262	13%	324	\$ 308.50
Community Clinics - Pediatrics, OB/GYN and Behavioral	3.01	Clinic Hour	\$ 4,606	\$ 27,355	494%	100	\$ 273.55
Service Coordination - Dental Navigator - <del>Discontinued</del>	3.13	Client Hour	\$ 2,400		-100%		
			\$ 95,388	\$ 127,617	34%		
<b>Raising Readers</b>							
Family Development/Education - STARS/Small Talk, Story Pals, Playful Pages	1.10	Client Hour	\$ 14,035	\$ 14,885	6%	82	\$ 180.31
Public Education and Awareness	1.12	Staff Hour	\$ 3,700	\$ 5,000	35%	29	\$ 169.14
Advocacy for Social Development	1.02	Staff Hour					
Out-of-School Program - Reading Buddies	1.09	1 Partial Day (3 hours)	\$ 20,073	\$ 21,100	5%	113	\$ 186.57
			\$ 37,808	\$ 40,985	8%		
<b>Central Iowa RSVP</b>							
Disaster Services - Volunteer Management for Emergencies	2.12	Staff Hour	\$ 8,000	\$ 8,000	0%	399	\$ 20.02
Transportation - Volunteer Transportation Program	2.13	One-Way Trip	\$ 2,200	\$ 2,400	9%	142	\$ 16.90
Volunteer Management - Volunteer Management for 55+	1.11	Volunteer Hour	\$ 27,150	\$ 26,600	-2%	5028	\$ 5.29
			\$ 37,350	\$ 37,000	-1%		
<b>Story Time Childcare</b>							
Day Care - Infant	2.02	Full Day	\$ -			0	\$ 7.04
Day Care - Children	2.03	Full Day	\$ -			0	\$ 43.34
<b>The Arc of Story County</b>							
Special Recreation - Active Lifestyles	3.19	Participant Hour	\$ 5,700	\$ 14,000	146%	1287	\$ 10.87
Respite Care	3.11	Client Hour	\$ 4,200	\$ 4,500	7%	285	\$ 15.76
Advocacy for Social Development	1.02	Staff Hour	\$ -			0	\$ 21.30
Service Coordination	3.13	Client Hour	\$ 1,500	\$ 1,700	13%	101	\$ 16.67
Supported Employment Dev. Disabled - Project SEARCH - <i>New for FY 26/27</i>	1.01	Staff Hour		\$ 10,000		124	\$ 80.64
Supported Employment Dev. Disabled - Future Focus <i>*Formerly Under All Aboard for Kids*</i>	1.01	Staff Hour	\$ 4,374	\$ 5,000	14%	247	\$ 20.21
Out of School Program - STEAM Academy <i>*New to Arc-Formerly Under All Aboard for Kids*</i>	1.09	1 Partial Day (3 hrs)	\$ 12,213	\$ 18,000	47%	102	\$ 176.40
			\$ 27,987	\$ 53,200	90%		
<b>The Community Academy</b>							
Out of School Program	1.09	1 Partial Day (3 hrs)	\$ 1,500	\$ 8,000	433%	40	\$ 198.76
Youth Development and Social Adjustment - Summer Experience	1.07	Client Contact/Day	\$ 15,000	\$ 45,000	200%	266	\$ 168.86
			\$ 16,500	\$ 53,000	221%		



Attachment A: City of Ames - FY 2026/27 ASSET Requests

Agency and Service	Index	Unit of Service	25/26 Final Contracted Amount	26/27 Request	% Change 25/26 Contracted to 26/27 Request	26/27 Proposed Units of Service	26/27 Proposed Cost Per Unit - ALL
<b>The Salvation Army</b>							
Emergency Asst. for Basic Material Needs (Food Pantry)	2.01	Client Contact	\$ 26,000	\$ 35,000	35%	213	\$ 163.76
Emergency Asst. for Basic Material Needs (Homeless Prev - Rent/Utility Assistance)	2.01	Client Contact	\$ 45,000	\$ 50,000	11%	95	\$ 522.03
Disaster Services	2.12	Staff Hour	\$ 1,200	\$ 1,500	25%	3	\$ 438.54
Representative Payee Services	2.14	Client Contact	\$ 21,000	\$ 23,000	10%	1216	\$ 18.90
Emergency Shelter - Hotel Vouchers	2.08	24 Period Food/Shelter	\$ 120,000	\$ 140,000	17%	1243	\$ 112.55
Vehicle Maintenance and Repair	2.01	Client Contact	\$ 4,000	\$ 5,000	25%	11	\$ 422.33
			\$ 217,200	\$ 254,500	17%		
<b>University Community Childcare</b>							
Day Care - Infant	2.02	Full Day	\$ 55,902	\$ 61,492	10%	521	\$ 117.96
Day Care - Children	2.03	Full Day	\$ 58,773	\$ 64,650	10%	900	\$ 71.83
Day Care - School Age	2.04	Partial Day	\$ -			0	\$ 42.75
Day Care - Preschool	1.06	Partial Day	\$ -			0	\$ 68.36
			\$ 114,675	\$ 126,142	10%		
<b>YWCA - No longer an ASSET Agency</b>							
Youth Development and Social Adjustment (Girl Power)	1.07	Client Contact/Day					
Informal Education for Self-Improvement	1.04	Client Contact					
Parent and Student Support	1.02	Staff Hour					
<b>Youth and Shelter Services</b>							
Substance Abuse Treatment - Outpatient	3.16	Client Hour	\$ 8,000	\$ 8,000	0%	32	\$ 243.15
Primary Treatment /Health Maintenance Family Counseling	3.17	Client Hour	\$ 55,752	\$ 55,752	0%	286	\$ 194.76
Emergency Assistance for Basic Needs - Transitional Living Services	2.07	1 Day	\$ 30,000	\$ 30,900	3%	232	\$ 132.84
<del>Emergency Shelter - Rosedale *DISCONTINUED*</del>	<del>2.08</del>	<del>24 Hr Period Food/Shelter</del>	<del>\$ -</del>				
Crisis Intervention - Crisis and Diversion Hotline	3.09	Contact		\$ 3,250		45	\$ 72.22
Storks Nest *DISCONTINUED*	2.11	Client Contact					
Youth Dev and Social Adjustment - Mentoring	1.07	Client Contact/Day	\$ 63,000	\$ 63,000	0%	583	\$ 107.96
Youth Dev and Social Adjustment - Community Youth Dev	1.07	Client Contact/Day	\$ 23,000	\$ 24,150	5%	384	\$ 62.78
Employment Assistance for Youth - Skills	1.08	Staff Hour	\$ 5,253	\$ 5,500	5%	27	\$ 198.00
Out of School Program - Summer Enrichment	1.09	Partial Day (3 hrs)	\$ 13,270	\$ 27,500	107%	1575	\$ 17.46
Family Development/Education - Pathways, FADSS *DISCONTINUED*	1.10						
Public Education/ Awareness	1.12	Staff Hour	\$ 15,286	\$ 15,750	3%	107	\$ 146.50
Day Care - School Age - Kids Club (Excludes Colo-Nesco)	2.04	Partial Day (3 hrs)	\$ -			0	\$ 24.26
Emergency Asst for Basic Needs - Rapid Rehousing	2.01	Client Contact		\$ 10,000		75	\$ 131.92
<del>Public Education/ Awareness - Child Safety *DISCONTINUED*</del>	<del>1.12</del>	<del>Staff Hour</del>					
Service Coordination	3.13	Staff Hour	\$ 11,332	\$ 11,332	0%	160	\$ 70.52
			\$ 224,893	\$ 255,134	13%		
<b>Grand Total</b>			\$ 1,874,734	\$ 2,357,058	26%		

## Outside Funding Request Process Application

### Application Information

Is this request sponsored by a student organization? Yes \_\_\_\_\_ No \_\_\_\_\_

Organization Name: \_\_\_\_\_ Date: \_\_\_\_\_

Contact Person: \_\_\_\_\_

Contact Mailing Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Email Address: \_\_\_\_\_ Tax ID #: \_\_\_\_\_

### Program/Event Information

What are the goals of this program/event: \_\_\_\_\_

Date(s) program/event will be held: \_\_\_\_\_ to \_\_\_\_\_ Check if continuous or ongoing: \_\_\_\_\_

Location of program/event: \_\_\_\_\_

# of individuals involved in program/event planning: \_\_\_\_\_ # of individuals who will benefit from program/event: \_\_\_\_\_

Funding amount requested: \_\_\_\_\_

Has the City of Ames funded this program/event before?	If yes, what year was it last funded?	If yes, what amount of funding was received?
_____	_____	_____

### Program/Event Description

*Please answer each question below using the space provided.*

Explain how this request helps accomplish the goals of this program/event. If you are requesting an increase in funding from the last funding cycle, include an explanation of the enhanced or expanded services you intend to provide with the additional funding:

What efforts have you made to obtain funding from other sources? Include fundraising, dues, and any requests to other City- sponsored programs (e.g., ASSET, COTA, Ames Community Grants Program)

Who will be responsible for ensuring compliance with the funding contract? What are their qualifications?

### Budget

Complete your activity budget below with previous fiscal years in columns A, B, and C, and your grant request from the City of Ames in box D10.

		(A)	(B)	(C)	(D)
REVENUE - ALL SOURCES		FY 23-24 ACTUAL	FY 24-25 ACTUAL	FY 25-26 ADOPTED	FY 26-27 PROPOSED
1	Fundraising				
2	Membership Dues				
3	Fees Charged				
4	Investment Income				
5	Grants (Private Sector)				
6	State/Federal Funds				
7	ISU or ISU Student Government Funds				
8	Other Gov't or Non-Profit Funds				
9	Misc. (Describe):				
10	<b>Funding Request from City of Ames</b>				
11	<b>Total Revenues</b>				

		FY 23-24 ACTUAL	FY 24-25 ACTUAL	FY 25-26 ADOPTED	FY 26-27 PROPOSED
12	Salary and Related				
13	Occupancy/Rent				
14	Supplies/Equipment				
15	Contractual Services				
16	Promotion/Advertising				
17	Misc. (Describe):				
18	<b>Total Expenses</b>				

### Proposed Task/Drawdown Schedule

**Funds awarded must be used to benefit the general public.** On the lines below, describe the tasks you plan to complete using requested funds, the anticipated task completion date, and the amount you will request in reimbursement for that task. The total should add up to your funding request.

**Tasks below should be services and programs that will be provided to the public** (e.g., individual events, educational programs, improvements to public spaces, etc.). **Tasks should not include costs that primarily benefit the organization** (e.g., administrative expenses, overhead, rent, utilities, etc.). **The organization should consider such internal costs in the overall cost of providing the specific service or program.**

**Prioritize the tasks proposed in this list, with the tasks the organization would most like to receive funding for towards the top.**

Priority	Task	Participants	Completion Date	Amount
1				
2				
3				
4				
5				
6				
7				
8				
9				
TOTAL:				

### Disclaimer and Submission

*By typing in my name below, I certify that my answers are true and complete to the best of my knowledge. I am authorized to submit this application on behalf of the organization named herein.*

Name: \_\_\_\_\_ Title: \_\_\_\_\_ Date: \_\_\_\_\_

Submit completed applications to the City Manager's Office, 515 Clark Avenue, Ames, IA 50010. Applications must be received no later than 5:00 p.m. on November 15 to be considered for funding.

## Outside Funding Request Process Application

### Application Information

Is this request sponsored by a student organization? Yes \_\_\_\_\_ No \_\_\_\_\_

Organization Name: \_\_\_\_\_ Date: \_\_\_\_\_

Contact Person: \_\_\_\_\_

Contact Mailing Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Email Address: \_\_\_\_\_ Tax ID #: \_\_\_\_\_

### Program/Event Information

What are the goals of this program/event: \_\_\_\_\_

Date(s) program/event will be held: \_\_\_\_\_ to \_\_\_\_\_ Check if continuous or ongoing: \_\_\_\_\_

Location of program/event: \_\_\_\_\_

# of individuals involved in program/event planning: \_\_\_\_\_ # of individuals who will benefit from program/event: \_\_\_\_\_

Funding amount requested: \_\_\_\_\_

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--	---	--

### Program/Event Description

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### Budget

Complete your activity budget below with previous fiscal years in columns A, B, and C, and your grant request from the City of Ames in box D10.

		(A)	(B)	(C)	(D)
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2	Membership Dues				
3	Fees Charged				
4	Investment Income				
5	Grants (Private Sector)				
6	State/Federal Funds				
7	ISU or ISU Student Government Funds				
8	Other Gov't or Non-Profit Funds				
9	Misc. (Describe):				
10	<b>Funding Request from City of Ames</b>				
11	<b>Total Revenues</b>				

		FY 23-24 ACTUAL	FY 24-25 ACTUAL	FY 25-26 ADOPTED	FY 26-27 PROPOSED
12	Salary and Related				
13	Occupancy/Rent				
14	Supplies/Equipment				
15	Contractual Services				
16	Promotion/Advertising				
17	Misc. (Describe):				
18	<b>Total Expenses</b>				



### Proposed Task/Drawdown Schedule

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Priority	Task	Participants	Completion Date	Amount
1				
2				
3				
4				
5				
6				
7				
8				
9				
TOTAL:				

### Disclaimer and Submission

*By typing in my name below, I certify that my answers are true and complete to the best of my knowledge. I am authorized to submit this application on behalf of the organization named herein.*

Name: \_\_\_\_\_ Title: \_\_\_\_\_ Date: \_\_\_\_\_

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### Application Information

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Organization Name: \_\_\_\_\_ Date: \_\_\_\_\_

Contact Person: \_\_\_\_\_

Contact Mailing Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Email Address: \_\_\_\_\_ Tax ID #: \_\_\_\_\_

### Program/Event Information

What are the goals of this program/event: \_\_\_\_\_

Date(s) program/event will be held: \_\_\_\_\_ to \_\_\_\_\_ Check if continuous or ongoing: \_\_\_\_\_

Location of program/event: \_\_\_\_\_

# of individuals involved in program/event planning: \_\_\_\_\_ # of individuals who will benefit from program/event: \_\_\_\_\_

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### Program/Event Description

*Please answer each question below using the space provided.*

Explain how this request helps accomplish the goals of this program/event. If you are requesting an increase in funding from the last funding cycle, include an explanation of the enhanced or expanded services you intend to provide with the additional funding:

What efforts have you made to obtain funding from other sources? Include fundraising, dues, and any requests to other City- sponsored programs (e.g., ASSET, COTA, Ames Community Grants Program)

Who will be responsible for ensuring compliance with the funding contract? What are their qualifications?

### Budget

Complete your activity budget below with previous fiscal years in columns A, B, and C, and your grant request from the City of Ames in box D10.

		(A)	(B)	(C)	(D)
REVENUE - ALL SOURCES		FY 23-24 ACTUAL	FY 24-25 ACTUAL	FY 25-26 ADOPTED	FY 26-27 PROPOSED
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3	Fees Charged				
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7	ISU or ISU Student Government Funds				
8	Other Gov't or Non-Profit Funds				
9	Misc. (Describe):				
10	<b>Funding Request from City of Ames</b>				
11	<b>Total Revenues</b>				

		FY 23-24 ACTUAL	FY 24-25 ACTUAL	FY 25-26 ADOPTED	FY 26-27 PROPOSED
12	Salary and Related				
13	Occupancy/Rent				
14	Supplies/Equipment				
15	Contractual Services				
16	Promotion/Advertising				
17	Misc. (Describe):				
18	<b>Total Expenses</b>				

### Proposed Task/Drawdown Schedule

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Priority	Task	Participants	Completion Date	Amount
1				
2				
3				
4				
5				
6				
7				
8				
9				
TOTAL:				

### Disclaimer and Submission

*By typing in my name below, I certify that my answers are true and complete to the best of my knowledge. I am authorized to submit this application on behalf of the organization named herein.*

Name: \_\_\_\_\_ Title: \_\_\_\_\_ Date: \_\_\_\_\_

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## Ames History Museum Application, City of Ames FY 2026-27

### Notes:

**TASK LIST** on Page 3 – Most tasks listed are ongoing throughout the year. We will compile each quarter's portion of completed tasks and request approximately 1/4 of the funding each quarter. All listed tasks will be completed by 6/30/27.

### BUDGET SECTION

AHM financial reports are kept by calendar year on a cash basis. On our application, Column A is 2023 actual revenue and expenses, Column B is 2024 actual revenue and expenses, Column C is 2025 approved budget, and Column D is proposed budget for 2026.

**Line 9 – Misc.** includes museum store sales, bank interest, and transfers from cash reserves.

**Line 10 – Funding Request:** Because our Jan-Dec fiscal year overlaps with the City's July-June fiscal year, the figures on this line represent the sum of half the money from two fiscal years.

**Line 17 – Misc.** includes expenses associated with programs, events, exhibitions, collections, and transfers to building maintenance reserve.

## Outside Funding Request Process Application

### Application Information

Is this request sponsored by a student organization? Yes \_\_\_\_\_ No \_\_\_\_\_

Organization Name: \_\_\_\_\_ Date: \_\_\_\_\_

Contact Person: \_\_\_\_\_

Contact Mailing Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Email Address: \_\_\_\_\_ Tax ID #: \_\_\_\_\_

### Program/Event Information

What are the goals of this program/event: \_\_\_\_\_

Date(s) program/event will be held: \_\_\_\_\_ to \_\_\_\_\_ Check if continuous or ongoing: \_\_\_\_\_

Location of program/event: \_\_\_\_\_

# of individuals involved in program/event planning: \_\_\_\_\_ # of individuals who will benefit from program/event: \_\_\_\_\_

Funding amount requested: \_\_\_\_\_

Has the City of Ames funded this program/event before? _____	If yes, what year was it last funded? _____	If yes, what amount of funding was received? _____
--	---	--

### Program/Event Description

*Please answer each question below using the space provided.*

Explain how this request helps accomplish the goals of this program/event. If you are requesting an increase in funding from the last funding cycle, include an explanation of the enhanced or expanded services you intend to provide with the additional funding:



What efforts have you made to obtain funding from other sources? Include fundraising, dues, and any requests to other City- sponsored programs (e.g., ASSET, COTA, Ames Community Grants Program)

Who will be responsible for ensuring compliance with the funding contract? What are their qualifications?

### Budget

Complete your activity budget below with previous fiscal years in columns A, B, and C, and your grant request from the City of Ames in box D10.

		(A)	(B)	(C)	(D)
REVENUE - ALL SOURCES		FY 23-24 ACTUAL	FY 24-25 ACTUAL	FY 25-26 ADOPTED	FY 26-27 PROPOSED
1	Fundraising				
2	Membership Dues				
3	Fees Charged				
4	Investment Income				
5	Grants (Private Sector)				
6	State/Federal Funds				
7	ISU or ISU Student Government Funds				
8	Other Gov't or Non-Profit Funds				
9	Misc. (Describe):				
10	<b>Funding Request from City of Ames</b>				
11	<b>Total Revenues</b>				

		FY 23-24 ACTUAL	FY 24-25 ACTUAL	FY 25-26 ADOPTED	FY 26-27 PROPOSED
12	Salary and Related				
13	Occupancy/Rent				
14	Supplies/Equipment				
15	Contractual Services				
16	Promotion/Advertising				
17	Misc. (Describe):				
18	<b>Total Expenses</b>				

### Proposed Task/Drawdown Schedule

**Funds awarded must be used to benefit the general public.** On the lines below, describe the tasks you plan to complete using requested funds, the anticipated task completion date, and the amount you will request in reimbursement for that task. The total should add up to your funding request.

**Tasks below should be services and programs that will be provided to the public** (e.g., individual events, educational programs, improvements to public spaces, etc.). **Tasks should not include costs that primarily benefit the organization** (e.g., administrative expenses, overhead, rent, utilities, etc.). **The organization should consider such internal costs in the overall cost of providing the specific service or program.**

**Prioritize the tasks proposed in this list, with the tasks the organization would most like to receive funding for towards the top.**

Priority	Task	Participants	Completion Date	Amount
1				
2				
3				
4				
5				
6				
7				
8				
9				
TOTAL:				

### Disclaimer and Submission

*By typing in my name below, I certify that my answers are true and complete to the best of my knowledge. I am authorized to submit this application on behalf of the organization named herein.*

Name: \_\_\_\_\_ Title: \_\_\_\_\_ Date: \_\_\_\_\_

Submit completed applications to the City Manager's Office, 515 Clark Avenue, Ames, IA 50010. Applications must be received no later than 5:00 p.m. on November 15 to be considered for funding.

## **Ames Main Street, Outside Funding Request FY 2026/2027**

### **What are the goals of this program/event:**

The Ames Main Street Program's goal is to promote and maintain Downtown Ames as a destination for living, working, playing through shopping, dining, socializing and entertainment; promoting historic preservation and building development through facade work and upper-story housing, and renovation; recruiting and retaining new businesses; organizing events and promotions that increase customer and community engagement with the businesses that should result in higher tax revenue for the City of Ames.

The AMS Promotions Committee and events team have re-evaluated each existing program or event and took into consideration their value, return on investment to business owners in the district, and community participation. For 2026, one new retail event has been added: Holiday Open House to allow businesses to showcase their new holiday products for the season.

### **2026 & 2027 Listing of Events**

<b>EVENT NAMES</b>	<b>2026 DATES</b>
Winter Sidewalk Sales	January 8-11
Heart of Ames	February (all month)
515 Days	May 15
Art Walk	June 11
July 4 <sup>th</sup> Parade	July 4
Summer Sidewalk Sales	July 9-12
Music Walk	September 17
Witches Walk	October 8
Downtown Trick-or-Treat	October 30
Holiday Open House	November 5-8
Small Business Weekend	November 27-30
Snow Magic Kick-Off Event	December 3

**Explain how this request helps accomplish the goals of this program/event. If you are requesting an increase in funding from the last funding cycle, include an explanation of the enhanced or expanded services you intend to provide with the additional funding:**

1. **Fulfill Requirements** to maintain Ames as an MSI community, including seeking and managing grants **(\$15,000)**
2. **Serve as a point of contact** regarding downtown public policy issues and inform property owners and tenants about policy changes, construction projects, and other issues that may affect downtown **(\$10,000)**
3. **Maintain** a current building and business inventory, district statistics, per the requirements of the MSI Program **(\$4,000)**
4. Conduct public right-of-way **beautification efforts (\$10,000)**
  - Weed control throughout all downtown and the south public parking lots
  - Spring planting of downtown planters
  - Holiday décor in planters and maintenance of the snowflakes on light polls
5. **Host July 4<sup>th</sup> Parade (\$4,000)**
  - The 4th of July Parade is one of the largest events of the summer and a community favorite which requires several volunteers who are paid through Community Cash for their time and efforts.
  - This event attracts 5,000+ people to the sidewalks of both Main St. and 5<sup>th</sup> St. each year
6. **Host Music Walk & Witches Walk (\$3,000 each)**
  - The Music Walk draws a diverse crowd to Main Street by pairing live local musicians with downtown shops, restaurants, and bars. This event encourages visitors to explore multiple businesses, increases foot traffic during the evening hours, and helps introduce new customers to stores they might not otherwise visit.
  - The Witches Walk generates one of the largest turnouts of the year, bringing families, groups of friends, and costumed participants downtown for themed shopping, dining, and activities. Many businesses see significant sales boosts and increased visibility from the festive atmosphere and social media engagement surrounding the event.
7. **Host Snow Magic (\$4,000)**
  - Many downtown retailers and restaurants experience increased traffic and sales as visitors linger to shop, dine, and enjoy the holiday spirit. Beyond the immediate economic benefit, Snow Magic helps strengthen customer loyalty, introduces new visitors to the district, and reinforces Downtown Ames as the heart of the community during the holidays.
8. **Host 515 Day (\$5,000) and ArtWalk (\$3,000)**
  - 515 Day celebrates community pride and local business by encouraging residents to "shop, sip, and support local." The event drives steady foot traffic throughout the district, helping businesses increase sales while building stronger connections with their customers. It also highlights the value of supporting small, independent shops and restaurants that make Ames unique.

- The Art Walk transforms downtown into an open-air gallery, pairing local artists with businesses to display their work. This creative collaboration draws art enthusiasts and casual visitors alike, generating significant pedestrian activity and showcasing the vibrancy of the downtown district. Businesses benefit from new visitors, extended dwell time, and an enhanced community and culture.

**9. Hosting (4) retail events: Summer Sidewalk Sales, Holiday Open House, Small Business Weekend, Winter Sidewalk Sales (\$1,000 each)**

- These four key retail events provide consistent, year-round opportunities for Downtown Ames businesses to boost sales and attract new customers. Each event encourages shoppers to explore multiple stores, take advantage of special promotions, and engage directly with local merchants. Together, they help sustain strong retail activity, strengthen customer loyalty, and reinforce Downtown Ames as a vibrant shopping destination in every season.

**10. Asking for free parking in Downtown for (4) Saturdays in one calendar year. (\$1,375 ea. = \$5,500 total)**

We are requesting funding to allow for free parking for the following events, which we have included in item (9).

- January, Winter Sidewalk Sales (one day)
- July, Summer Sidewalk Sales (one day)
- November, Holiday Open House (one day)
- November, Small Business Saturday (one day)

Other retail events (5) we are hosting, but will not ask for free parking in Downtown District:

- February, Heart of Ames, specials in businesses and discounts all month
- June, Art Walk, business specials night of event
- September, Music Walk, business specials night of event
- October, Witches Walk, business specials night of event
- December, Snow Magic Kick-Off, business specials night of event

We believe a teaser of free parking incentivizes Downtown patrons to come support the businesses for an event, turns them into long-term customers, and gives retailers the opportunity to showcase where additional parking opportunities are located.

We are asking for a total of **\$65,000** to be allocated to the program with \$5,500 to be provided to pay for parking in Downtown Ames.

## Outside Funding Request Process Application

### Application Information

Is this request sponsored by a student organization? Yes \_\_\_\_\_ No ☒ \_\_\_\_\_

Organization Name: Ames Regional Economic Alliance Date: 10/31/2025

Contact Person: Shannon Thiele, Vice President - Affiliate Programming

Contact Mailing Address: 304 Main Street, Ames, IA 50010

Phone: 515.232.2310 Email Address: shannon@amesalliance.com Tax ID #: 42-0623975

### Program/Event Information

What are the goals of this program/event: We aim to foster a thriving workforce by enhancing talent retention, expanding opportunities, and attraction new talent to the Ames region.

Date(s) program/event will be held: \_\_\_\_\_ to \_\_\_\_\_ Check if continuous or ongoing: ☒ \_\_\_\_\_

Location of program/event: Year long programs and events to support the attraction and retention of workforce in the Ames area.

# of individuals involved in program/event planning: \_\_\_\_\_ # of individuals who will benefit from program/event: \_\_\_\_\_

Funding amount requested: \$15,000

Has the City of Ames funded this program/event before?	Yes	If yes, what year was it last funded? <u>FY 2025</u>	If yes, what amount of funding was received? <u>\$15,000</u>
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### Program/Event Description

*Please answer each question below using the space provided.*

Explain how this request helps accomplish the goals of this program/event. If you are requesting an increase in funding from the last funding cycle, include an explanation of the enhanced or expanded services you intend to provide with the additional funding:

<p><b>Talent Retention &amp; Attraction</b></p> <ul style="list-style-type: none"> <li>• Live, Work, Play in Ames Website and Brand – A centralized platform showcasing housing options, educational institutions, cost of living, and community services to assist individuals and families considering relocation.</li> <li>• Employment Opportunities – A robust job board featuring listings across Boone, Hamilton, and Story Counties, updated daily with employer registrations and career openings.</li> <li>• Relocation Assistance – Resources and the “Connectors” program, which helps new residents build meaningful relationships and settle into the community.</li> <li>• Lifestyle Promotion – Partnerships with Discover Ames to highlight local arts, culture, dining, shopping, and outdoor recreation, strengthening the region’s appeal to both residents and visitors.</li> </ul> <p><b>Strategic Marketing &amp; Branding</b></p> <p>Supports targeted marketing initiatives designed to elevate the visibility of the Ames region as a destination for top talent.</p> <ul style="list-style-type: none"> <li>• Regional workforce stories promoted through Live Work Play in Ames, Livability magazine, ISU Alumni Stater magazine and social media channels.</li> <li>• External campaigns in both print and digital formats to reach skilled professionals considering relocation.</li> <li>• Recognition of sponsors as community leaders actively investing in talent attraction and retention.</li> </ul> <p><b>Adult Skills Training</b></p> <p>Help strengthen the local labor force through continued investment in adult education and retraining programs.</p> <ul style="list-style-type: none"> <li>• Programs focused on critical industries including healthcare, skilled trades, and transportation.</li> <li>• Inclusive training opportunities designed to equip residents with the skills necessary to succeed in high-demand career fields.</li> <li>• Long-term investment in workforce readiness and economic growth.</li> </ul> <p><b>Engagement &amp; Leadership Development</b></p> <p>Supports initiatives that build connections between students, young professionals, and local businesses, cultivating the next generation of leaders.</p> <ul style="list-style-type: none"> <li>• Careers to Classrooms – Programs designed to unite PK-12 schools, higher education institutions, and the business community.</li> <li>• AREA Interns Program – Formerly known as See Yourself in Ames, this initiative connects interns with business leaders while showcasing career opportunities within the region.</li> </ul>
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What efforts have you made to obtain funding from other sources? Include fundraising, dues, and any requests to other City- sponsored programs (e.g., ASSET, COTA, Ames Community Grants Program)

We have begun efforts to secure \$56,000 in funding from private sources. We will be requesting \$40,000 in funding support from the Story County Supervisors in January. Funding requests will be made to Mary Greeley Medical Center, DMACC, and Alliant Energy early in 2026.

Who will be responsible for ensuring compliance with the funding contract? What are their qualifications?

Shannon Thiele will be responsible for ensuring compliance with this funding contract. Shannon tracks and monitors all aspects of the workforce solutions budget and progress towards goals each month. Shannon joined the Ames Regional Economic Alliance in November 2022 and has since built strong relationships with a diverse network of investors and business leaders who recognize the importance of a skilled and robust workforce. A lifelong resident of Iowa, she is passionate about promoting the growth and potential of the Ames region.

### Budget

Complete your activity budget below with previous fiscal years in columns A, B, and C, and your grant request from the City of Ames in box D10.

	(A)	(B)	(C)	(D)
REVENUE - ALL SOURCES	FY 23-24 ACTUAL	FY 24-25 ACTUAL	FY 25-26 ADOPTED	FY 26-27 PROPOSED
1 Fundraising	55,000	55,000	55,000	60,000
2 Membership Dues				
3 Fees Charged				
4 Investment Income				
5 Grants (Private Sector)				
6 State/Federal Funds				
7 ISU or ISU Student Government Funds				3,500
8 Other Gov't or Non-Profit Funds	60,000	60,000	60,000	51,500
9 Misc. (Describe):				
10 <b>Funding Request from City of Ames</b>	15,000	15,000	15,000	15,000
11 <b>Total Revenues</b>	130,000	130,000	130,000	130,000

	FY 23-24 ACTUAL	FY 24-25 ACTUAL	FY 25-26 ADOPTED	FY 26-27 PROPOSED
EXPENSES				
12 Salary and Related	30,000	30,000	30,000	35,000
13 Occupancy/Rent				
14 Supplies/Equipment	1,000	1,000	1,000	1,000
15 Contractual Services				
16 Promotion/Advertising	50,000	50,000	50,000	50,000
17 Misc. (Describe):	49,000	49,000	49,000	44,000
18 <b>Total Expenses</b>	130,000	130,000	130,000	130,000

### Proposed Task/Drawdown Schedule

**Funds awarded must be used to benefit the general public.** On the lines below, describe the tasks you plan to complete using requested funds, the anticipated task completion date, and the amount you will request in reimbursement for that task. The total should add up to your funding request.

**Tasks below should be services and programs that will be provided to the public** (e.g., individual events, educational programs, improvements to public spaces, etc.). **Tasks should not include costs that primarily benefit the organization** (e.g., administrative expenses, overhead, rent, utilities, etc.). **The organization should consider such internal costs in the overall cost of providing the specific service or program.**

**Prioritize the tasks proposed in this list, with the tasks the organization would most like to receive funding for towards the top.**

Priority	Task	Participants	Completion Date	Amount
1	Live Work Play in Ames website enhancements	n/a	7/31/2026	\$2,000
2	Internship Program enhancements	400	8/1/2026	\$3,000
3	Iowa State University Alumni Marketing	n/a	6/30/2027	\$3,000
4	Participation in State of Iowa Workforce Marketing Campaigns	n/a	6/30/2027	\$5,000
5	Relocation information for new residents	100	7/31/2026	\$2,000
6				
7				
8				
9				
TOTAL:				\$15,000

### Disclaimer and Submission

*By typing in my name below, I certify that my answers are true and complete to the best of my knowledge. I am authorized to submit this application on behalf of the organization named herein.*

Name: Shannon Thiele  Title: VP Affiliate Programming Date: 10/31/2025

Submit completed applications to the City Manager's Office, 515 Clark Avenue, Ames, IA 50010. Applications must be received no later than 5:00 p.m. on November 15 to be considered for funding.

## Outside Funding Request Process Application

### Application Information

Is this request sponsored by a student organization? Yes \_\_\_\_\_ No \_\_\_\_\_

Organization Name: \_\_\_\_\_ Date: \_\_\_\_\_

Contact Person: \_\_\_\_\_

Contact Mailing Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Email Address: \_\_\_\_\_ Tax ID #: \_\_\_\_\_

### Program/Event Information

What are the goals of this program/event: \_\_\_\_\_

Date(s) program/event will be held: \_\_\_\_\_ to \_\_\_\_\_ Check if continuous or ongoing: \_\_\_\_\_

Location of program/event: \_\_\_\_\_

# of individuals involved in program/event planning: \_\_\_\_\_ # of individuals who will benefit from program/event: \_\_\_\_\_

Funding amount requested: \_\_\_\_\_

Has the City of Ames funded this program/event before?	If yes, what year was it last funded?	If yes, what amount of funding was received?
_____	_____	_____

### Program/Event Description

*Please answer each question below using the space provided.*

Explain how this request helps accomplish the goals of this program/event. If you are requesting an increase in funding from the last funding cycle, include an explanation of the enhanced or expanded services you intend to provide with the additional funding:

What efforts have you made to obtain funding from other sources? Include fundraising, dues, and any requests to other City- sponsored programs (e.g., ASSET, COTA, Ames Community Grants Program)

Who will be responsible for ensuring compliance with the funding contract? What are their qualifications?

### Budget

Complete your activity budget below with previous fiscal years in columns A, B, and C, and your grant request from the City of Ames in box D10.

		(A)	(B)	(C)	(D)
REVENUE - ALL SOURCES		FY 23-24 ACTUAL	FY 24-25 ACTUAL	FY 25-26 ADOPTED	FY 26-27 PROPOSED
1	Fundraising				
2	Membership Dues				
3	Fees Charged				
4	Investment Income				
5	Grants (Private Sector)				
6	State/Federal Funds				
7	ISU or ISU Student Government Funds				
8	Other Gov't or Non-Profit Funds				
9	Misc. (Describe):				
10	<b>Funding Request from City of Ames</b>				
11	<b>Total Revenues</b>				

		FY 23-24 ACTUAL	FY 24-25 ACTUAL	FY 25-26 ADOPTED	FY 26-27 PROPOSED
12	Salary and Related				
13	Occupancy/Rent				
14	Supplies/Equipment				
15	Contractual Services				
16	Promotion/Advertising				
17	Misc. (Describe):				
18	<b>Total Expenses</b>				



### Proposed Task/Drawdown Schedule

**Funds awarded must be used to benefit the general public.** On the lines below, describe the tasks you plan to complete using requested funds, the anticipated task completion date, and the amount you will request in reimbursement for that task. The total should add up to your funding request.

**Tasks below should be services and programs that will be provided to the public** (e.g., individual events, educational programs, improvements to public spaces, etc.). **Tasks should not include costs that primarily benefit the organization** (e.g., administrative expenses, overhead, rent, utilities, etc.). **The organization should consider such internal costs in the overall cost of providing the specific service or program.**

**Prioritize the tasks proposed in this list, with the tasks the organization would most like to receive funding for towards the top.**

Priority	Task	Participants	Completion Date	Amount
1				
2				
3				
4				
5				
6				
7				
8				
9				
TOTAL:				

### Disclaimer and Submission

*By typing in my name below, I certify that my answers are true and complete to the best of my knowledge. I am authorized to submit this application on behalf of the organization named herein.*

Name: \_\_\_\_\_ Title: \_\_\_\_\_ Date: \_\_\_\_\_

Submit completed applications to the City Manager's Office, 515 Clark Avenue, Ames, IA 50010. Applications must be received no later than 5:00 p.m. on November 15 to be considered for funding.

## Ames Regional Economic Alliance – Campustown, Outside Funding Request FY 2025/2026

### What are the goals of this program/event:

The Ames Regional Economic Alliance will continue our program of work for the Campustown district in 2026 which will include clean up and beautification throughout the year. The Alliance will implement several community and retail events within the district, while also serving as the Point of Contact for the City of Ames inside the district. Finally, the Alliance will be the organization promoting the City of Ames Facade Grant Program, as well as serve as point of contact for public policy issues, construction updates, and events both managed by the Alliance and outside groups.

### Explain how this request helps accomplish the goals of this program/event. If you are requesting an increase in funding from the last funding cycle, include an explanation of the enhanced or expanded services you intend to provide with the additional funding:

The funding will assist in accomplishing several goals of improving the Campustown district. The City's funding, along with private funding and a financial allocation from Iowa State University, will allow for consistent clean up, fresh banners on light poles, and other plants and flowers that will aesthetically enhance the district. We will also implement several events, some with the community and residents in mind, some with the Iowa State University students in mind.

We will also work to maintain the highest level of communication possible with stakeholders in the Campustown area, working closely with building owners, business owners, to keep them apprised of the facade grant program and maintaining a rapid response to street closures and other needs of the city when it impacts the Campustown area.

In addition to our event support, we ask for the waiver of parking meters for Small Business Saturday. By removing the parking fees for one day, this incentivizes Campustown patrons to come support the businesses for an event, turns them into long-term customers, and gives retailers the opportunity to showcase where additional parking opportunities are located. This is valued at \$1,500.

### **2026 & 2027 Listing of Events**

<b>EVENT NAMES</b>	<b>2026-27 DATES</b>
Summer Event (Taste of Campustown)	June or July, 2026
Fall Retail Event (Campustown Fall Classic)	October or November, 2026
Small Business Weekend	November 27-30
Holiday Retail Event	December, 2026

### Explain how this request helps accomplish the goals of this program/event. If you are requesting an increase in funding from the last funding cycle, include an explanation of the enhanced or expanded services you intend to provide with the additional funding:

1. **Districtwide clean up and beautification** – Ongoing **(\$25,000 in two instalments)**
2. **Serve as a point of contact** regarding Campustown public policy issues and inform property owners and tenants about policy changes, construction projects, and other issues that may affect downtown **(\$5,000)**



### **3. Host Summer Event (\$7,500)**

- Taste of Campustown is a new signature event designed to showcase the district as a vibrant destination for the entire Ames community. By bringing together the diverse flavors, cultures, and experiences that define Campustown, this event invites residents, summer students, and visitors to explore local restaurants, cafés, and retailers in a fun, welcoming atmosphere.

Centered around food, culture, and community connection, Taste of Campustown will highlight the unique character of the district while generating increased foot traffic and economic activity for businesses. This event aims to strengthen the community's perception of Campustown as a place to gather, dine, shop, and discover something new while ultimately enhancing visibility and supporting long-term growth throughout the district.

### **4. Host Fall Retail Event (\$5,000)**

- The Campustown Fall Classic brings energy and foot traffic to the district by inviting participants to shop, dine, and explore while playing a themed mini-golf course set up inside businesses throughout Campustown. This interactive format encourages people to visit multiple storefronts, discover new favorites, and engage directly with local merchants.

As attendees move from hole to hole, businesses benefit from increased visibility, higher customer engagement, and boosted sales during the event. The Fall Classic not only creates a fun, family-friendly experience but also strengthens the connection between the community and Campustown's vibrant mix of shops, restaurants, and services.

### **5. Host Small Business Weekend (\$2,500) & Free Parking on Saturday (\$1,500)**

- Small Business Weekend brings focused attention and increased foot traffic to Campustown by encouraging residents and visitors to shop and dine locally on one of the biggest retail weekends of the year. Participating businesses benefit from heightened visibility, expanded marketing support, and a surge of shoppers seeking unique gifts, local goods, and authentic dining experiences.

The event reinforces the importance of supporting small, independent businesses while driving sales, introducing customers to new favorites, and showcasing Campustown as a welcoming, energetic destination for holiday shopping and community connection.

### **6. Host Holiday Retail Event (\$5,000)**

- Launching a new holiday retail event in Campustown offers an exciting opportunity to attract shoppers during a key purchasing season and introduce the district as a festive, convenient destination for gift buying and winter dining. By creating a cheerful, activity-filled atmosphere, the event encourages residents and visitors to explore local shops, discover unique offerings, and support small businesses.

We anticipate that this event will boost foot traffic, increase sales, and strengthen customer relationships during the holidays—helping businesses reach new audiences and positioning Campustown as a vibrant, community-centered place to shop, celebrate, and connect.

## Outside Funding Request Process Application

### Application Information

Is this request sponsored by a student organization? Yes \_\_\_\_\_ No \_\_\_\_\_

Organization Name: \_\_\_\_\_ Date: \_\_\_\_\_

Contact Person: \_\_\_\_\_

Contact Mailing Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Email Address: \_\_\_\_\_ Tax ID #: \_\_\_\_\_

### Program/Event Information

What are the goals of this program/event: \_\_\_\_\_

Date(s) program/event will be held: \_\_\_\_\_ to \_\_\_\_\_ Check if continuous or ongoing: \_\_\_\_\_

Location of program/event: \_\_\_\_\_

# of individuals involved in program/event planning: \_\_\_\_\_ # of individuals who will benefit from program/event: \_\_\_\_\_

Funding amount requested: \_\_\_\_\_

Has the City of Ames funded this program/event before?	If yes, what year was it last funded?	If yes, what amount of funding was received?
_____	_____	_____

### Program/Event Description

*Please answer each question below using the space provided.*

Explain how this request helps accomplish the goals of this program/event. If you are requesting an increase in funding from the last funding cycle, include an explanation of the enhanced or expanded services you intend to provide with the additional funding:

What efforts have you made to obtain funding from other sources? Include fundraising, dues, and any requests to other City- sponsored programs (e.g., ASSET, COTA, Ames Community Grants Program)

Who will be responsible for ensuring compliance with the funding contract? What are their qualifications?

### Budget

Complete your activity budget below with previous fiscal years in columns A, B, and C, and your grant request from the City of Ames in box D10.

		(A)	(B)	(C)	(D)
REVENUE - ALL SOURCES		FY 23-24 ACTUAL	FY 24-25 ACTUAL	FY 25-26 ADOPTED	FY 26-27 PROPOSED
1	Fundraising				
2	Membership Dues				
3	Fees Charged				
4	Investment Income				
5	Grants (Private Sector)				
6	State/Federal Funds				
7	ISU or ISU Student Government Funds				
8	Other Gov't or Non-Profit Funds				
9	Misc. (Describe):				
10	<b>Funding Request from City of Ames</b>				
11	<b>Total Revenues</b>				

		FY 23-24 ACTUAL	FY 24-25 ACTUAL	FY 25-26 ADOPTED	FY 26-27 PROPOSED
12	Salary and Related				
13	Occupancy/Rent				
14	Supplies/Equipment				
15	Contractual Services				
16	Promotion/Advertising				
17	Misc. (Describe):				
18	<b>Total Expenses</b>				

### Proposed Task/Drawdown Schedule

**Funds awarded must be used to benefit the general public.** On the lines below, describe the tasks you plan to complete using requested funds, the anticipated task completion date, and the amount you will request in reimbursement for that task. The total should add up to your funding request.

**Tasks below should be services and programs that will be provided to the public** (e.g., individual events, educational programs, improvements to public spaces, etc.). **Tasks should not include costs that primarily benefit the organization** (e.g., administrative expenses, overhead, rent, utilities, etc.). **The organization should consider such internal costs in the overall cost of providing the specific service or program.**

**Prioritize the tasks proposed in this list, with the tasks the organization would most like to receive funding for towards the top.**

Priority	Task	Participants	Completion Date	Amount
1				
2				
3				
4				
5				
6				
7				
8				
9				
TOTAL:				

### Disclaimer and Submission

*By typing in my name below, I certify that my answers are true and complete to the best of my knowledge. I am authorized to submit this application on behalf of the organization named herein.*

Name: \_\_\_\_\_ Title: \_\_\_\_\_ Date: \_\_\_\_\_

Submit completed applications to the City Manager's Office, 515 Clark Avenue, Ames, IA 50010. Applications must be received no later than 5:00 p.m. on November 15 to be considered for funding.

## Outside Funding Request Process Application

### Application Information

Is this request sponsored by a student organization? Yes \_\_\_\_\_ No \_\_\_\_\_

Organization Name: \_\_\_\_\_ Date: \_\_\_\_\_

Contact Person: \_\_\_\_\_

Contact Mailing Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Email Address: \_\_\_\_\_ Tax ID #: \_\_\_\_\_

### Program/Event Information

What are the goals of this program/event: \_\_\_\_\_

Date(s) program/event will be held: \_\_\_\_\_ to \_\_\_\_\_ Check if continuous or ongoing: \_\_\_\_\_

Location of program/event: \_\_\_\_\_

# of individuals involved in program/event planning: \_\_\_\_\_ # of individuals who will benefit from program/event: \_\_\_\_\_

Funding amount requested: \_\_\_\_\_

Has the City of Ames funded this program/event before? _____	If yes, what year was it last funded? _____	If yes, what amount of funding was received? _____
--	---	--

### Program/Event Description

*Please answer each question below using the space provided.*

Explain how this request helps accomplish the goals of this program/event. If you are requesting an increase in funding from the last funding cycle, include an explanation of the enhanced or expanded services you intend to provide with the additional funding:

What efforts have you made to obtain funding from other sources? Include fundraising, dues, and any requests to other City- sponsored programs (e.g., ASSET, COTA, Ames Community Grants Program)

Who will be responsible for ensuring compliance with the funding contract? What are their qualifications?

### Budget

Complete your activity budget below with previous fiscal years in columns A, B, and C, and your grant request from the City of Ames in box D10.

		(A)	(B)	(C)	(D)
REVENUE - ALL SOURCES		FY 23-24 ACTUAL	FY 24-25 ACTUAL	FY 25-26 ADOPTED	FY 26-27 PROPOSED
1	Fundraising				
2	Membership Dues				
3	Fees Charged				
4	Investment Income				
5	Grants (Private Sector)				
6	State/Federal Funds				
7	ISU or ISU Student Government Funds				
8	Other Gov't or Non-Profit Funds				
9	Misc. (Describe):				
10	<b>Funding Request from City of Ames</b>				
11	<b>Total Revenues</b>				

		FY 23-24 ACTUAL	FY 24-25 ACTUAL	FY 25-26 ADOPTED	FY 26-27 PROPOSED
EXPENSES					
12	Salary and Related				
13	Occupancy/Rent				
14	Supplies/Equipment				
15	Contractual Services				
16	Promotion/Advertising				
17	Misc. (Describe):				
18	<b>Total Expenses</b>				



### Proposed Task/Drawdown Schedule

**Funds awarded must be used to benefit the general public.** On the lines below, describe the tasks you plan to complete using requested funds, the anticipated task completion date, and the amount you will request in reimbursement for that task. The total should add up to your funding request.

**Tasks below should be services and programs that will be provided to the public** (e.g., individual events, educational programs, improvements to public spaces, etc.). **Tasks should not include costs that primarily benefit the organization** (e.g., administrative expenses, overhead, rent, utilities, etc.). **The organization should consider such internal costs in the overall cost of providing the specific service or program.**

**Prioritize the tasks proposed in this list, with the tasks the organization would most like to receive funding for towards the top.**

Priority	Task	Participants	Completion Date	Amount
1				
2				
3				
4				
5				
6				
7				
8				
9				
TOTAL:				

### Disclaimer and Submission

*By typing in my name below, I certify that my answers are true and complete to the best of my knowledge. I am authorized to submit this application on behalf of the organization named herein.*

Name: \_\_\_\_\_ Title: \_\_\_\_\_ Date: \_\_\_\_\_

Submit completed applications to the City Manager's Office, 515 Clark Avenue, Ames, IA 50010. Applications must be received no later than 5:00 p.m. on November 15 to be considered for funding.



Please find below how additional funding from the City of Ames will help the Hunziker Youth Sports Complex (HYSC) help the city of Ames accomplish its goals.

### **Increasing Access for All Community Members & Creating Space for Healthy Activity**

With a generous grant from the City of Ames, HYSC will be able to offset additional expenses for operating the complex, including field/greens maintenance, equipment and building upkeep. This funding helps all sports keep our registration fees lower. This helps each sport pursue our goal of increasing participation from community members of all socioeconomic statuses.

### **Expanding Capacity for Connecting the Community Through Activities**

Additional funding will expand HYSC's capacity for the management and coordination of event planning (current and new), event hosting and the requisite maintenance and management activities required with operating the complex in a well maintained and inviting capacity. The 2025 Ames Youth Baseball day was an incredible success and we are discussing as a board how we might expand that event to include all three sport organizations in 2026.

### **Generating Positive Economic Impact on Ames**

This increased capacity will continue to seed opportunities for increased participation by other community sports groups as well as make the complex a more attractive environment for other sporting events, bringing families from outside the community to Ames—generating a positive economic impact to the community. We believe this more attractive environment will make Ames more appealing for those looking to move to a new community.

In addition to each sport organization's events that draw teams from outside Ames, we continue to engage with Discover Ames for the purpose of utilizing the complex to bring new competitions, tournaments and visitors to Ames. We also continue to host the Iowa Games soccer competitions on an annual basis, and other tournaments hosted by Ames Soccer Club.

HYSC has historically made a significant contribution to the youth sports community of Ames and is poised to make an even more substantial impact in the years ahead. We are excited to continue to partner with the city in this capacity. We are willing to expand on the progress being made in each of these areas, if desired.

Nathan Haila - *HYSC Board President*

HYSC Board Members: Gary Eyles, David Dear, Trent Brisby, Ryan Cable

## Outside Funding Request Process Application

### Application Information

Is this request sponsored by a student organization? Yes \_\_\_\_\_ No \_\_\_\_\_

Organization Name: \_\_\_\_\_ Date: \_\_\_\_\_

Contact Person: \_\_\_\_\_

Contact Mailing Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Email Address: \_\_\_\_\_ Tax ID #: \_\_\_\_\_

### Program/Event Information

What are the goals of this program/event: \_\_\_\_\_

Date(s) program/event will be held: \_\_\_\_\_ to \_\_\_\_\_ Check if continuous or ongoing: \_\_\_\_\_

Location of program/event: \_\_\_\_\_

# of individuals involved in program/event planning: \_\_\_\_\_ # of individuals who will benefit from program/event: \_\_\_\_\_

Funding amount requested: \_\_\_\_\_

Has the City of Ames funded this program/event before?	If yes, what year was it last funded?	If yes, what amount of funding was received?
_____	_____	_____

### Program/Event Description

*Please answer each question below using the space provided.*

Explain how this request helps accomplish the goals of this program/event. If you are requesting an increase in funding from the last funding cycle, include an explanation of the enhanced or expanded services you intend to provide with the additional funding:

What efforts have you made to obtain funding from other sources? Include fundraising, dues, and any requests to other City- sponsored programs (e.g., ASSET, COTA, Ames Community Grants Program)

Who will be responsible for ensuring compliance with the funding contract? What are their qualifications?

### Budget

Complete your activity budget below with previous fiscal years in columns A, B, and C, and your grant request from the City of Ames in box D10.

		(A)	(B)	(C)	(D)
REVENUE - ALL SOURCES		FY 23-24 ACTUAL	FY 24-25 ACTUAL	FY 25-26 ADOPTED	FY 26-27 PROPOSED
1	Fundraising				
2	Membership Dues				
3	Fees Charged				
4	Investment Income				
5	Grants (Private Sector)				
6	State/Federal Funds				
7	ISU or ISU Student Government Funds				
8	Other Gov't or Non-Profit Funds				
9	Misc. (Describe):				
10	<b>Funding Request from City of Ames</b>				
11	<b>Total Revenues</b>				

		FY 23-24 ACTUAL	FY 24-25 ACTUAL	FY 25-26 ADOPTED	FY 26-27 PROPOSED
12	Salary and Related				
13	Occupancy/Rent				
14	Supplies/Equipment				
15	Contractual Services				
16	Promotion/Advertising				
17	Misc. (Describe): IFA funded Admin				
18	<b>Total Expenses</b>				

### Proposed Task/Drawdown Schedule

**Funds awarded must be used to benefit the general public.** On the lines below, describe the tasks you plan to complete using requested funds, the anticipated task completion date, and the amount you will request in reimbursement for that task. The total should add up to your funding request.

**Tasks below should be services and programs that will be provided to the public** (e.g., individual events, educational programs, improvements to public spaces, etc.). **Tasks should not include costs that primarily benefit the organization** (e.g., administrative expenses, overhead, rent, utilities, etc.). **The organization should consider such internal costs in the overall cost of providing the specific service or program.**

**Prioritize the tasks proposed in this list, with the tasks the organization would most like to receive funding for towards the top.**

Priority	Task	Participants	Completion Date	Amount
1				
2				
3				
4				
5				
6				
7				
8				
9				
TOTAL:				

### Disclaimer and Submission

*By typing in my name below, I certify that my answers are true and complete to the best of my knowledge. I am authorized to submit this application on behalf of the organization named herein.*

Name: \_\_\_\_\_ Title: \_\_\_\_\_ Date: \_\_\_\_\_

Submit completed applications to the City Manager's Office, 515 Clark Avenue, Ames, IA 50010. Applications must be received no later than 5:00 p.m. on November 15 to be considered for funding.

## Outside Funding Request Process Application

### Application Information

Is this request sponsored by a student organization? Yes \_\_\_\_\_ No ☒

Organization Name: The Ames Foundation Date: 11/10/2025

Contact Person: Shannon Thiele

Contact Mailing Address: 304 Main Street

Phone: 515-232-2310 Email Address: shannon@amesalliance.com Tax ID #: 51-0161669

### Program/Event Information

What are the goals of this program/event: To enhance the vibrancy of Downtown Ames with art to strengthen the economic vitality of Ames.

Date(s) program/event will be held: \_\_\_\_\_ to \_\_\_\_\_ Check if continuous or ongoing: ☒

Location of program/event: Downtown Ames

# of individuals involved in program/event planning: \_\_\_\_\_ # of individuals who will benefit from program/event: \_\_\_\_\_

Funding amount requested: \$15,000

Has the City of Ames funded this program/event before?	<u>No</u>	If yes, what year was it last funded?	If yes, what amount of funding was received?
--	-----------	---------------------------------------	--

### Program/Event Description

*Please answer each question below using the space provided.*

Explain how this request helps accomplish the goals of this program/event. If you are requesting an increase in funding from the last funding cycle, include an explanation of the enhanced or expanded services you intend to provide with the additional funding:

Ames is a fabulous community to live, work, and play. The Ames Foundation supports the community with quality of life initiatives by enhancing vitality. We are excited to continue this initiative with our partners, the Ames Murals: An Open Air Gallery to make our outdoor spaces more exciting, inviting, and energetic. The Ames Foundation will connect artists and property owners to weave together a more vibrant community where residents and guests want to spend more time in our open air environment. Passionate artists can showcase their talents and small businesses will create more attractive spaces that drive traffic to strengthen economic vitality.



What efforts have you made to obtain funding from other sources? Include fundraising, dues, and any requests to other City- sponsored programs (e.g., ASSET, COTA, Ames Community Grants Program)

The Ames Foundation hosts an Annual Fundraising event yearly, with the last event hosted in October 2025 that raised \$10,000. The Ames Foundation is also reaching out to corporate sponsors as well as Veteran owned businesses for a Veteran's mural specifically on the NAMI/Visiting Angels building on 426 Fifth Street with hopes of completion in Summer 2026.

Who will be responsible for ensuring compliance with the funding contract? What are their qualifications?

Shannon Thiele serves as the Vice President of Affiliate Programming and is the Staff Liaison for the Ames Foundation, an affiliate organization of the Ames Regional Economic Alliance. She has been with the Alliance for 3 years and has been the liaison for The Ames Foundation for 3 years as well. With a passion for her community, where she lives, works, and plays, she is excited to see this mural initiative take off in Downtown Ames.

### Budget

Complete your activity budget below with previous fiscal years in columns A, B, and C, and your grant request from the City of Ames in box D10.

		(A)	(B)	(C)	(D)
REVENUE - ALL SOURCES		FY 23-24 ACTUAL	FY 24-25 ACTUAL	FY 25-26 ADOPTED	FY 26-27 PROPOSED
1	Fundraising				20,000
2	Membership Dues				
3	Fees Charged				
4	Investment Income				
5	Grants (Private Sector)				15,000
6	State/Federal Funds				
7	ISU or ISU Student Government Funds				
8	Other Gov't or Non-Profit Funds				
9	Misc. (Describe):				
10	<b>Funding Request from City of Ames</b>				15,000
11	<b>Total Revenues</b>				50,000

		FY 23-24 ACTUAL	FY 24-25 ACTUAL	FY 25-26 ADOPTED	FY 26-27 PROPOSED
EXPENSES					
12	Salary and Related				
13	Occupancy/Rent				
14	Supplies/Equipment				50,000
15	Contractual Services				
16	Promotion/Advertising				
17	Misc. (Describe):				
18	<b>Total Expenses</b>				50,000

### Proposed Task/Drawdown Schedule

**Funds awarded must be used to benefit the general public.** On the lines below, describe the tasks you plan to complete using requested funds, the anticipated task completion date, and the amount you will request in reimbursement for that task. The total should add up to your funding request.

**Tasks below should be services and programs that will be provided to the public** (e.g., individual events, educational programs, improvements to public spaces, etc.). **Tasks should not include costs that primarily benefit the organization** (e.g., administrative expenses, overhead, rent, utilities, etc.). **The organization should consider such internal costs in the overall cost of providing the specific service or program.**

**Prioritize the tasks proposed in this list, with the tasks the organization would most like to receive funding for towards the top.**

Priority	Task	Participants	Completion Date	Amount
1	Mural on NAMI/Visiting Angels Building - 426 Fifth Street, veteran theme	1,000	9/1/2026	5,000
2	Mural on Building 5th & Burnett (East Side), 330 5th Street- historic mural theme, old photograph inspired	1,000	10/1/2026	10,000
3				
4				
5				
6				
7				
8				
9				
<b>TOTAL:</b>				15,000

### Disclaimer and Submission

*By typing in my name below, I certify that my answers are true and complete to the best of my knowledge. I am authorized to submit this application on behalf of the organization named herein.*

Name: Shannon Thiele  Title: VP, Affiliate Programming Date: 11/10/2025

Submit completed applications to the City Manager's Office, 515 Clark Avenue, Ames, IA 50010.  
Applications must be received no later than 5:00 p.m. on November 15 to be considered for funding.

v.10.17.25

**Town Budget Meeting Minutes**  
**November 6, 2025**

**Less**

- None

**More**

- Event Center @ Linc Development
- Pioneer infrastructure incentives
- Industrial development
- Housing units downtown
  - Workforce housing
  - Diverse housing options
- Downtown Vision

### **COUNCIL ACTION FORM**

**SUBJECT:**                      **MEMBERSHIP IN IOWA PUBLIC POWER AGENCY**

**BACKGROUND:**

Ames Electric Services is a member of the Midcontinent Independent System Operator (MISO). MISO is one of several Independent System Operators that are organized under federal law to regulate the electric transmission system in regions across the country and ensure reliable electric generation and transmission.

In 2025, MISO approved proceeding with nearly \$22 billion in new transmission projects to be built within its territory in the next several years, with over \$2.5 billion of those projects being in Iowa. While these projects are critical to ensure access to energy produced across the region, utilities purchasing the energy will experience increased costs associated with transmission in order to pay for the costs to build and operate the transmission infrastructure. Ames Electric Services has been able to offset rising costs of transmission up to this point by sharing its existing transmission with other utilities and being compensated for use of Ames' transmission assets.

Moving forward, Ames Electric Services will not need to construct a substantial amount of new transmission for its direct benefit. This limits the opportunities for Ames to receive payments from other utilities to offset Ames' anticipated rising transmission expenses. However, there are opportunities to support regional and statewide projects that could provide benefits to Ames' customers. To support these projects, it is better for Ames to do this as part of a group.

The Iowa Public Power Agency (IPPA) is an Iowa 28E entity that was organized in 2002. IPPA was established to facilitate Iowa municipal utilities' investments in electric-related projects, such as transmission and generation. Through IPPA, 15 municipal utilities have previously invested in two jointly owned transmission projects with MidAmerican Energy.

**Staff believes that becoming a member of IPPA is in the best interest for Ames electric customers.** There is no cost to join, and no dues requirement at this time. As potential transmission and generation projects are brought to the IPPA membership, only those members opting into the project are responsible for project costs. Membership in IPPA offers the opportunity to leverage municipal financing mechanisms in a manner that does not obligate Ames' individual bonding capacity. Working with other electric municipals in the state is a diversified, low-cost method to stay up on market changes and provide the opportunity to participate in projects with little to no downside risk to Ames customers.

**ALTERNATIVES:**

1. Approve Ames Municipal Electric Services application and agreement for membership in the Iowa Public Power Agency.
2. Do not join Iowa Public Power Agency at this time.

**CITY MANAGER'S RECOMMENDED ACTION:**

The Iowa Public Power Agency is a non-profit, municipal-centric organization, focused on large electric projects. IPPA was established to facilitate Iowa municipal utilities' investments in electric-related projects, such as transmission and generation. As new high voltage projects are considered for development, Ames must consider partnerships with likeminded municipal electric utilities. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No.1 as stated above.

**ATTACHMENT(S):**

[IPPA Application and Agreement for Membership Ames.docx](#)

[Resolution Approving Membership in IPPA.docx](#)

[Memo on NDA.docx](#)

[Confidentiality Agreement.pdf](#)

*TO BE APPROVED BY RESOLUTION OF THE GOVERNING  
BODY OF THE MEMBER*

APPLICATION AND AGREEMENT FOR MEMBERSHIP  
IN THE IOWA PUBLIC POWER AGENCY

THIS AGREEMENT, entered into this \_\_\_\_\_ day of \_\_\_\_\_, 2025, by and between the Iowa Public Power Agency (“IPPA”), and \_\_\_\_\_ (the “Member”), is for the purpose of providing a means by which the Member may jointly and cooperatively proceed under the provisions of Chapters 28E and 28F and Sections 390.9 through 390.25, Code of Iowa, to become a member of and participate in the Iowa Public Power Agency.

This Agreement shall be effective upon its execution and filing with the Secretary of State of the State of Iowa as provided in Sections 28E.8, Code of Iowa.

Member agrees to be bound by the terms and conditions of the Second Amended and Restated Agreement to Establish the Iowa Public Power Agency, the Articles of Incorporation, and the Bylaws of IPPA, as they may be amended from time to time, which documents are by this reference incorporated into this Agreement and made a part hereof. Member agrees to be bound by such other rules and regulations as may from time to time be adopted by the Board of Directors of IPPA.

To the extent that Member, by contract or separate agreement, authorizes the issuance of bonds or obligations on its behalf or otherwise contracts with IPPA, Member shall be obligated to make such payments and repayments as may be required by the contract or separate agreement and shall pledge and dedicate all or part of its revenues for the satisfaction of the contract or separate agreement or the payment of the principal of and interest on bonds or obligations issued on its behalf.

There are specific provisions relating to membership in and withdrawal from IPPA contained in the Second Amended and Restated Agreement to Establish the Iowa Public Power Agency and in the Articles of Incorporation and Bylaws. Member acknowledges receipt and approval of each of those documents and agrees to make payment of all amounts due IPPA on or before its withdrawal, and further agrees that all contracts, separate agreements and obligations of Member shall survive its withdrawal from IPPA.

Member represents and warrants that it is a political subdivision of the State of Iowa, with full legal power and authority to enter into this Agreement, to become a member of IPPA, and to perform its obligations hereunder.



IN WITNESS WHEREOF, the parties hereto do execute this Application and Agreement for Membership in the Iowa Public Power Agency by resolution of the respective governing bodies as of the day and year first above written.

IOWA PUBLIC POWER AGENCY

By: \_\_\_\_\_  
President, Board of Directors

ATTEST:

\_\_\_\_\_  
Secretary, Board of Directors

STATE OF IOWA            )  
                                  )     SS:  
COUNTY OF \_\_\_\_\_)

On this \_\_\_\_\_ day of \_\_\_\_\_, 2025, before me, a Notary Public in and for said County, in said State, personally appeared Greg Fritz and John Bilsten, to me personally known and to me known to be the President and Secretary, respectively, of the Iowa Public Power Agency, the corporation described in and which executed the foregoing instrument to which this acknowledgement is attached; and that said instrument was executed and signed on behalf of said corporation by authority of its Board of Directors; and that Greg Fritz and John Bilsten, as such officers acknowledge the execution of said instrument to be the voluntary act and deed of said corporation voluntarily executed.

\_\_\_\_\_  
Notary Public

CITY OF AMES, IOWA  
MUNICIPAL ELECTRIC UTILITY

By: \_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Clerk

STATE OF IOWA            )  
                                      )     SS:  
COUNTY OF STORY        )

On this \_\_\_\_\_ day of December, 2025, before me, a Notary Public in and for said County, in said State, personally appeared \_\_\_\_\_ and \_\_\_\_\_, to me personally known and to me known to be the Mayor and City Clerk, respectively, of the City of Ames the said city described in and which executed the within and foregoing instrument to which this is attached; and that said instrument was executed and signed on behalf of the city by authority of its City Council; and that the said \_\_\_\_\_ and \_\_\_\_\_, as such officers acknowledge the execution of said instrument to be the voluntary act and deed of the city voluntarily executed.

\_\_\_\_\_  
Notary Public

(This Notice to be posted)

## NOTICE AND CALL OF PUBLIC MEETING

Governmental Body: \_\_\_\_\_, State of Iowa.

Date of Meeting: \_\_\_\_\_, 2025.

Time of Meeting: \_\_\_\_\_ o'clock \_\_.M.

Place of Meeting: \_\_\_\_\_, State of Iowa.

PUBLIC NOTICE IS HEREBY GIVEN that the above mentioned governmental body will meet at the date, time, and place above set out. The tentative agenda for said meeting is as follows:

- Resolution approving Application and Agreement for Membership in the Iowa Public Power Agency

Such additional matters as are set forth on the additional \_\_\_\_\_ page(s) attached hereto. (number)

This notice is given at the direction of \_\_\_\_\_ pursuant to Chapter 21, Code of Iowa, and the local rules of said governmental body.

\_\_\_\_\_  
City Clerk of \_\_\_\_\_,  
State of Iowa

\_\_\_\_\_, 2025

The City Council of \_\_\_\_\_ met in \_\_\_\_\_ session  
at \_\_\_\_\_, Iowa at \_\_\_\_\_ o'clock \_\_.m. on the  
above date. There were present Mayor \_\_\_\_\_, in the chair, and the  
following named Council Members:

\_\_\_\_\_

\_\_\_\_\_

Absent: \_\_\_\_\_

\* \* \* \* \*

Council Member \_\_\_\_\_ introduced the following Resolution entitled “RESOLUTION APPROVING APPLICATION AND AGREEMENT FOR MEMBERSHIP IN THE IOWA PUBLIC POWER AGENCY” and moved its adoption. Council Member \_\_\_\_\_ seconded the motion to adopt. The roll was called and the vote was:

AYES: \_\_\_\_\_

\_\_\_\_\_

NAYS: \_\_\_\_\_

Whereupon the Mayor declared the following Resolution duly adopted:

RESOLUTION APPROVING APPLICATION AND AGREEMENT  
FOR MEMBERSHIP IN THE IOWA PUBLIC POWER AGENCY

WHEREAS, the Iowa Public Power Agency (IPPA) has been formed to effect joint development of projects for the benefit of member city utilities, electric power agencies, and electric joint action agencies and to exercise all powers conferred by Chapters 28E, 28F and Sections 390.9 through 390.25 of the Code of Iowa, 2025; and

WHEREAS, IPPA will promote the interests of its members through the development and implementation of projects on a joint basis; and

WHEREAS, it is deemed necessary, advisable, and in the best interest of this city utility and its rate payers that the city utility become a member of IPPA; and

WHEREAS, the Second Amended and Restated Agreement to Establish the Iowa Public Power Agency, along with the Articles of Incorporation and Bylaws of IPPA, are now before this governing body; and

WHEREAS, the form of Application and Agreement for Membership in IPPA is now before this governing body and is deemed to be appropriate for approval.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF \_\_\_\_\_:

Section 1. The Application and Agreement for Membership in the Iowa Public Power Agency is hereby approved substantially in the form now before the Council with such changes as may be approved by the Mayor and City Clerk.

Section 2. The Mayor and City Clerk are hereby authorized and directed to execute and deliver the Application and Agreement for Membership in the Iowa Public Power Agency, with their signatures thereon being conclusive proof of their approval of the final form thereof.

Section 3. The Mayor and City Clerk are hereby authorized and directed to take all steps necessary to complete the application process with IPPA and to establish this city utility as a member of IPPA.

PASSED AND APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Clerk

CERTIFICATE



STATE OF IOWA )  
 ) SS  
COUNTY OF \_\_\_\_\_ )

I, the undersigned City Clerk of the City of \_\_\_\_\_, State of Iowa, do hereby certify that attached is a true and complete copy of the portion of the corporate records of the City showing proceedings of the City Council, and the same is a true and complete copy of the action taken by the Council with respect to the matter at the meeting held on the date indicated in the attachment, which proceedings remain in full force and effect, and have not been amended or rescinded in any way; that meeting and all action thereat was duly and publicly held in accordance with a notice of meeting and tentative agenda, a copy of which was timely served on each member of the Council and posted on a bulletin board or other prominent place easily accessible to the public and clearly designated for that purpose at the principal office of the Council (a copy of the face sheet of the agenda being attached hereto) pursuant to the local rules of the Council and the provisions of Chapter 21, Code of Iowa, upon reasonable advance notice to the public and media at least twenty-four hours prior to the commencement of the meeting as required by law and with members of the public present in attendance; I further certify that the individuals named therein were on the date thereof duly and lawfully possessed of their respective City offices as indicated therein, that no Council vacancy existed except as may be stated in the proceedings, and that no controversy or litigation is pending, prayed or threatened involving the incorporation, organization, existence or boundaries of the City or the right of the individuals named therein as officers to their respective positions.

WITNESS my hand and the seal of the City hereto affixed this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

(SEAL)

\_\_\_\_\_  
City Clerk, City of \_\_\_\_\_,  
State of Iowa

# CERTIFICATE

STATE OF IOWA )  
 ) SS  
COUNTY OF \_\_\_\_\_ )

I, the undersigned Secretary of the Board of Trustees of the Municipal Electric Utility, City of \_\_\_\_\_, State of Iowa, do hereby certify that attached is a true and complete copy of the portion of the corporate records of said Board of Trustees showing proceedings of the Board, and the same is a true and complete copy of the action taken by said Board with respect to said matter at the meeting held on the date indicated in the attachment, which proceedings remain in full force and effect, and have not been amended or rescinded in any way; that meeting and all action thereat was duly and publicly held in accordance with a notice of meeting and tentative agenda, a copy of which was timely served on each member of the Board and posted on a bulletin board or other prominent place easily accessible to the public and clearly designated for that purpose at the principal office of the Board (a copy of the face sheet of said agenda being attached hereto) pursuant to the local rules of Chapter 21, Code of Iowa, upon reasonable advance notice to the public and media at least twenty-four hours prior to the commencement of the meeting as required by said law and with members of the public present in attendance; I further certify that the individuals named therein were on the date thereof duly and lawfully possessed of their respective offices as indicated therein, that no board vacancy existed except as may be stated in said proceedings, and that no controversy or litigation is pending, prayed or threatened involving the incorporation, organization, existence or boundaries of the City or the right of the individuals named therein as officers to their respective positions.

WITNESS my hand (and the seal of said Board) hereto affixed this \_\_\_\_\_ day  
of \_\_\_\_\_, 2025.

Secretary of the Board of Trustees of the  
Municipal Electric Utility, City of  
\_\_\_\_\_, State of Iowa

(SEAL)

**To:** Ames City Council

**From:** Donald E. Kom, Electric Services Director

**Date:** 12 December 2025

**Subject:** Request for Open-Session Vote on Entering into a Confidentiality Agreement

## Purpose

The purpose of this memorandum is to request that the Ames City Council place on its upcoming agenda an open-session vote to authorize the City to enter into a confidentiality agreement with the Iowa Public Power Agency (IPPA) related to the exchange of confidential information regarding participation in transmission and generation projects.

## Background

The City is currently engaged in discussions with IPPA, which has requested that certain information exchanged during the exploratory and negotiation phases of transmission projects remain confidential. Entering into a confidentiality agreement would allow staff and Council to receive and evaluate sensitive information that is necessary to determine whether the potential opportunity aligns with City goals, legal requirements, and the public interest.

## Rationale for Council Action

Because signing a confidentiality agreement constitutes a formal commitment by the City, authorization from the City Council is required. Conducting this vote in open session ensures transparency regarding the decision to enter such an agreement while still preserving the confidentiality of the specific information that may later be provided under the agreement.

Approval of the confidentiality agreement would:

- Enable the City to obtain and review detailed information relevant to negotiations;
- Protect proprietary or sensitive data shared with the City;
- Preserve the City's ability to evaluate potential benefits and risks before making any further commitments;
- Comply with Iowa Open Meetings and Open Records laws regarding the scope of what may legitimately remain confidential.

**Requested Action**

Staff requests that the City Council:

1. Take an open-session vote to approve an execution of the attached confidentiality agreement.

**Attachments**

- Confidentiality Agreement

Please let me know if you would like additional information or revisions prior to the agenda posting.

## **CONFIDENTIALITY AGREEMENT**

This CONFIDENTIALITY AGREEMENT (the "Agreement"), dated as of the 26<sup>th</sup> day of June, 2025, is entered into by and between **Iowa Public Power Agency ("IPPA")**, an Iowa nonprofit corporation, **North Iowa Municipal Electric Cooperative Association**, an Iowa Municipal Electric Cooperative Association ("NIMECA"), **South Iowa Municipal Electric Cooperative Association**, an Iowa Municipal Electric Cooperative Association ("SIMECA"), **Missouri Basin Municipal Power Agency, dba Missouri River Energy Services ("MRES")**, an entity organized under Iowa Code Chapter 28E, and such cities, municipal electric utilities, joint-action agencies, and/or electric power agencies which are, or in the future become, a signatory to this Agreement. Throughout the Agreement, IPPA, NIMECA, SIMECA, MRES, and all cities, municipal electric utilities, joint-action agencies, and/or electric power agencies which are signatories to this Agreement are each also referred to as a "Party" and are collectively (all or two or more of them, as the context requires) referred to as the "Parties."

### WITNESSETH

WHEREAS, IPPA is a municipal joint-action agency and nonprofit corporation which performs various services for its members, including the construction and purchase of electric facilities, and financing the joint ownership of high voltage transmission facilities in Iowa; and

WHEREAS, NIMECA is a municipal joint-action agency and municipal electric cooperative association which performs various services for its members in connection with the operation of their municipal electric utility systems, including but not limited to services relating to transmission and generation ownership and operation, long-term planning, generation resource planning, energy and capacity purchases and sales, and market-related functions in connection with participation in the Southwest Power Pool ("SPP"); and

WHEREAS, SIMECA is a municipal joint-action agency and municipal electric cooperative association which performs various services for its members in connection with the operation of their municipal electric utility systems, including but not limited to services relating to transmission and generation ownership and operation, long-term planning, generation resource planning, and energy and capacity purchases and sales; and

WHEREAS, MRES is a municipal joint-action agency existing under the intergovernmental cooperation statutes of the States of Iowa, Minnesota, North Dakota, and South Dakota which performs various services for its members in connection with the operation of their municipal electric utility systems, including but not limited to services relating to transmission and generation ownership and operation, long-term planning, generation resource planning, energy and capacity purchases and sales, and market-related functions in connection with participation in the SPP and Midcontinent Independent System Operator ("MISO") markets; and

WHEREAS, IPPA, NIMECA, SIMECA and MRES are joint-action agencies and electric power agencies which engage in joint action for and on behalf of their city and municipal electric utility members; and

WHEREAS, the Parties intend to engage in joint action in connection with electric transmission planning and construction and related critical energy infrastructure, including planning for, bidding on, owning, operating and financing one or more MISO transmission projects currently known as the MISO Long Range Transmission Planning (LRTP) Tranche 2.1 portfolio projects which are or will be located, in full or in part, in the state of Iowa and which are anticipated to be opened up by MISO for competitive bid in or around November and/or December 2025 ("Purpose"); and

WHEREAS, it is anticipated that several cities, municipal electric utilities, joint-action agencies, and/or electric power agencies will join said joint action in the future and become Parties to this Agreement at such time; and

WHEREAS, to perform its services for its members (or its city or municipal utility, as applicable) in connection with the Purpose, each Party may need information regarding the other Parties and their electric transmission planning and construction, critical energy infrastructure, operations, facilities, work product, and strategy, and the Parties will be developing, obtaining, receiving and sharing additional information with and between the Parties in connection with the Purpose, including information regarding electric transmission planning and construction, critical energy infrastructure, work product, and strategy, and including but not limited to the preparation of one or more term sheets and/or request for proposals ("RFP(s)") from one or more investor owned utilities or MISO qualified transmission developers (collectively, "Developers") for partnering in connection with the Purpose, responses to said term sheets and/or RFP(s) from one or more investor owned utilities, the terms and conditions of said partnering arrangements, other information, documents and data from one or more Developers, preparation of a bid to be submitted to MISO in connection with one or more of the MISO Tranche 2.1 projects, and agreements and other documents and data relating to the construction, ownership and operation of one or more such projects (all of which shall be collectively referred to as "Information"); and

WHEREAS, each Party has received, or will receive, Information related to the Purpose and desires to obtain and create additional Information related to the Purpose, a significant amount of which Information each Party and the Parties collectively deem to be and covenant to treat as being non-public, confidential, a trade secret, or proprietary in nature; and

WHEREAS, each Party has independently taken the necessary steps and precautions to preserve and safeguard its own Information and other Information to be created and received by the Parties related to the Purpose, the same being deemed a valuable asset of each Party and the Parties; and

WHEREAS, each Party wishes to provide the other Parties additional Information in connection with the Purpose and each Party wishes to receive the said additional Information from the other Parties in connection with the Purpose, and the Parties desire to create and receive additional Information in connection with the Purpose, subject to the terms of this Agreement; and

WHEREAS, before each Party will provide additional Information and develop further Information, each Party requires the execution of this Agreement for the purpose of maintaining the confidentiality of Information previously provided and to be provided, created, shared and received; and

WHEREAS, each Party may receive said Information directly from another Party or Parties or from the Party's or Parties' representatives or members, and the Parties will collaborate on the creation, development, receiving and sharing of Information, and this Agreement shall apply to all such Information; and

WHEREAS, one or more of the Parties received and possess and shall receive and possess Information in connection with the Purpose on behalf of their Iowa city utility members, and accordingly, this Agreement is a nondisclosure agreement which relates to electric transmission planning and construction and/or critical energy infrastructure, all as provided in Iowa Code section 388.9.

NOW, THEREFORE, for good and valuable consideration, and the Parties intending to be bound by the mutual and reciprocal covenants, terms and conditions contained herein, each Party hereby agrees as follows:



1. This Agreement shall cover the above-mentioned Information previously provided, to be provided, or to be developed in connection with the Purpose, including documents, drawings, notes and other media for holding such information, including without limitation: (i) any and all Information (including documents or material in all tangible forms, whether written or electronically encoded) provided by a Party to another one or more of the other Parties ("Receiving Party") when such Information originated from the Party disclosing the Information ("Disclosing Party"); (ii) any and all notes, summaries, reports, memorandums, and the like, or any other compilation thereof which contain any Information (collectively the "Notes"); and (iii) any and all new or different documents or material (in all tangible forms, whether written or electronically encoded) which is generated, developed, created or received as a result of the Parties' discussions and activities relating to the Purpose (collectively the "New Information"). The Information, Notes and New Information shall hereinafter collectively be referred to as "Confidential Information".

1.A. Notwithstanding anything in this Agreement to the contrary, with regard to (1) Information developed by one or more Parties in connection with the Purpose, and (2) Information received from parties other than the Parties, including, without limitation, Developers, IPPA shall be deemed the Disclosing Party for all purposes of this Agreement.

2. The Parties acknowledge and agree that, as a result of a Party receiving Confidential Information, the Receiving Party covenants to protect, preserve and safeguard the Confidential Information. The Receiving Party may provide the Confidential Information to its employees, officers, directors and attorneys who have a need to know such Confidential Information. The Receiving Party shall cause any of its employees, officers, directors or attorneys who are provided the Confidential Information to take reasonable steps necessary to preserve, protect and safeguard the same. Each Receiving Party may, but shall not be required to, require its employees, officers, directors and attorneys who have a need to see the Confidential Information to sign a separate Nondisclosure Statement substantially in the form of Attachment A to this Agreement. Each Receiving Party shall be responsible for the acts and omissions of its employees, officers, directors or attorneys with respect to such Confidential Information. Without limitation, the Receiving Party shall not (i) copy, reproduce, distribute, or disclose to any person, firm, entity, corporation, or any agents, employees, or other persons, except as may be permitted by this Agreement, any of the Confidential Information; (ii) permit any Third Party (as defined below) to have access to such Confidential Information, except as may be permitted by this Agreement; or (iii) knowingly use such Confidential Information for any purpose other than for its discussions, work product, strategy, planning preparations, and operations, and in each instance only in connection with the Purpose. Without limitation, each Receiving Party shall ensure that (i) all Confidential Information which is in an electronic, tangible or written form be kept in a secure and safe place, separate from all other information maintained by the Receiving Party and cause or permit such Confidential Information to be removed only by those individuals specifically authorized to have access to the Confidential Information under the terms of this Agreement; and (ii) Confidential Information removed by such authorized individuals will be placed in folders marked, "Confidential". Upon written request by the Disclosing Party providing access to the Confidential Information, the Receiving Party shall either destroy all Confidential Information and certify such to the Disclosing Party making such request or shall return all original Confidential Information provided by the Disclosing Party and destroy all electronic versions of the same and will not retain any copies or other reproductions in whole or in part of such Confidential Information, except to the extent required by law. Notwithstanding anything herein to the contrary, the Parties acknowledge that: a) each Receiving Party may share Confidential Information with its applicable governing body, and its outside legal counsel, with whom the Receiving Party may share the Confidential Information without further authorization, provided, however, that the applicable governing body shall take all reasonable steps to preserve the confidentiality of the Information, including meeting in closed session to the extent allowed by applicable law; and b) the obligations regarding protection, retention and destruction of Confidential Information hereunder by the Parties are subject to Iowa's Open Meetings law, Open Records law, and Iowa Code section 388.9.

3. A Receiving Party may not transmit or deliver the Confidential Information to any third parties, including but not limited to the Receiving Party's members, consultants, agents, subcontractors, independent contractors, consulting engineers, municipal financial advisors, or other retained experts or advisors (each a "Third Party" and collectively "Third Parties"), except as permitted by this paragraph. It is the intent of the Parties hereto that prior to the transmittal or delivery of the Confidential Information by the Receiving Party to any Third Party, that the Receiving Party seeking to transmit or deliver the Confidential Information shall (i) have determined that the Third Party needs to know the Confidential Information for the sole purpose of assisting the Receiving Party with its or its member municipal electric utilities' interest in the Purpose; (ii) ensure that the Third Party is informed of the existence of and has agreed to be bound by the terms of this Agreement; and (iii) ensure that the Third Party has become an express signatory to this Agreement or a separate agreement with equivalent terms, such as Attachment A attached hereto. For avoidance of doubt, the members of a Receiving Party's governing body, having approved this Agreement as official representatives of the Party, and a Party's employees, officers, directors and attorneys, including outside legal counsel, are not Third Parties.

4. Each Party understands that because of the unique nature of the Confidential Information, in addition to other available remedies, a Disclosing Party providing a Receiving Party with access to Confidential Information shall be entitled to seek injunctive and other extraordinary relief in enforcing this Agreement. In any action brought to enforce the terms of this Agreement in which the Disclosing Party providing the Receiving Party access to Confidential Information prevails or prevents the Receiving Party from disclosing Confidential Information to an unauthorized Third Party, the Disclosing Party shall be entitled to recover all costs of such an action from that Receiving Party, including attorneys' fees and expert witness fees, from such Receiving Party. TO THE FULLEST EXTENT PERMITTED BY LAW, EACH PARTY TO THIS AGREEMENT HERETO WAIVES ANY RIGHT IT MAY HAVE TO A TRIAL BY JURY IN RESPECT OF LITIGATION DIRECTLY OR INDIRECTLY ARISING OUT OF, UNDER OR IN CONNECTION WITH THIS AGREEMENT. TO THE EXTENT PERMITTED BY LAW AND APPLICABLE RULES OF CIVIL PROCEDURE, AND TO THE EXTENT THAT WAIVER OF THE RIGHT TO CONSOLIDATE LEGAL ACTIONS DOES NOT EFFECTIVELY PRECLUDE BRINGING ANY ONE OR MORE ACTIONS, EACH PARTY FURTHER WAIVES ANY RIGHT TO CONSOLIDATE ANY ACTION IN WHICH A JURY TRIAL HAS BEEN WAIVED WITH ANY OTHER ACTION IN WHICH A JURY TRIAL CANNOT BE OR HAS NOT BEEN WAIVED.

5. The Parties to this Agreement recognize that each Party is a public entity subject to applicable state open meetings and open records laws, including, for example, Iowa Code Chapters 21, "Official Meetings Open to Public (Open Meetings)" and 22 "Examination of Public Records (Open Records)". Each Party acknowledges that any of the other Parties may discuss this Agreement or any aspect of its relationship with the Parties to this Agreement and Confidential Information in accordance with Chapter 21 or other applicable law, provided that such discussion be in closed session to the fullest extent permitted by applicable law, and may receive requests from third parties made pursuant to and in accordance with Chapter 22 or other applicable law to disclose Confidential Information in its possession. A Receiving Party shall promptly notify the Disclosing Party of any request it receives for Confidential Information covered by this Agreement. If the Disclosing Party consents to the release of such Confidential Information, it may be released by the Receiving Party that received the request. If the Disclosing Party does not consent to the Receiving Party's release of such Confidential Information, the Receiving Party that received the request to disclose such Confidential Information may, upon advice of counsel, continue to refuse release such information. If, however, the Receiving Party that received the request to disclose such Confidential Information is advised by counsel to release a record, the Receiving Party shall give the Disclosing Party reasonable advance notice of its intent to release the requested information. If the Disclosing Party continues to insist the record not be released, the Receiving Party that received the request to release the information at issue shall tender the defense of the associated third party request for release to the Disclosing

Party objecting to the release, reserving to both the Receiving Party the right to release the record to the requestor and the objecting Disclosing Party the right to seek an injunction to prevent the release of such information. In the event a Third Party receives a request for records covered by this Agreement, such Third Party shall assume the same duties a Receiving Party assumes under this paragraph, above, and shall promptly notify the Disclosing Party, who shall have the same rights and responsibilities as are outlined above. Every other paragraph and provision of this Agreement notwithstanding, this paragraph shall control in regard to any request for release made by persons other than the Parties hereto, pursuant to an open records request for Confidential Information covered by this Agreement.

In the event that a Party or a Third Party is requested in any legal proceeding to disclose any Confidential Information by written interrogatories, request for production of documents, deposition, subpoena for records, or as a witness at trial, the Party, Parties, or Third Party subject to the requested disclosure of Confidential Information (the "Receiving Party") shall give the Party or Parties initially disclosing the Confidential Information (the "Disclosing Party") prompt written notice of such request, if permitted by law, so that the Disclosing Party may, in its discretion, seek an appropriate protective order at the Disclosing Party's expense; provided, however, that when the request is received as a witness at trial, the Receiving Party shall only be required to give such notice to the Disclosing Party to the extent reasonably practicable under the circumstances. If in the absence of a protective order, (i) a Receiving Party is advised by counsel that disclosure of the Confidential Information is finally required, after any Disclosing Party seeking a protective order has exhausted any appeal rights it may possess, or (ii) if no Disclosing Party seeks a protective order, or (iii) if disclosure is required by applicable rules of civil procedure or a court order in a manner which does not stay the proceedings pending a Disclosing Party's pursuit of a protective order by appeal, the Receiving Party may disclose such Confidential Information without liability hereunder. A Receiving Party is not obligated to seek a protective order.

6. This Agreement shall not restrict the release or use by the Receiving Party or a Third Party of any Confidential Information which falls into any of the following categories:

- (a) Any Confidential Information which has come within the public domain, except that which has come in the public domain through the Receiving Party's or Third Party's breach of this Agreement; or
- (b) Confidential Information which was lawfully available to the Receiving Party or Third Party on a non-confidential basis prior to its disclosure hereunder; or
- (c) Confidential Information which is proved to have been developed independently by the Receiving Party or Third Party; or
- (d) Confidential Information which is a public record and not a confidential record under the Iowa Open Records law, Iowa Code chapter 22, and/or Iowa Code section 388.9.

7. Each Party understands, acknowledges, and agrees that no Party is making any representation or warranty, express or implied, as to the accuracy or completeness of the Confidential Information, and the Disclosing Party, including its respective officers, directors, employees, and authorized Third Party agents, will have no liability to the Receiving Party or its Third Party agents resulting from the Receiving Party's or its Third Party agents' use of the Confidential Information.

8. If the Receiving Party or a Third Party questions whether an item constitutes Confidential Information,

such Receiving Party or Third Party shall immediately bring the question to the attention of the Disclosing Party and obtain written clarification regarding the item's proprietary nature prior to any disclosure of the same to anyone who is not a signatory to this Agreement.

9. No failure or delay by the Disclosing Party in exercising any right, power, or privilege under this Agreement shall be deemed a waiver thereof or preclude exercise of any other or further right, power, or privilege hereunder.

10. Nothing in this Agreement shall be interpreted as granting the Receiving Party any right or license, express or implied, to use all or part of the Confidential Information, except for the purposes expressed herein.

11. It is understood that this Agreement does not obligate either Party to enter into any further agreements.

12. The Parties expressly intend and agree that this Agreement shall create an exclusive dealing arrangement and agreement not to compete between the Parties and their personnel, directly or indirectly, on their own or together with or through any other entity, with respect to those MISO transmission projects currently known as the MISO Long Range Transmission Planning (LRTP) Tranche 2.1 portfolio projects which are or will be located, in full or in part, in the state of Iowa. Notwithstanding the foregoing, if the Parties, working together, are unable to reach an agreement with an investor owned utility to partner with for bidding on one or more Tranche 2.1 projects, then upon a determination by a majority of the designated representatives of the Parties that this joint effort to participate in a Tranche 2.1 project shall be abandoned, then this non-compete provision shall no longer apply.

13. The term of this Agreement will be ten (10) years from the date of this Agreement. It is understood and agreed that termination of this Agreement for any reason whatsoever shall not affect any obligation with respect to this Agreement prior to such termination and the obligation to not disclose or utilize Confidential Information shall survive such termination for the remainder of the original 10-year term of this Agreement.

14. This Agreement may be executed in counterparts, including the future execution of this Agreement by those cities, municipal electric utilities, joint-action agencies, and/or electric power agencies which join this Agreement in the future, each of which when taken together shall constitute one and the same instrument. This Agreement and executed signature pages may be delivered electronically by facsimile or e-mail, and such electronic delivery and electronic copies of signature pages shall have the same force and effect as an original signature and physical delivery.

15. This Agreement shall be governed by and construed in accordance with the laws of the State of Iowa. Each of the provisions of this Agreement shall be enforceable independently of any other provision of this Agreement and independent of any other claim or cause of action. In the event of any matter or dispute arising out of or related to this Agreement, it is agreed between the parties that the law of the State of Iowa (including statute of limitations provisions) will be given the interpretation, validity and effect of this Agreement without regard to the place of execution, place of performance thereof, or any conflicts of law provisions. The Recitals contained above are repeated verbatim and are made a part of this Agreement.

IN WITNESS WHEREOF, the Parties have caused this Agreement to be executed as of the date first above written.

[Signature pages to follow]

NIMECA  
By: Bradley A. Honold  
Printed: BRADLEY A. HONOLD

Title: President, Board of Directors  
North Iowa Municipal Electric Cooperative  
Association (NIMECA)

Date: 6/27/25

IPPA

By: \_\_\_\_\_

Printed: Greg Fritz

A handwritten signature in blue ink, appearing to read "Greg Fritz", is written over a horizontal line.

Title: President, Board of Directors  
Iowa Public Power Agency (IPPA)

Date: June 25, 2025



**IPPA**

By: \_\_\_\_\_

Printed: \_\_\_\_\_

Title: \_\_\_\_\_

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

**NIMECA**

By: \_\_\_\_\_

Printed: \_\_\_\_\_

Title: President, Board of Directors of North Iowa  
Municipal Electric Cooperative Association  
(NIMECA)

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

**MRES**

By: Terry Wolf

Printed: Terry Wolf

Title: Vice President and Chief Operating Officer

Date: 06/30/2025

**SIMECA**

By: Jamie Haxmeier

Printed: Jamie Haxmeier

Title: President, Board of Directors of South Iowa  
Municipal Electric Cooperative Association  
(SIMECA)

Date: 06/26/2025

REVIEWED  
By dharmelink at 9:31 am, Jun 27, 2025

**Individual Cities and Municipal Electric Utilities**

[See signature block on next page]



Item No. 36  
**MEMO**

**To:** Mayor and City Council  
**From:** Mark O. Lambert, City Attorney  
**Date:** December 16, 2025  
**Subject:** Closed Session

I hereby advise the Council that the Council has the authority to go into closed session under *Iowa Code* Sections 21.5(1)(a), 388.9(1), and 21.5(1)(k), to review or discuss records which are required or authorized by state or federal law to be kept confidential; to discuss proprietary information and information required by a noncustomer contracting party to be kept confidential pursuant to a nondisclosure agreement which relates to electric transmission planning and construction and critical energy infrastructure; and to discuss information contained in records in the custody of a governmental body that are confidential records pursuant to section 22.7, subsection 50.