

Staff Report

DOWNTOWN PLAZA UPDATE

November 9, 2021

BACKGROUND:

The City Council initially discussed features and amenities for a new Downtown Plaza at its November 24, 2020 meeting as it relates to the City Council goal to *“begin construction of downtown community space in 2021.”*

Subsequently, on December 8, 2020 the City Council directed staff to proceed with preparing a conceptual design for a plaza at the site located east of City Hall known as Parking Lot N. The City hired Confluence, Inc (Confluence) to help create concepts for the Lot N site that addresses the goals for the project as a new amenity and attraction to Downtown. The scope of work included an outline of the City Council’s ideas for features to include in the concept. Confluence worked with the City’s team to address these City Council interests and refine a concept for public comment.

The following ideas were given to Confluence to inform the conceptual design of the plaza.

- Year-round use of space (dancing water, flowing water, and ice skating)
- Ability to host smaller events, such as musical performances (not to compete with Bandshell productions)
- Public Restroom
- Uses for those of all ages
- Parking around the Plaza
- Shelter/Shade Structure
- Kinetic features
- Hang out space/seating areas
- Artwork as interactive pieces of furniture

- Not all concrete, green space with trees and plantings
- Innovative design, rather than traditional

City Council reviewed public input from January 2021 on a concept prepared by Confluence. Subsequently, City Council accepted a final concept and budget estimates in February 2021. This concept was also included as part of the City's Downtown Reinvestment District application.

On July 27, 2021, City Council approved a contract with Confluence to provide professional services for the design of the Plaza with a schedule to allow construction to begin in 2022. On September 14, 2021, City Council directed staff to include real ice in the plaza (as opposed to a synthetic ice-skating surface). Staff has been working with Confluence on the design of the plaza with the ideas provided by City Council and has nearly completed the design development.

The project concept has evolved since the February 2021 primarily to address escalating costs. Although the core features of the plan are still part of the project, there are changes that have influenced the character of the project.

The most significant changes are the following:

1. The water spray feature has been moved from the hardscape skating area to end of the water runnel feature on the east side of the site. This addresses concerns about the water recirculation system design and overall costs.
2. The signature sculpture location has moved from the end of the runnel to the north end of the skating ribbon. Moving the sculpture keeps it is a primary feature that highly visible and accessible to those visiting the plaza.
3. There is less open lawn area located at the north end of the site. The need to relocate the sculpture impacted the amount of open area.
4. The building overhang and seating area is oriented north towards the spray feature rather than towards the west. The north orientation creates a shaded area of seating and is centrally located to the highest interest and activity areas.
5. Smaller art installations, such as the kinetic sculpture, are reduced in scope or deferred due to costs.
6. The lighting plan includes a variety of decorative lighting features designed to create ambiance and lighting for the skating ribbon. These lighting techniques focus the light where needed however they differ from typical down lit dark sky lighting techniques used for development projects.

Although the full details of the plans are not yet complete, at this stage staff is asking for feedback on the current design (Attachment A) before the project proceeds to the construction document development phase.

Confluence has also developed a preliminary cost estimate for this stage of the project. This cost estimate shows all the associated costs of the project including construction, an

art piece, art wall and commission, ten percent contingency, architectural and engineering costs, real ice loop, and water tunnel and sprays. The estimate includes a line item for furniture, fixtures and equipment that will be purchased separately from this construction project. The estimate also includes the improvements on Clark Ave. and 5th Street for parking.

The table below shows a summary of the most recent estimated costs:

Construction	\$ 3,591,724.38
Contingency (10%)	359,172.44
Survey & Geotechnical Report	11,500.00
Permits & Submittals	10,850.00
Design Costs	377,250.00
Estimated Total	\$4,350,496.82

City Council has included funding of \$3.7 million for the Downtown Plaza project as part of the approved FY 2021/22 budget. City Council has also allocated funding for the new parking lot on 6th Street and the parking improvements on Clark Avenue and 5th Street. After the purchase of the 6th Street property and the estimated cost of constructing the new parking lot, it is estimated that \$200,000 will be available for the Downtown Plaza project. This would bring the current overall funding to \$3.9 million. **The following table shows a breakdown for the possible funding for this project and the estimated \$450,496.82 shortfall.**

Source of funding	Amount
General Fund (2019/20 CIP)	\$1,100,000
Local Option Sales Tax (2020/21 CIP)	200,000
G.O. Bonds (2021/22 CIP)	700,000
G.O. Bonds (2022/23 CIP)	700,000
General Fund (Excess from 2019/20)	1,000,000
Estimated amount for Clark Ave. & 5 th St. Parking	200,000
Current Funding Total	\$3,900,000.00
Shortfall can be covered by federal ARPA funding	\$450,496.82
TOTAL FUNDING	\$4,350,496.82

PARKING:

With this project removing the current Lot N, City Council approved a new parking lot (Attachment B) to be constructed on 6th Street north of City Hall. This project will be bid this winter for a spring construction and will be open before the construction on the plaza begins.

The new parking lot will be a public lot with reserved parking spaces as well as metered spaces. The design of the parking lot also includes installation of conduit for the future installation of electric vehicle charging stations. A new pedestrian crossing will be completed from the parking lot to the City Auditorium entrance.

On Clark Avenue, the meters will be equipped with a button to allow the first 10 minutes for free. The drop box space will no longer be a drive through, but instead it will be a dedicated space for drivers to pull in and drop off utility bills in an angled parking spot along Clark.

The following table shows the existing parking and the new parking including the parking being constructed on Clark Ave. and 5th St.

Type of Space	EXISTING	NEW		
	Lot N	Clark Ave. On-Street	6th St. Lot	Total
Accessible	3	2	3	5
Reserved	29	0	33	33
10-Minute Free	12	2	0	2
Metered	42	8	25	33
Dropbox	-	1	0	1
Total Spaces	86	13	61	74

STAFF COMMENTS:

The City Council has adopted a goal to construct a downtown community space. Staff has worked with Confluence to keep costs down while still meeting the goals of the downtown community space. Despite these efforts, meeting the goals outlined in the concept phase results in the project cost estimate exceeding the available funding. Therefore, either the funding sources available for the project must be increased, or the goals for the project will need to be revisited to reduce the scope and cost of the project.

At this meeting, staff is asking for feedback on the current design (Attachment A) before the project proceeds to the construction document development phase. Should the Council prefer to proceed with all of the elements reflected in the most recent concept design, additional funding will be needed. This additional funding source could come from the approximately \$14 million of federal American Rescue Plan Act (ARPA) money that has been earmarked for the City of Ames.

Attachment A Winter



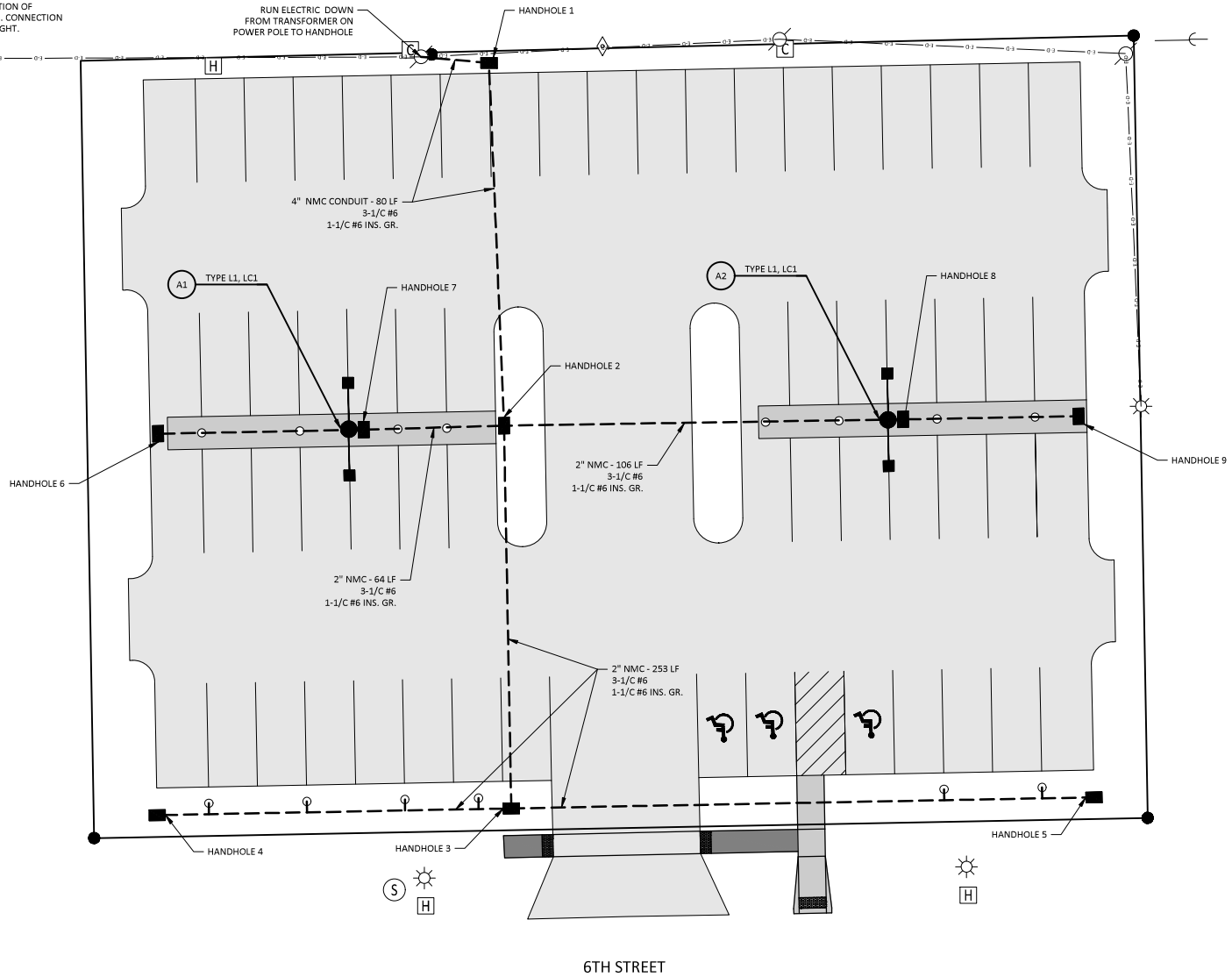
Attachment A Summer



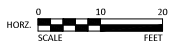
ATTACHMENT B

GENERAL NOTES:

1. THE LIGHTING POWER SHALL BE CONTROLLED BY PHOTOELECTRIC CONTROL AT EACH LIGHT.
2. THE CONTRACTOR SHALL COORDINATE THE INSTALLATION OF ELECTRIC SERVICE TO PROVIDE POWER TO THE LIGHTS. CONNECTION OF ELECTRIC SERVICE IS INCIDENTAL TO THE STREET LIGHT.



© Bolton & Menk, Inc. 2022. All Rights Reserved. 11:AM:10:11:2022 12:42:02 PM 12/11/2022 12:42:02 PM 12/11/2022 12:42:02 PM



1519 BALTIMORE DRIVE
AMES, IOWA 50010
Phone: (515) 233-6300
Email: Ames@bolton-menk.com
www.bolton-menk.com

DATE	BY	REVISION	SCALE
04/11/24	TLB		
	TLB		
	EDC		

CITY OF AMES
CITY HALL PARKING LOT EXPANSION
UTILITY & LIGHTING PLAN

SHEET
C7.03

AMES PLAZA

NOVEMBER 9, 2021 COUNCIL MEETING



TABLE OF CONTENTS

SECTION ONE / Overview

3

SECTION TWO / Design Evolution

4

SECTION THREE / Site Furnishings

15

SECTION FOUR / Cost Estimate

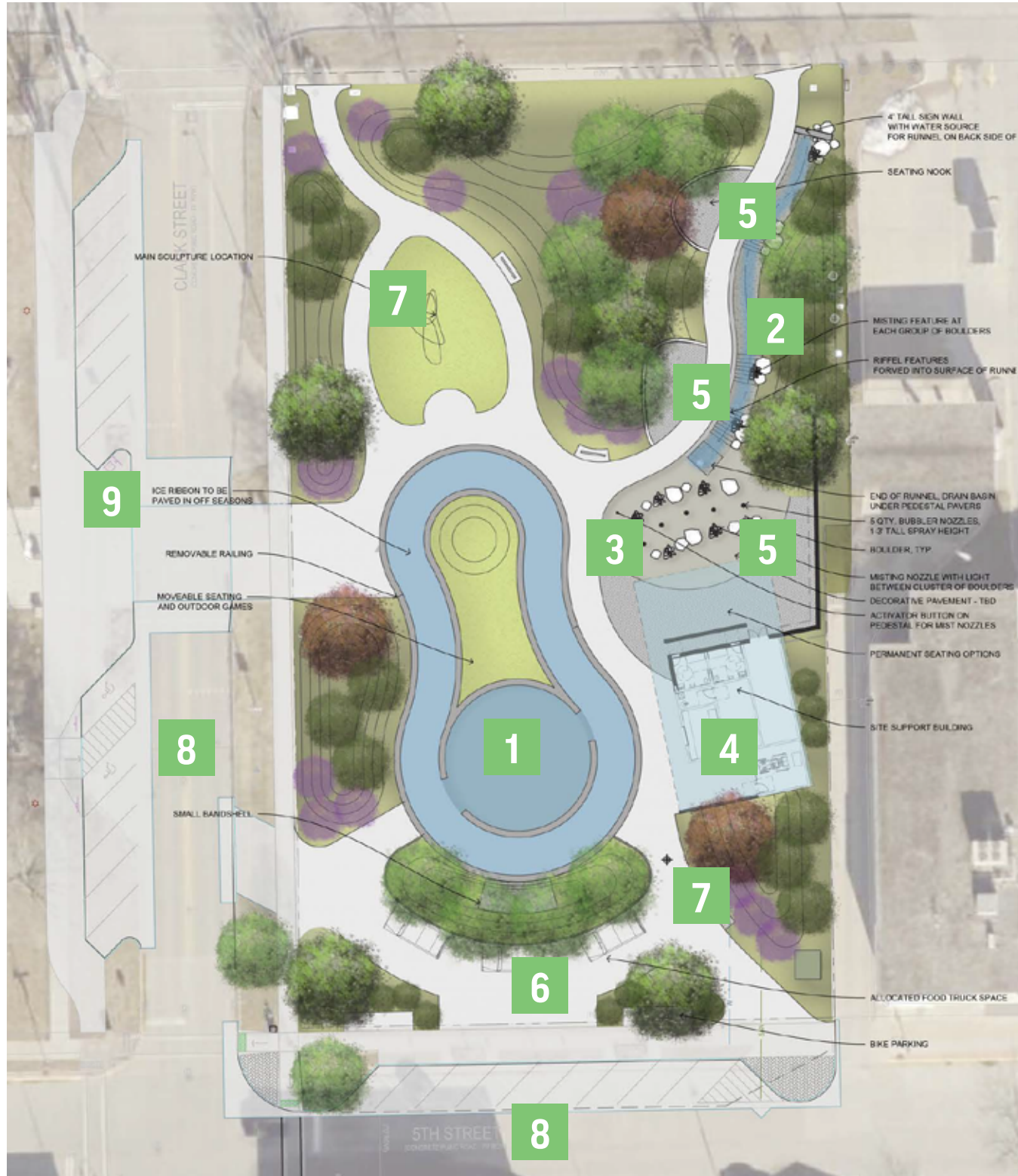
19

SECTION FIVE / Model Renderings

20

OVERVIEW

SITE PLAN

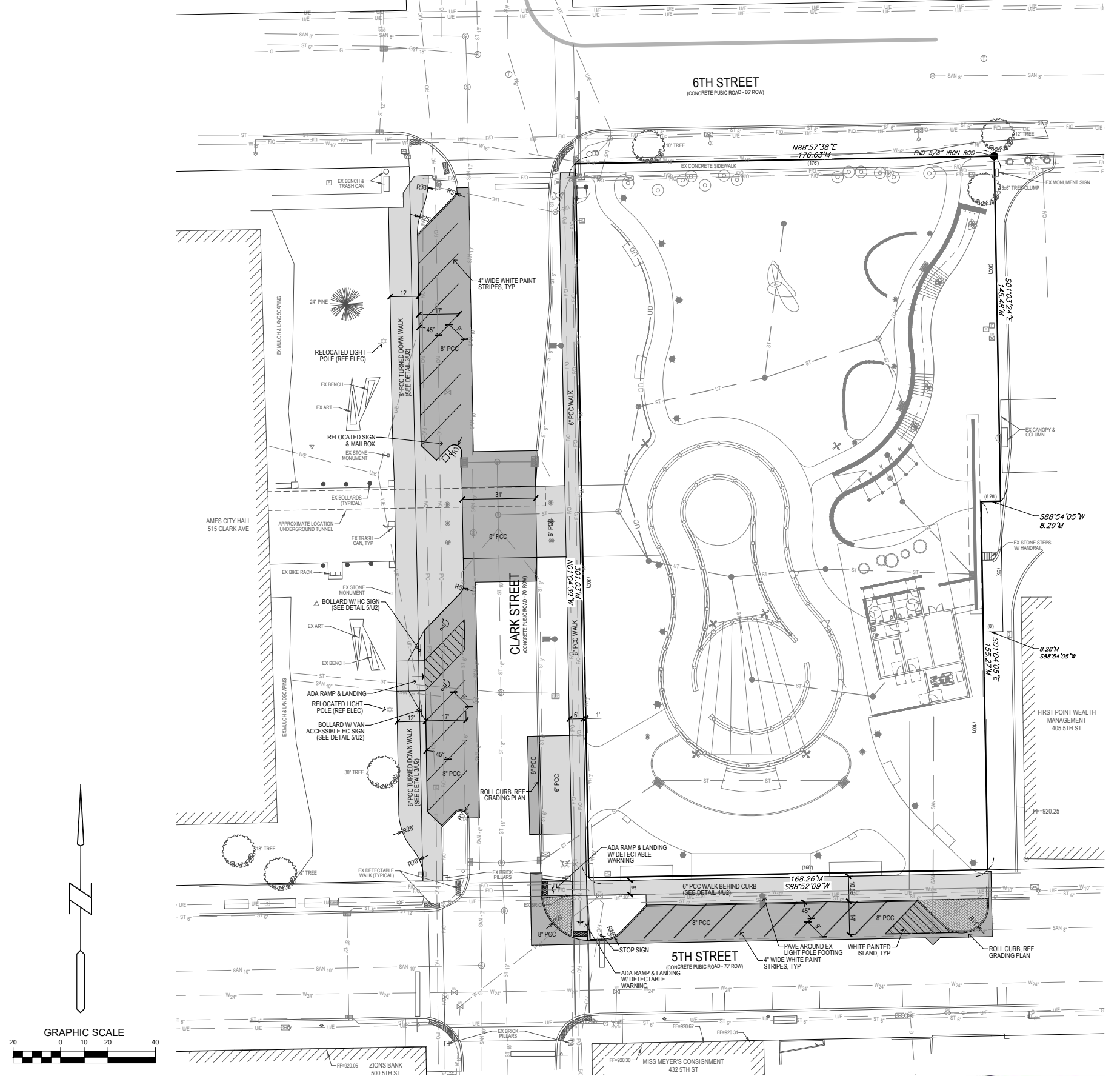


- ICE LOOP 1
- WATER RUNNEL 2
- SPLASH PAD 3
- SITE SUPPORT BUILDING 4
- SEATING LOCATIONS 5
- FOOD TRUCKS 6
- MAINTAINED COLUMN MONUMENT 7
- STREET AND PARKING IMPROVEMENTS 8
- DROP BOX RELOCATION 9

DESIGN EVOLUTION

STREETSCAPE IMPROVEMENTS:

- 5TH STREET BACK IN PARKING
- CLARK STREET ANGLED PARKING
- DROP BOX RELOCATION
- ROLLED CURBS FOR FOOD TRUCKS
- SAFER PEDESTRIAN CROSSING
- MATCH 5TH STREET AESTHETICS
- CONTINUATION OF COLUMN MONUMENTS



DESIGN EVOLUTION

ICE LOOP

NATURAL ICE

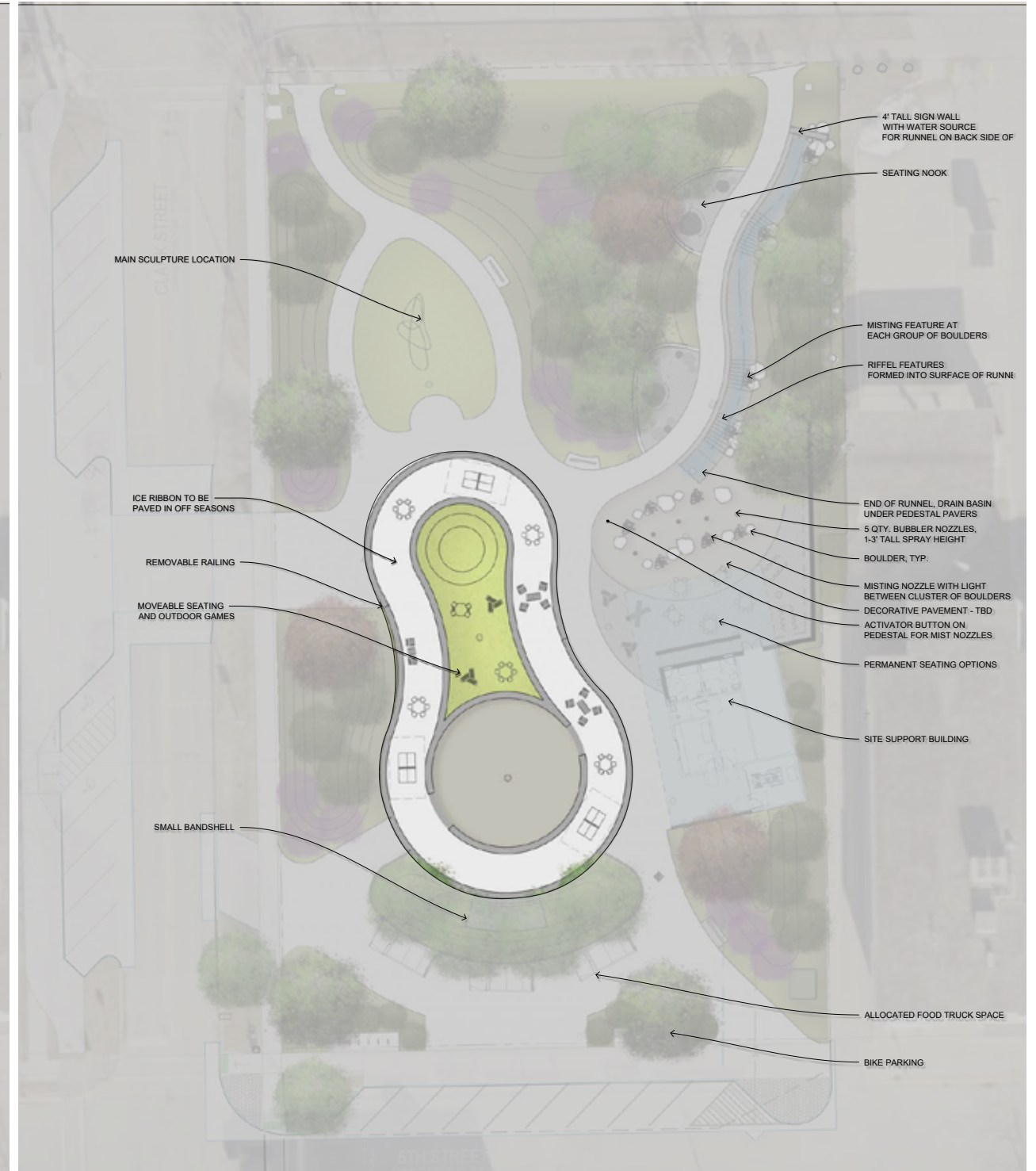
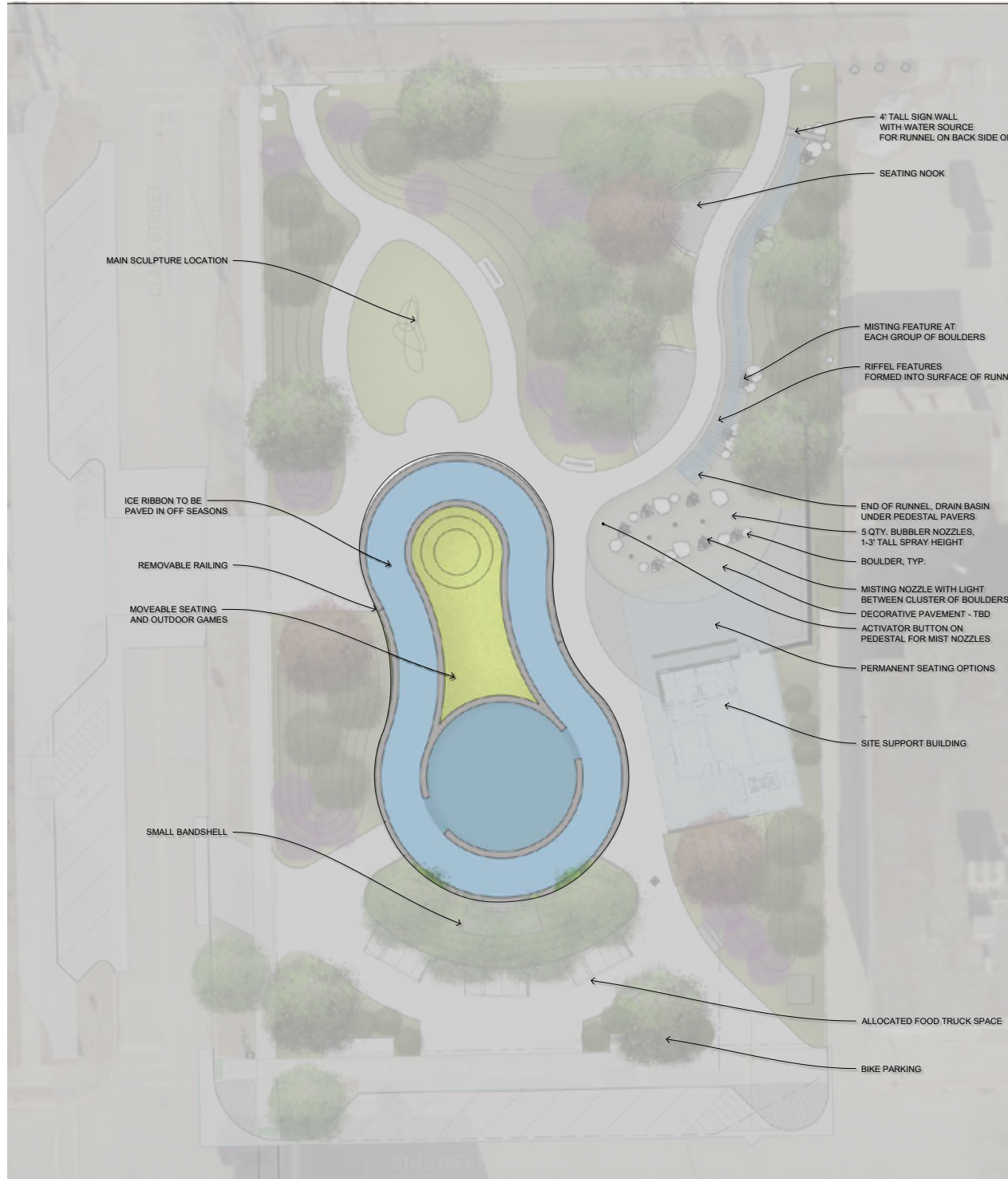
DASHER BOARD SYSTEM

REMOVABLE RAILING SYSTEM

CONTINUOUS LOOP

SPIN ZONE PULL-OFF

PAVING FILL FOR SUMMER USE





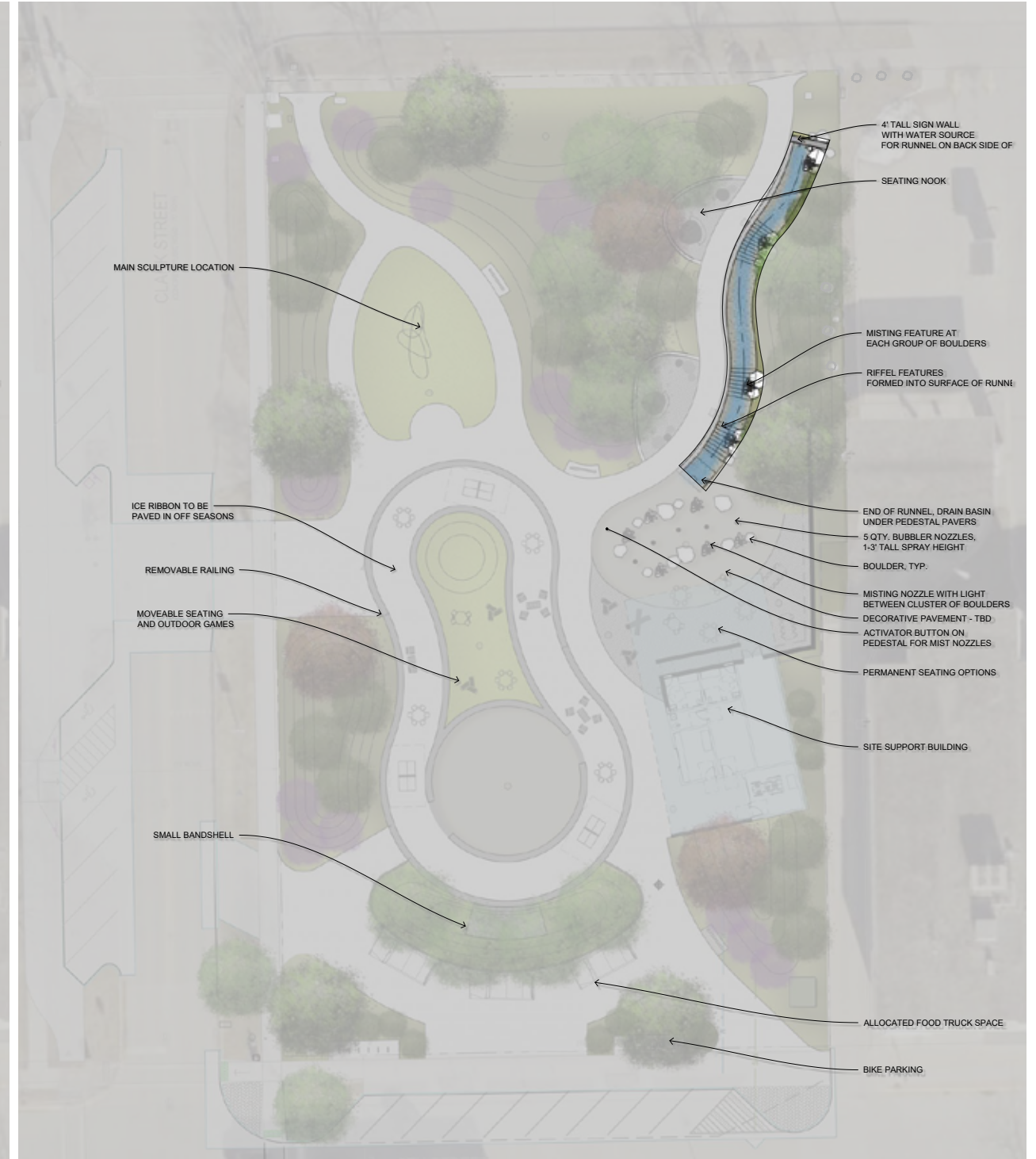
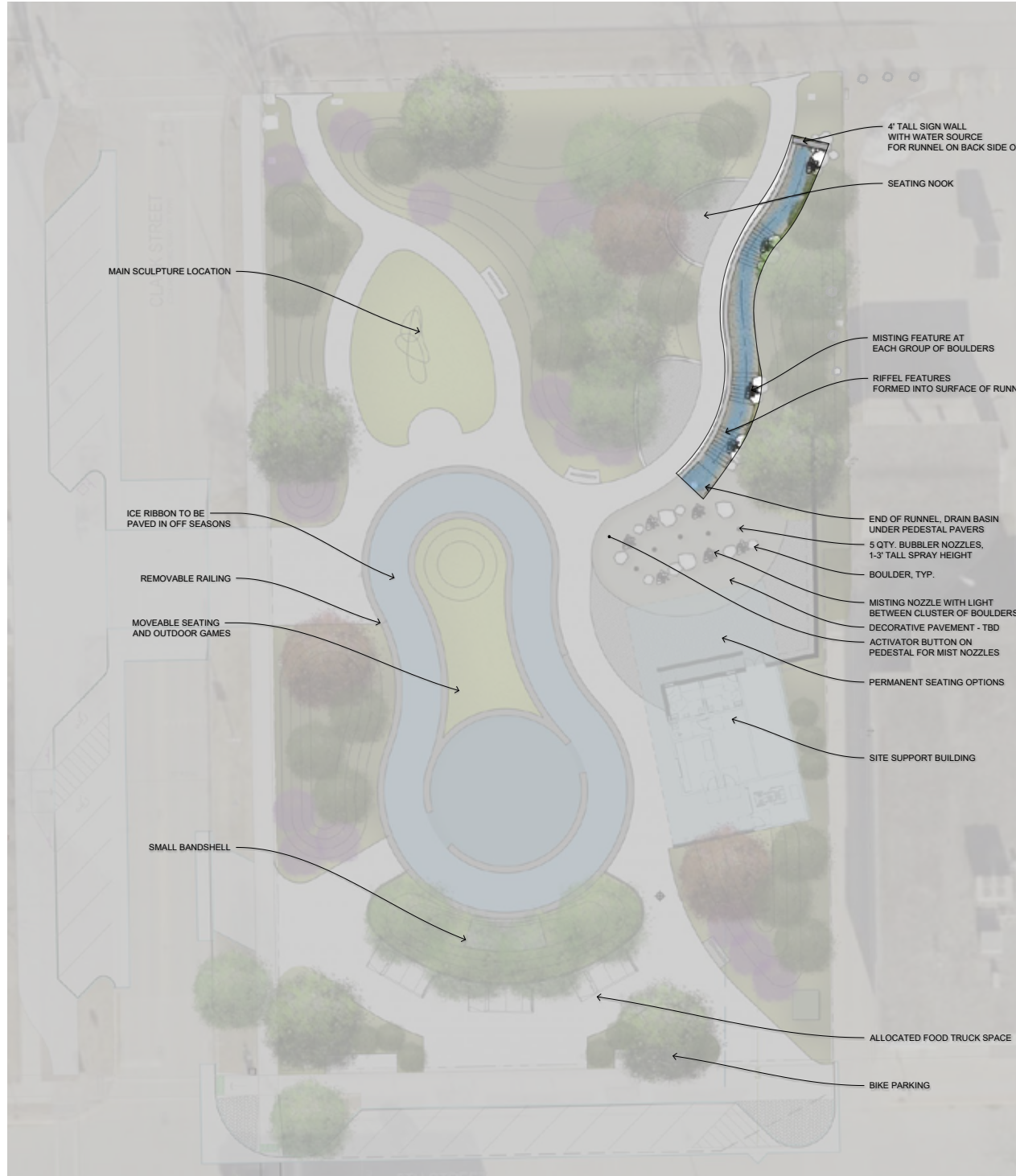
DESIGN EVOLUTION

WATER RUNNEL

SIGN WALL WITH JETS AT HEAD OF RUNNEL

RUNNEL AT A 1% SLOPE WITH RIFFLE STRIPS, MIST NOZZLES AND BOULDERS

UNDERGROUND TERMINUS





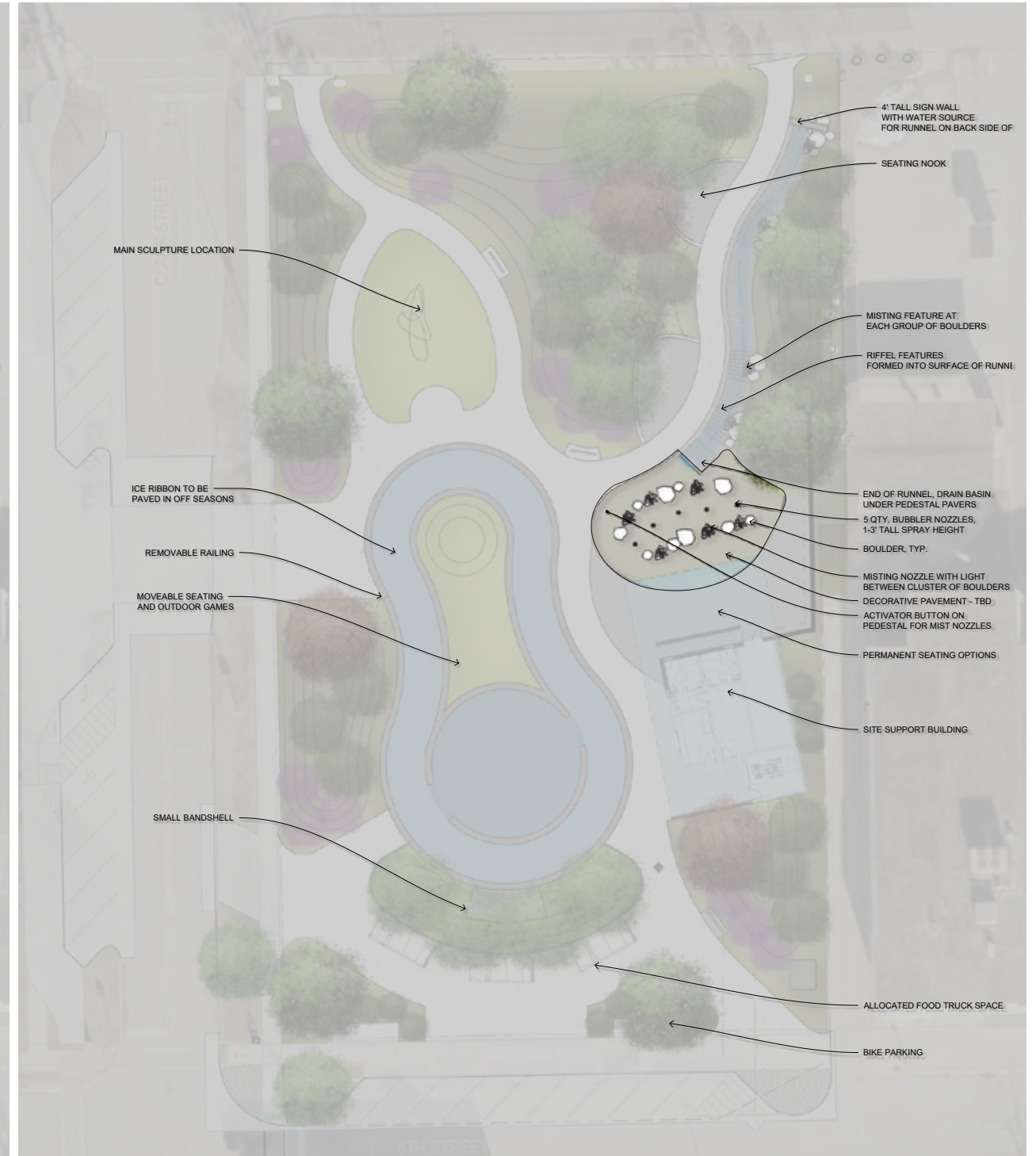
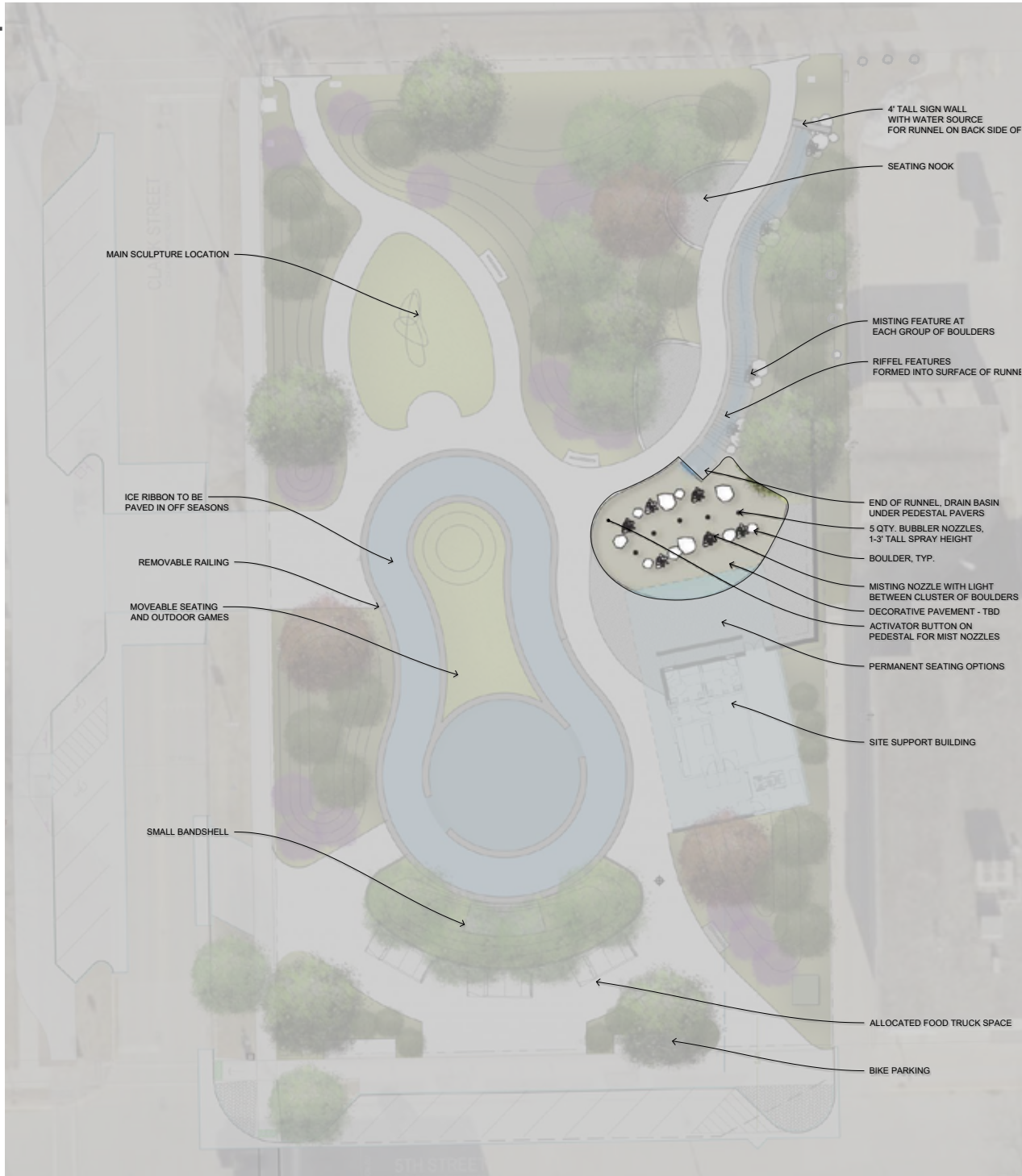
DESIGN EVOLUTION

SPRAY ZONE

DEDICATED PAD AT END OF RUNNEL

INCLUDES BUBBLER AND MIST NOZZELS AND BOULDERS

DRAINS TO TREATED RUNNEL VAULT FOR RECIRCULATION





DESIGN EVOLUTION

SITE SUPPORT BUILDING

APPROXIMATELY 1,500 SF

SKATE RENTAL SPACE

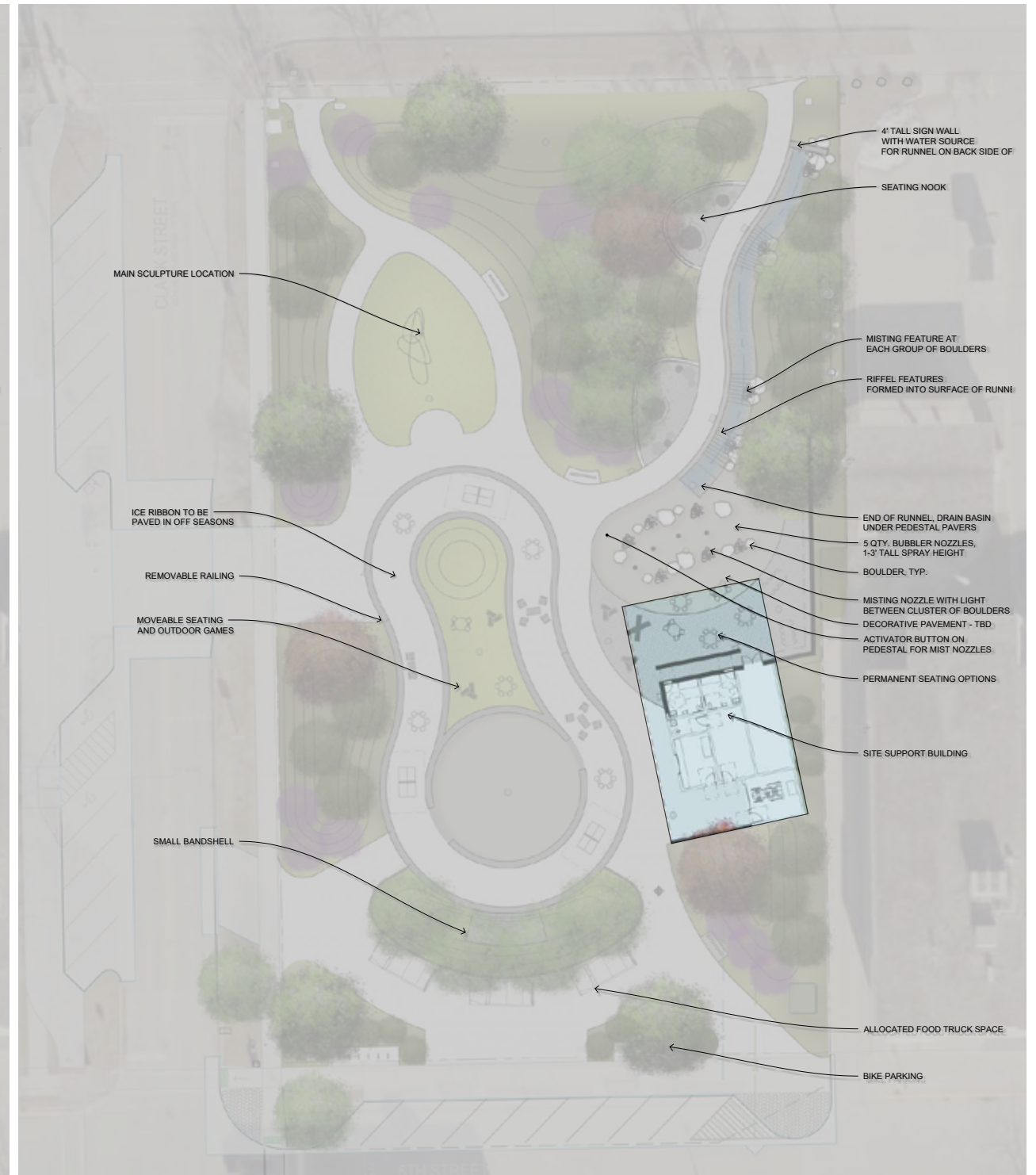
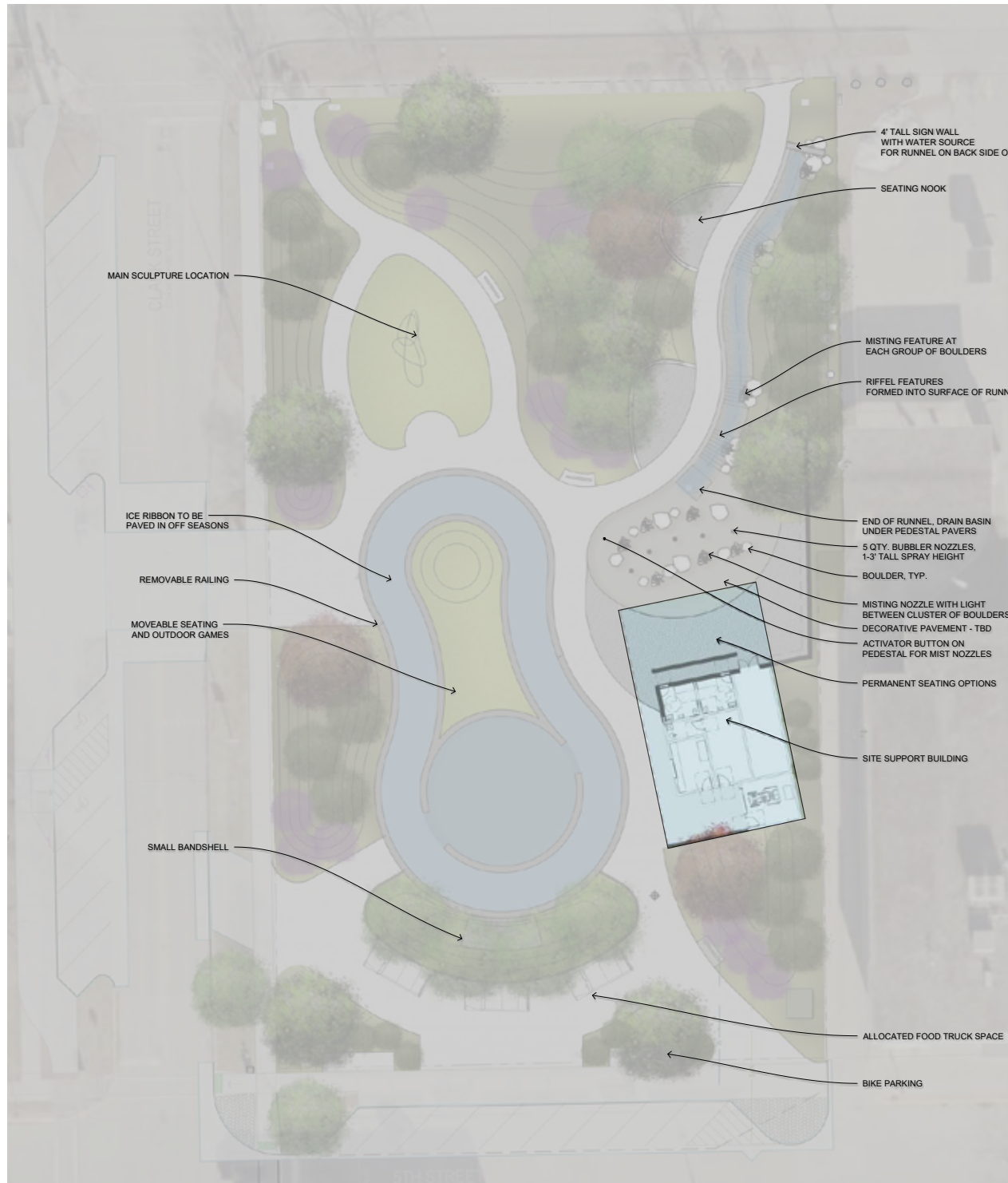
ICE AND WATER MECHANICAL ROOMS

ZAMBONI GARAGE WITH DRAINAGE

2 RESTROOMS WITH SECURITY CONTROLS

CANOPY OVERHANG FOR SEATING AREA

ART WALL CONNECTION









SITE FURNISHINGS

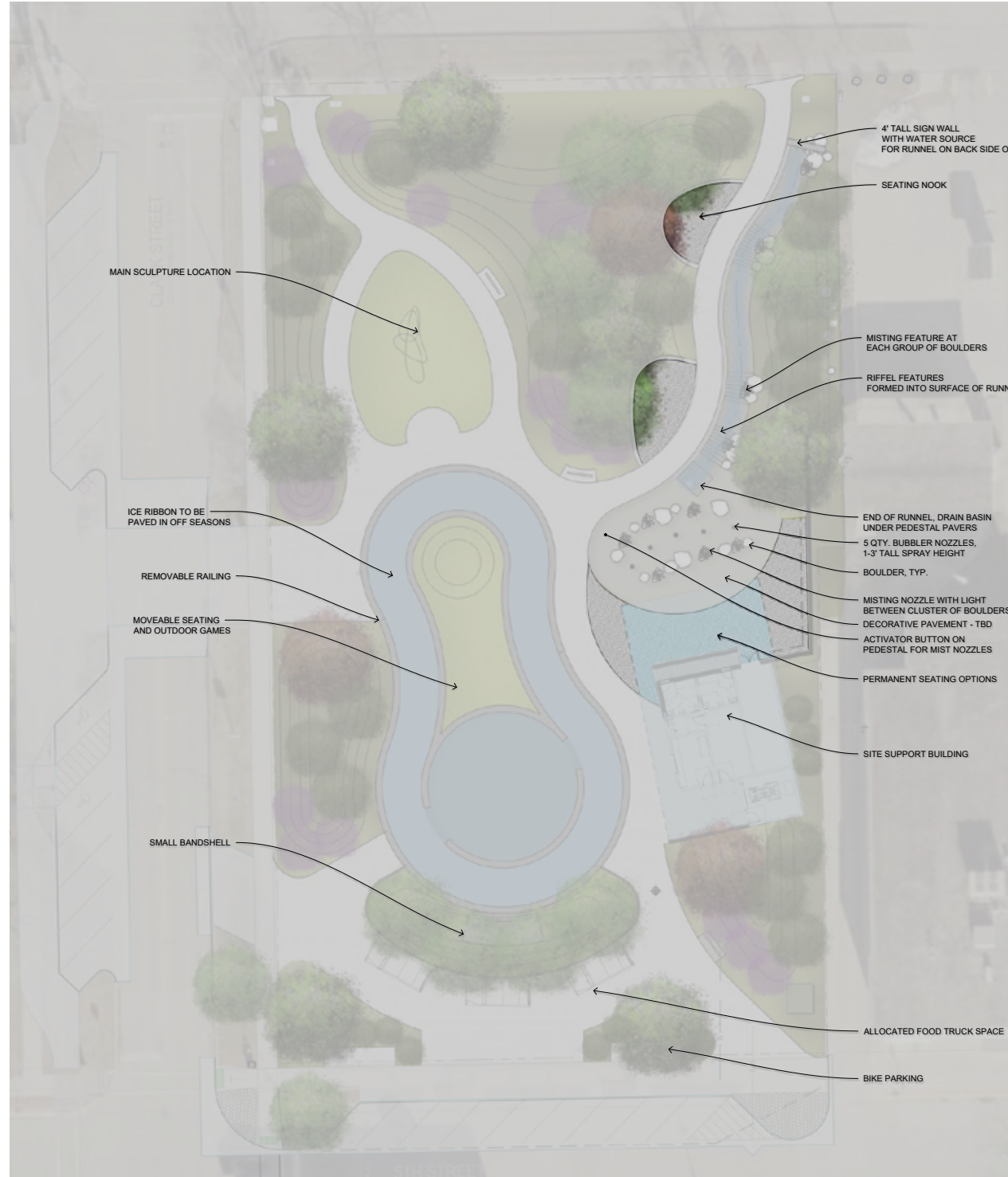
SEATING

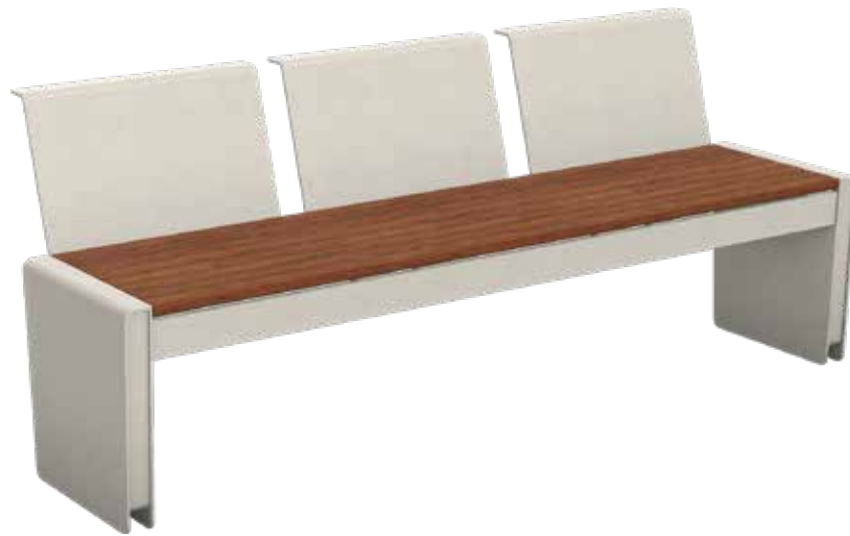
2 PASSIVE NOOKS ALONG RUNNEL PATH

TABLES AND CHAIRS UNDER BUILDING CANOPY

MOVEABLE SUMMER SEATING WITHIN ICE RIBBON PAVING

OPTIONAL SWINGING BENCHES OR STANDARD BENCHES ALONG WALKWAYS





SITE FURNISHINGS

AMENITIES

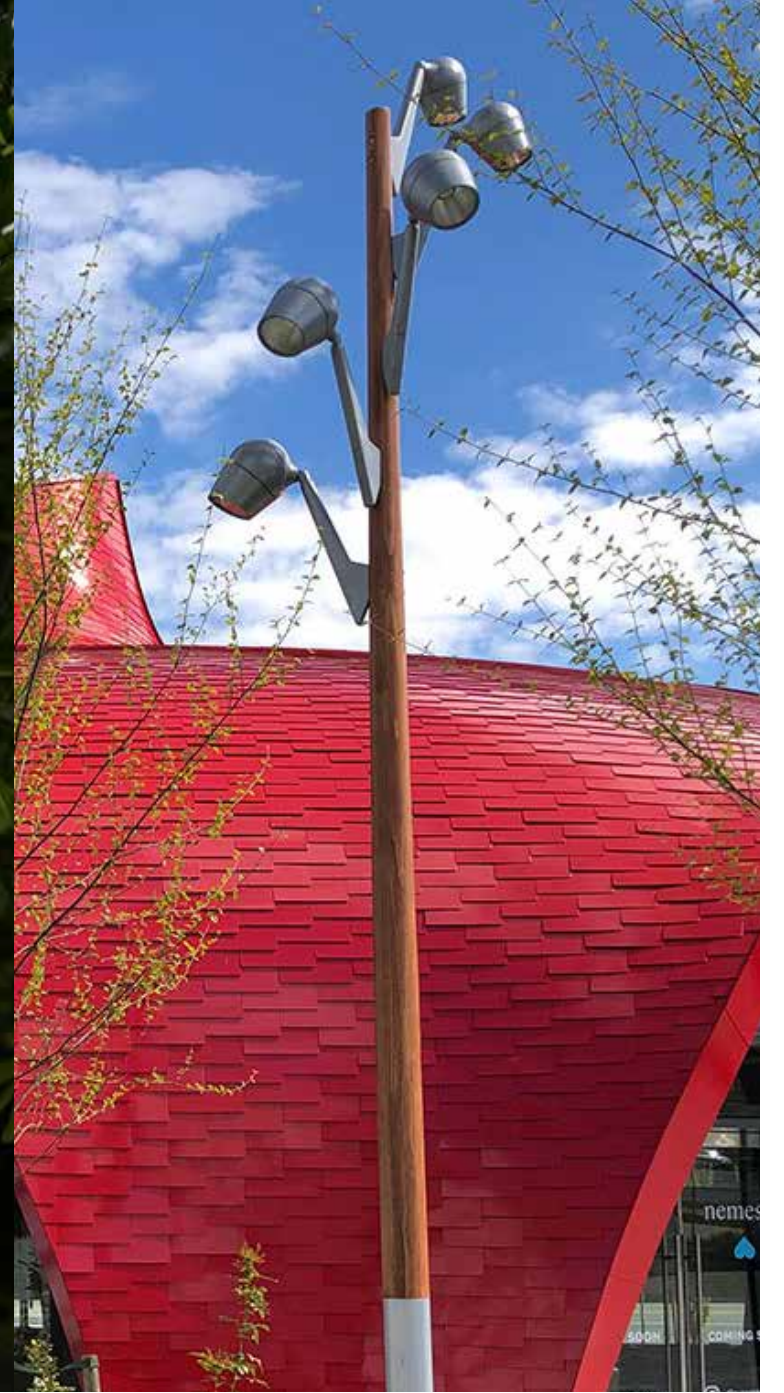
CONTINUATION OF DOWNTOWN COLUMNS THROUGH MODERN LIGHTING

MULTI-HEAD DIRECTIONAL LIGHT POSTS

BIKE PARKING AT SOUTH END OF SITE

TRASH RECEPTACLES APPROPRIATELY LOCATED THROUGHOUT SITE





Probable Construction Cost Opinion

The amounts stated herein are our best estimate of probable construction costs based on current information. Because costs are influenced by market conditions, changes in project scope, and other factors beyond our control, we cannot ensure that actual construction costs will equal this cost opinion.

Downtown Ames Plaza

Ames, Iowa

11/4/2021

Amenities	Qty	Unit	Unit Cost	Item Total	
Water Feature	1	LS	\$ 400,000.00	\$ 400,000.00	
Ice Ribbon	1	LS	\$ 780,000.00	\$ 780,000.00	
Concession Building	1	LS	\$ 805,347.38	\$ 805,347.38	
Furniture, Fixtures, and Equipment (FFE)	1	LS	\$ 206,000.00	\$ 206,000.00	
Art Features	1	LS	\$ 227,200.00	\$ 227,200.00	Includes Sculpture and Art Wall
Associated Design Elements	1	LS	\$ 1,173,177.00	\$ 1,173,177.00	
Subtotal					\$3,591,724.38
Contingency (10%)				\$	359,172.44
Survey and Geotechnical Reporting				\$	11,500.00
Permits and Submittals				\$	10,850.00
A & E				\$	377,250.00
Estimated Total					\$4,350,496.82

MODEL RENDERINGS AND PLAN

PERSPECTIVE : SUMMER





MODEL RENDERINGS AND PLAN

PERSPECTIVE : WINTER





COUNCIL ACTION FORM

SUBJECT: RENAMING OF SQUAW CREEK PARK

BACKGROUND:

In February 2021, the U.S. Board on Geographic Names changed the name of Squaw Creek to loway Creek in response to a citizen's request. This name change was supported by City Council and the Story County Board of Supervisors. The creek signage has been updated to reflect the new name. At the time the name change became official, staff was directed to identify additional features within the City of Ames that have "Squaw" in the name. One such feature is Squaw Creek Park.

The Parks and Recreation Commission directed staff to solicit recommendations from the public regarding renaming Squaw Creek Park. Since the City has a Parks and Recreation Naming Policy (Attachment A), individuals with a naming idea were instructed to complete an application with their proposed name. Three applications were submitted, as well as, three naming ideas without an application. More information regarding these names is provided in the next section.

CURRENT PARK NAMING POLICY:

The naming policy process involves applications being submitted, followed by a review by the Parks and Recreation Director. The Parks and Recreation Director then presents a recommendation regarding the naming request at a public meeting to the Parks and Recreation Commission. At this meeting, the Parks and Recreation Commission develops their own recommendation regarding the request which is then presented to City Council. The Parks and Recreation Commission's recommendation regarding the naming/renaming request, along with the Parks and Recreation Director's recommendation, if different, is then to be presented to the City Council at a public meeting for a final decision. **Please note that the Parks and Recreation Commission or City Council is not bound to choose one of the submitted names for the park.**

NAMING SUGGESTIONS:

Three applications were received regarding the renaming of Squaw Creek Park. The proposed names and the reason for the name are listed below:

Elysian Gardens (Attachment B)

The reason given on the application for this name is "It's a beautiful sounding name". The definition of Elysian according to Merriam-Webster dictionary is "of or relating to Elysium". Elysium is defined as "the abode of the blessed after death in classical mythology".

When searching Elysian on Google, one finds many businesses throughout the country that use Elysian in its name (i.e. Elysian Apartments, Elysian Café, Elysian Brewing, etc.).

Lyda Conley Memorial Park and Gardens (Attachment C)

Eliza Burton "Lyda" Conley was a Wyandot-American lawyer of Native American and European descent, and the first woman admitted to the Kansas Bar Association. She was notable for her campaign to prevent the sale and development of the Huron Cemetery in Kansas City, now known as the Wyandot National Burying Ground. She challenged the government in court, and in 1909, she was the first Native American woman admitted to arguing a case before the Supreme Court of the United States.

In the application, the applicant states "What better way to rebuke (the use of Squaw), than to name the park after a strong, accomplished, and historically significant Native American Woman?".

South Maple Community Garden Park (Attachment D)

The reason given to rename the park is the applicant believes the park is currently unnamed.

Additionally, several names were submitted via email but not on the application form. These name recommendations included **Sustaining Plotworks Park, Grandwood Park, and Gardens Park.**

Ioway Creek Park

Since Squaw Creek has been renamed Ioway Creek. Therefore, the Parks and Recreation staff suggested Ioway Creek Park. The Ioway, a local tribe of indigenous people, inhabited parts of Iowa including the central part of the state. Based on this fact, the name Ioway Creek Park has more relevance to this area than the other suggestions provided.

PARKS AND RECREATION COMMISSION RECOMMENDATION:

The Parks and Recreation Commission discussed the submitted applications at its October 21 meeting. Although they appreciated the submittals, the Commission decided that none of ideas had direct ties to the park. They also did not want "gardens" in the name as parks may change over time and there is no guarantee there will always be gardens in this park. **In the end, the Commission voted 7-0 to recommend City Council approve renaming Squaw Creek Park to Ioway Creek Park.**

ALTERNATIVES:

1. Approve the renaming of Squaw Creek Park to Ioway Creek Park.
2. Approve the renaming of Squaw Creek Park to one of the suggestions submitted.
3. Approve the renaming of Squaw Creek Park to a name as directed by City Council.
4. Refer back to staff.

CITY MANAGER'S RECOMMENDED ACTION:

Of the three applications received, only Lyda Conley Memorial Park and Gardens fits within the three naming categories. It could be considered under the Historic Events, People or Places category or the Outstanding Individuals category. The criteria for each category must be evaluated. The policy states:

Naming/renaming for Historic Events, People, and Places

When considering naming a park, recreational facility, or major feature after events, people and places of historic, cultural or social significance, requests must demonstrate this significance through research and documentation and show there is continued importance to the city, region, state, and/or nation.

Naming/renaming for Outstanding Individuals

A park, recreational facility, or major feature may be named for an outstanding individual who has made a significant contribution to the Ames parks and recreation system, the City of Ames, the State of Iowa, or the nation. In addition to societal contributions, the moral character of the individual must be considered. When considering requests, it is preferred that the individual has a connection to the park, recreational facility, or major feature being requested to be named.

The policy also states the following:

It is the policy of the City of Ames Parks and Recreation Department to reserve the name or renaming of parks, recreational facilities, and/or major features for circumstances that will best serve the interests of the City and ensure a worthy and enduring legacy for the City's Parks and Recreation system.

Lyda Conley's accomplishments are commendable; however, do they demonstrate a continued importance to the city, region, state, and/or nation? It is also preferred that the individual a park is being named for has a connection to the park. In this case there is no known connection between Ms. Conley and the park.

Most of Ames parks, recreational facilities, and major features are named after individuals who either donated land or made a financial contribution to the park and/or facility development. However, several parks have been named for outstanding individuals and include Ada Hayden Heritage Park, Lloyd Kurtz Park, Carroll Marty Disc Golf Course, and the Georgie Tsushima Memorial Skate Park. Ada Hayden was the first woman to receive a doctorate from Iowa State College. She was instrumental in persuading the State of Iowa to preserve 26 native prairie areas and has been inducted into the Iowa Conservation Hall of Fame and the Iowa Women's Hall of Fame. Lloyd Kurtz served on the Parks and Recreation Commission and during his tenure, the park system saw extensive expansion. Carroll Marty donated many hours of his time, as well as, securing other volunteers, to develop the disc golf course. These examples are shown for comparison only and were so named prior to the naming policy being in place. Georgie Tsushima Memorial Skate Park was the first naming opportunity to occur with the Parks and Recreation Naming Policy. Georgie made an impact on many people's lives within Ames, the State of Iowa, and across the nation. This is especially true within the skate boarding community.

With all the named parks in Ames, the individual has a connection to and/or made significant contributions to the Ames community. Again, there is no known connection between Ms. Conley and Ames.

The loway did inhabit parts of central Iowa and that was a consideration for renaming Squaw Creek to loway Creek. By selecting loway Creek Park as the new name, the park name would be consistent with the renaming of the creek. Therefore, the City Manager recommends Alternative #1 which is City Council approve renaming of Squaw Creek Park to loway Creek Park.

ATTACHMENT A

PARKS AND RECREATION NAMING POLICY

1. INTRODUCTION

The naming or renaming of parks and recreational facilities is a complex and sometimes emotionally evocative since assigning a name is a powerful and permanent identity for a public place and/or facility. The naming and renaming of parks and/or recreational facilities often requires significant resources in terms of changing names on signs, maps, and literature. In addition, excessive and constant name changing can be the source of confusion to the public. The purpose of this policy is to provide guidance to those that have an interest in the naming and or renaming of the City's parks and/or recreational facilities.

2. DEFINITIONS

a. **Naming:**

The permanent name assigned by City Council to a given park or recreational facility.

b. **Parks:**

All traditionally designed parks, gardens, natural open spaces, woodlands, and specialized parks under the stewardship of the City of Ames Parks and Recreation Department.

c. **Recreational Facilities:**

Major structures such as community centers, swimming pools, and enclosed pavilions located within lands under the stewardship of City of Ames Parks and Recreation Department.

d. **Major Features:**

Major permanent components of park and recreational facilities, e.g. sports fields, tennis courts, playgrounds, shelters, fountains, artwork, or physical features (lakes). Rooms within buildings are considered to be Major Features.

e. **Amenities:**

Smaller furnishings and facilities in the parks and recreation system (e.g. benches, drinking fountains, tables, etc.). Amenities are not formally named. Recognition for donated amenities is possible.

f. **Donations:**

A donation of property, goods or cash generally with no expectation of return. If the gift is contingent upon a special request, it is made subject to "condition."

3. POLICY STATEMENT

It is the policy of the City of Ames Parks and Recreation Department to reserve the name or renaming of parks, recreational facilities, and/or major features for circumstances that will best serve the interests of the city and ensure a worthy and enduring legacy for the City's park and recreation system.

To this end, the City of Ames Parks and Recreation Department supports consideration of naming requests within the following broad categories.

a. Historic Events, People, and Places

The history of a major event, place or person may play an important role in the naming or renaming of a park as communities often wish to preserve and honor the history of a city, its founders, other historical figures, its Native American heritage, local landmarks and prominent geographical locations, and natural and geological features through the naming of parks.

b. Outstanding Individuals

The City has benefited, through its evolution, from the contributions made by many outstanding individuals. This category is designed to acknowledge the sustained contribution that has been made by such individuals to the City and/or the development and management of the City's park and recreation system.

c. Major Donations

Over the years, the City of Ames Parks and Recreation Department has benefited from the generosity of some of its residents, businesses, and foundations. On occasion, the significance of such donations may warrant consideration being given to requests from either the donor or another party to acknowledge such donations by naming.

4. GUIDING PRINCIPLES

a. Naming/renaming for Historic Events, People, and Places

When considering naming a park, recreational facility, or major feature after events, people and places of historic, cultural or social significance, requests must demonstrate this significance through research and documentation and show there is continued importance to the city, region, state, and/or nation.

b. Naming/renaming for Outstanding Individuals

A park, recreational facility, or major feature may be named for an outstanding individual who has made a significant contribution to the Ames parks and recreation system, the City of Ames, the State of Iowa, or the nation. In addition to societal contributions, the moral character of the individual must be considered. When considering requests, it is preferred

that the individual has a connection to the park, recreational facility, or major feature being requested to be named.

c. Naming/Renaming for Major Donations

From time to time, a significant donation may be made to the City that will add considerable value to the City's park and recreation system. On such occasions, recognition of this donation by naming/renaming a park, recreation facility, and/or major feature in honor of or at the request of the donor will be considered.

The City Council may use its discretion as to what dollar amount is worthy of naming rights for individual projects, on a case by case basis.

Donors seeking naming rights for major donations with respect to an individual should follow the principles outlined in 4.b. Exceptions to this will be considered on their own merits.

Naming parks and/or recreational facilities with a company name is not permitted, however, company names will be considered for Major Features. Corporate logos, insignias, brands or direct advertising text shall not be permitted

d. Renaming a park, recreational facility, and/or major feature

Proposals to rename parks, recreational facilities, and/or major features whether for a major gift or community request are not encouraged. Likewise, names that have become widely accepted by the community will not be abandoned unless there are compelling reasons and strong public sentiment from the broader community for doing so. Historical or commonly used place names will be preserved wherever possible.

e. Other Considerations

When naming/renaming a park, recreational facility, and/or major feature, does the proposed name engender a strong positive image, have historical, cultural or social significance for future generations, and have broad public support?

To minimize confusion, parks will not be subdivided for the purpose of naming unless there are readily identifiable physical divisions such as roads or waterways. However, naming of specific major recreational facilities within parks will be permitted; under these circumstances such names should be different to the park name to avoid user confusion.

All signs that indicate the name of a park and/or recreational facility shall comply with City of Ames graphic and design standards. Specialized naming signage will not be permitted.

City of Ames Parks and Recreation Department reserves the right to rename any park, recreational facility, and/or major feature if the person for whom it is named turns out to be disreputable or subsequently acts in a disreputable way.

5. PROCEDURES

These procedures have been established to ensure that the naming or renaming of parks, recreational facilities, and/or major features is approached in a consistent manner.

a. Requests for naming/renaming of parks, recreational facilities and/or major features

All requests for the naming or renaming of a park, recreational facility, and/or major feature shall be made by submitting a Naming Application to the Director of Ames Parks and Recreation.

The Naming Application will contain the following minimum information:

1. The proposed name
2. Reasons for the proposed name
3. Written documentation indicating a certification of character and community support for the proposed name (e.g. letters of support, petitions, etc.)
4. If proposing to name a park, include a description/map showing location and boundaries of the park
5. If proposing to name a recreational facility or major feature within a park, include a description/map showing the location of the facility.
6. If proposing to rename a park, recreational facility, or major feature, include justification for changing an established name.
7. If proposing to name a park, recreational facility, or major feature for an outstanding individual, include documentation of that individual's significant contribution in regards to the Ames park system, the City, State and/or Nation

b. Assessing and approving naming/renaming requests

Upon receipt of a naming request by Ames Parks and Recreation, the Parks and Recreation Director shall:

1. Review the proposed request for its adherence to the Parks and Recreation Naming Policy.
2. Ensure that supporting information has been authenticated, particularly when an individual's name is proposed
3. Seek input from relevant neighborhood association(s), historical groups, and other organizations, if deemed appropriate

The Parks and Recreation Director will then present a recommendation regarding the naming request at a public meeting to the Parks and Recreation Commission. At this meeting, the Parks and Recreation Commission will develop their own recommendation regarding the request to be presented to City Council.

c. Final decision by City Council

The Parks and Recreation Commission's recommendation regarding the naming/renaming request, along with the Parks and Recreation Director's recommendation if different, will be presented to the City Council at a public meeting for a final decision.

COUNCIL ACTION FORM

SUBJECT: **ADDITIONS TO COMMUNITY GARDEN PROGRAM**

BACKGROUND:

In July 2020, City Council directed staff to provide information about the Community Garden program operated by the Parks and Recreation Department as well as provide information regarding possible expansion to the program. At the March 9, 2021 the staff presented this requested information to the City Council. At the conclusion of the meeting, Council approved adding more raised beds and a water source at the Carr Park Community Garden site. Also, Council approved the development of a new Community Garden site at 830 Delaware Avenue, the former water tower site.

Staff presented costs to increase the number of raised beds at Carr Park with the addition of a water source. Also presented were the costs to add the new garden site on Delaware Ave. including fencing, water source, and sidewalk access to the gardens. In the FY 2025/26 Capital Improvements Plan, Public Works is planning street improvements to Delaware which may include adding sidewalks depending on Council direction regarding the Complete Streets philosophy at this location. **Because of the future street project, the sidewalk component has been removed from the Delaware Community Garden project at this time.**

Costs to complete the addition of raised beds and a water source at Carr Park as well as the additional garden site at the Delaware Avenue site are listed below.

Carr Park, 1704 Meadowlane Ave.

<u>Cost:</u>	
Raised Beds (14 @ \$350)	\$ 4,900
Water Source	\$ 5,000
Total	\$ 9,900

Delaware Community Garden, 830 Delaware Ave.

<u>Cost:</u>	
Ground Level Beds (12 @ \$0)	\$ 0
Fencing	
Posts (498' @ \$1.50/ft)	\$ 747
Rails (660' @ \$1.50/ft)	\$ 990
Fabric (2 rolls @ \$350/roll)	\$ 700
Concrete	\$ 1,500
Water Source	\$ 9,000
Total	\$12,937

At the March 9 meeting, staff reminded Council that the components necessary to complete the expansion at Carr Park and the new gardens at the Delaware site were not budgeted. Staff also stated that unless savings were identified from completed projects, funds to complete the garden program expansion would need to come from City Council Contingency Funds. The current Council contingency fund balance is \$109,979.

Total costs to expand the Community Garden Program at Carr Park and add an additional Community Garden location at 830 Delaware Ave. is estimated at \$22,837.

ALTERNATIVES:

1. Approve the use of City Council Contingency Funds in the amount of \$22,837 for the additions to the Carr Park Community Garden and the new Community Garden at the Delaware Avenue site.
2. Do not approve the use of City Council Contingency Funds in the amount of \$22,837 for the additions to the Carr Park Community Garden and the new Community Garden at the Delaware Avenue. site and direct staff to program the additions in the FY 2022/23 budget.
3. Refer back to Staff.

CITY MANAGER'S RECOMMENDED ACTION:

Over the last few years, the Community Garden program has been very popular and there is consistently a waiting list for individuals to enroll in the program. Adding additional beds and water source at Carr Park as well as adding a new garden site at the Delaware Avenue site will be well received and used by the Community. If approved, these gardens will be opened in 2022 for the growing season. **Therefore, the City Manager recommends Alternative #1 which is City Council Approve the use of City Council Contingency Funds in the amount of \$22,837 for the additions to the Carr Park Community Garden and the new Community Garden at the Delaware Avenue site.**

COUNCIL ACTION FORM

**SUBJECT: CITY COUNCIL APPROVAL OF THE REQUEST FOR PROPOSALS (RFP)
FOR AN INDUSTRIAL DEVELOPMENT UTILIZING TAX INCREMENT
FINANCING (TIF)**

BACKGROUND:

At the July 27, 2021 City Council meeting, the City Council received a staff report addressing available small industrial lots for economic development purposes. This report was in response to a request from Chuck Winkleblack from May 2021 requesting the City Council consider incentivizing the creation of a new small lot industrial development as the Ames Community Development Park 4th Addition located along Bell Avenue nears completion. The July report concluded there are a minimal number of existing developable lots within the 1-10 acre range. The Council indicated a willingness to utilize Tax Increment Financing (TIF) to assist in paying for the cost of constructing infrastructure in support of a small industrial development in a manner similar to the Ames Community Development Park. City Council directed staff to proceed with developing a Request for Proposals (RFP) for development of an industrial subdivision that provides for smaller scale industrial lots.

Attached for your review is the draft RFP (Attachment A). The RFP includes a description of the goals for development of a site with smaller industrial lots, minimum development requirements, financial incentives, submittal requirements, and evaluation criteria. Due to the broad nature of the RFP, all responsive proposals will be forwarded to City Council for City Council's final selection.

Below are key items discussed in the RFP which provide the framework for a future Development Agreement.:

1. Development must be located outside the Prairie View Industrial Park
2. Minimum 10 acre site size with a subdivision of at least six lots
3. Developer responsibilities for development of the subdivision.
4. Developer responsibility to follow a timeline for construction of speculative buildings.
5. Requirement for minimum valuations (land & buildings) and assessment agreements
6. Maximum land sale price

Although the RFP follows the model from the most recent similar development agreement from 2008 for the Ames Community Development Park 4th Addition, it differs in some of the details. The speculative building requirements are the most notable changes. The RFP includes a section on a preferred approach for speculative buildings regarding timing and valuation. The intent of addressing minimum valuations is to encourage efficient and productive use of the land in the subdivision in order to expand the City's tax base, minimize land speculation, and creation of taxable valuation for repayment of City held TIF debt.

The most notable change, is the proposed 18-month speculative building construction timeline. The current agreement in Ames Community Development Park only requires construction of a speculative building once the building is occupied or sold. The next speculative building is required to be completed within 12 months. The new proposal indicates a preference for the developer to construct a new speculative building to a minimum of a shell building standard every 18 months regardless of the status of the previously built speculative building. Staff believes this will ensure a regular construction schedule to achieve build-out of the subdivision, create more options for businesses to locate, and a predictable increase in valuations for repayment of TIF debt.

The proposed minimum valuation for new speculative buildings is \$850,000. The previous agreement only required a \$350,000 minimum assessment, based upon 2008 values. Staff believes the \$850,000 is necessary to reflect current similar building values. Buildings values along South Bell currently exceed \$1,000,000.

As with the previous agreement, the City expects the selected developer to adhere to a minimum assessment on the value of land for lots greater than 1.5 acres in size. However, the new lots below 1.5 acres that do not contain speculative buildings will also have a minimum assessment value. Minimum land assessment amounts will be determined prior to approval of a Development Agreement. Staff also is proposing that vacant lots be assessed as industrial land rather than agricultural as was the case in the previous Ames Community Development Park. This change will reduce long-term land speculation and assist in a quicker payback to the TIF debt.

Other items in the proposal are intended to reflect previous agreements as staff has found that they have worked well. This includes requirements for public improvements such as streets, utility lines, stormwater facility construction and subdivision platting. A land price ceiling is required which ensures affordable sales of lots based upon City infrastructure investments. Financial security is also required to ensure construction of buildings on the agreed timeline.

The proposed industrial park is targeted for smaller scale industrial lots less than 10 acres in size. Staff believes that the land submitted for consideration with the proposals should be located outside of the 1,200 acres planned for the Prairie View Industrial Park along East Lincoln Way. This will ensure the vision of Prairie View Industrial Park is realized as being larger industrial sites and not compete with our current water and sewer extension

investments.

Before development can begin once a developer is selected, a Development Agreement that further clarifies the specific details of the new subdivision and any associated financial assistance must be agreed to with the selected developer and approved by the City Council. The agreement will lay out the specifics of development timelines, final minimum assessments, and any TIF repayment schedule as well as clarify specifics of any associated covenants. In addition, a new Urban Renewal Area must be approved the the City Council for the new subdivision.

Staff recommends that the deadline for submittals be January 7th, 2022. An informational meeting will be held in early December to answer questions any potential developers may have. Staff tentatively plans to return to Council with the submitted RFP's at the January 25th City Council meeting.

ALTERNATIVES:

1. The City Council can direct staff to proceed with issuing a Request for Proposals (RFP) to identify a developer for an industrial park targeted at small scale industrial lots as outlined in the attached draft RFP.
2. The City Council can direct staff to proceed with issuing a modified Request for Proposals (RFP) to identify a developer for an industrial park targeted at small scale industrial lots
3. The City Council can refer this item back to staff with further direction.

CITY MANAGER'S RECOMMENDED ACTION:

The proposed RFP includes all the requirements that have been stated for development of a new industrial subdivision targeted at small scale lots. The RFP establishes a framework to guide proposals as well as a general method to evaluate and score the potential proposals that could be submitted. The tentative schedule includes issuing the RFP on November 15th and allowing for proposals to be returned to the City by January 7, 2022. City Council could review qualified proposals as early as January 25, 2022. With selection of preferred developer on January 25th, staff and developer would negotiate a development agreement with tentative date of City Council approval on February 25, 2022. This timeframe allows for City Council consideration of budgeting for capital improvements supported by TIF and for the selected developer to complete the subdivision approvals in the spring of 2022.

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

DRAFT SMALL LOT INDUSTRIAL DEVELOPMENT RFP

I. Introduction

Ames has identified a market need for smaller industrial lots in the 1-10 acre range for key industrial services which play a vital economic role in the Ames economy. A recent land inventory of general industrial land indicated that there are a small number of vacant industrial properties available for new development. The Ames Community Development Park 1st through 4th Additions are examples of developments based upon this type of partnership.

The City of Ames, Iowa is accepting proposals from property owners and qualified and experienced developers (Developer) for development of a small lot industrial subdivision that would in part be supported through Tax Increment Financing (TIF) assistance as part of an Urban Renewal Area. The Developer with a successful proposal would enter into a Development Agreement with the City of Ames for development of a specific site related to subdivision platting, construction of streets, utilities, storm water systems, maximum lot sale price, and the construction of speculative buildings.

Note that nothing in this RFP is a commitment by the City to select or financially support a proposal. There will be no reimbursement of costs associated with the preparation of the response to the RFP or for any additional materials, plans, agreements needed to finalize a development agreement. Additional details on requirements and expectations are described below.

II. General Information

- A. The City of Ames reserves the right to accept or reject any and all proposals. Proposals will be evaluated by city staff as described below. City Council will review the application materials and make a selection of a preferred Developer.

- B. Upon selection, the City will negotiate with the Developer on a Development Agreement for City Council approval. Approval of an

agreement is subject to City approval of Urban Renewal District for economic development purposes in order to provide of tax increment financing.

- C. All proposals must be sealed and delivered to the City of Ames Purchasing Division (1st Floor), City Hall, 515 Clark Avenue, Ames, IA 50010 with all supporting documentation no later than 4:00 p.m. (local time) on January 7, 2022. No verbal or faxed submittals will be accepted. Submittals shall have a subject line of “Ames Industrial Park Proposal”.

Estimated Time Table of Events:

Information Meeting: December ??, 2021

Proposal Deadline: January 7, 2022 at 4:00 pm

Developer Selection: January 25, 2022

Developer Agreement: February 22, 2022

III. Minimum Proposal Requirements

- A. The proposed development site must not be located within the approximately 1,200 acres along E. Lincoln Way planned for Prairie View Industrial Park.
- B. Demonstrated site control with either acknowledgement of the property owner as a participant in the project or an option to purchase the site.
- C. Conceptual subdivision layout and infrastructure improvements.
- The proposal must provide for a minimum 10-acre site size for the subdivision.

- The conceptual lot layout must provide for a minimum of 6 lots as small scale industrial lots targeted primarily in the 1-3 acre range with a lot size limit of no more than 10 acres in size.
- The proposal must include proposed infrastructure improvements.

D. Proposed types of uses and/or excluded uses.

- The proposed development must be of industrial service uses in nature.
- Acceptable industrial uses do not include principle uses of warehousing, mini-storage, salvage, and other types of low intensity employment uses.

E. Proposed timeline for the development of the subdivision, noting any phasing plans.

F. Conceptual plan for construction of speculative buildings.

- Minimum size
- Design requirements
- Timeline for initial and subsequent construction of speculative buildings (see also development agreement requirements below)
- Minimum valuation of buildings

G. Breakdown of Estimated development costs by improvement type and requested amount of TIF support.

- This includes the developer's ability to secure development financing for subdivision improvements.
- The City may request additional information about the financial capacity of the developer to secure initial financing for the development of the subdivision as well as financial security for construction of speculative buildings.

H. Amount paid per acre to purchase the land in the proposed development.

IV. Developer Minimum Responsibilities/Requirements

As part of this request for proposal, the selected Developer agrees to the following minimum responsibilities/ requirements as a selected Developer to enter into a development agreement and to develop the project:

- A. The selected Developer will be responsible for platting the subdivision according to the City's subdivision and zoning standards. The selected developer must rezone the property to an industrial zoning classification if it is not already zoned industrial.
- B. The selected Developer must demonstrate a willingness and the ability to start site work no later than 12 months from approval of a development agreement.
- C. The selected Developer will be responsible for producing public improvement plans.
- D. The selected Developer will be responsible for all lot development requirements, including but not limited to site grading, broadband, water, sewer, storm water and streets, with the exception of any agreed upon public improvements to be constructed by the City with the use of TIF.
- E. The selected Developer will be responsible for construction of speculative industrial buildings on the agreed upon timeline, preferred requirements include:
 - The initial speculative industrial building must be complete within 12 months of final plat approval final building occupancy level of shell building.
 - Subsequent speculative buildings shall be constructed and completed to at least a final building occupancy level of shell building within 18 months of completion of the prior speculative building.
 - Speculative buildings must have a minimum assessed improvement value of \$850,000 (not including land).

- Speculative buildings must have no less than 10,000 square feet of floor area.
 - Financial security for construction of speculative buildings.
- F. The selected Developer shall prepare covenants addressing development standards and uses for City acceptance with a development agreement.
- G. Minimum valuations and assessment agreements addressing the following:
- a. Vacant improved lots assessed as industrial land
 - b. Minimum valuation of improvements on lots less than 1.5 acres
 - c. Minimum valuation of improvements on lots exceeding 1.5 acres.
- H. Limits on maximum sale price of land as an incentive for economic development and recognizing the city investment in development of the site.
- I. Limits on holding of land for speculative purposes.
- J. Prohibition on industrial tax abatement until the TIF debt is paid off.

V. Financial Incentives

- A. The proposal may include a request for a developer economic grant of rebated TIF value of actual value created for up to 10 years needed for the purposes of constructing public improvements. Alternatively, the proposal may request City construction of specified public improvements that the City would fund with TIF generated by development within the proposed subdivision.
- B. No waiver of fees or permitting requirements are included with the RFP.

VI. Review Criteria

The City of Ames is seeking to maximize its efforts to create additional industrial land for small scale industrial uses. The proposals will be reviewed according to the following criteria:

- Design Elements
- City financial subsidy per lot
- Total cost of the subdivision and total cost of requested City subsidy
- Total number of lots and marketability of the site
- Proposed timeline to build out the subdivision and corresponding repayment of TIF debt

VII. Submittal Requirements

Provide (5) copies of the proposal. All proposals must be sealed, ~~postmarked and/or~~ and delivered to the City of Ames purchasing Division (1st Floor), Ames City Hall, 515 Clark Avenue, Ames, IA 50010. Proposals must include all supporting documentation and be received no later than 4:00 p.m. (local time) on December 10th, 2021. No verbal or faxed submittals will be accepted. Submittals should have the subject line of “Ames Industrial Park Proposal”. All late or incomplete submittals will be rejected.

VIII. Contract Negotiations

The City reserves the right to reject any and all proposals and to negotiate the terms of the Development Agreement, with the selected developer prior to entering a written agreement. Final decisions will be subject to construction bidding limitations for public improvements by the City.

IX. Questions/Contact Persons

Questions concerning this proposal, the application, or the review process may be directed to Kelly Diekmann, Director of Planning & Housing by mail at City of Ames, Planning & Housing Department; P.O. Box 811, Ames, IA 50010; by email at kelly.diekmann@cityofames.org; or by phone at 515-239-5400.

COUNCIL ACTION FORM

SUBJECT: VACATION OF UTILITY EASEMENT AT 1100 BUCKEYE AVENUE

BACKGROUND:

There is a fifteen-foot-wide utility easement across the Red Lobster property located at 1100 Buckeye Avenue (Lot 5 in Block 2 of Southwood Subdivision First Addition). As part of the Flood Mitigation project along Loway Creek, the utilities located within the easement are being relocated and a new easement was obtained from RL Enterprises LLC as part of the land acquisition process. Therefore, the existing easement is no longer necessary and should be vacated.

The area to be vacated is shown on Attachment A.

ALTERNATIVES:

1. Approve the vacation of the aforementioned utility easement.
2. Do not proceed with vacation of the aforementioned utility easement.

CITY MANAGER'S RECOMMENDED ACTION:

The easement can be vacated because a new easement was obtained with the land acquisition process.

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

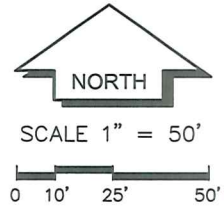
RECORDER'S INDEX

Attachment A

LOCATION: LOT 5 IN BLOCK 2 OF THE FIRST ADDITION TO SOUTHWOOD SUBDIVISION, AMES, STORY COUNTY, IOWA
 REQUESTER: CITY OF AMES
 PROPRIETOR: CITY OF AMES
 SURVEYOR: DAN HINGTGEN
 COMPANY: WHKS & Co.
 RETURN TO: WHKS & Co. (815) 747-8833
 1701 ROUTE 35 NORTH
 EAST DUBUQUE, IL 61025

UTILITY EASEMENT ABANDONMENT

for
 UTILITY EASEMENT IN PART OF LOT 5 IN BLOCK 2 OF THE FIRST ADDITION TO SOUTHWOOD SUBDIVISION, IN THE CITY OF AMES, STORY COUNTY, IOWA



UTILITY EASEMENT ABANDONMENT DESCRIPTION

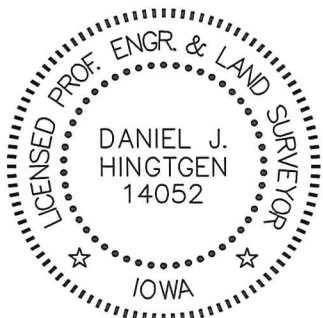
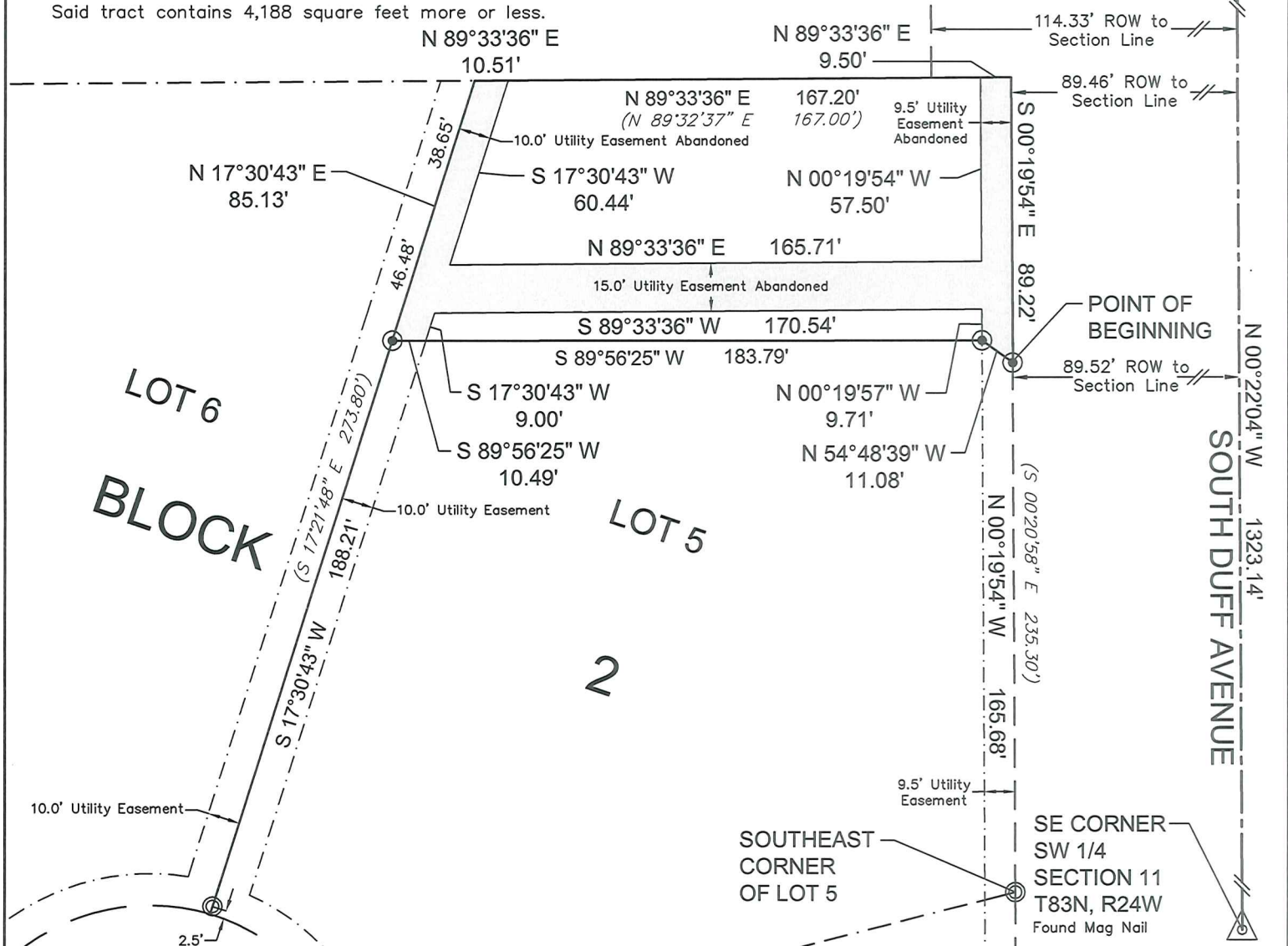
ABANDONMENT OF UTILITY EASEMENT IN PART OF LOT 5 OF BLOCK 2 OF THE FIRST ADDITION TO SOUTHWOOD SUBDIVISION, AMES, IOWA AND MORE COMPLETELY DESCRIBED AS FOLLOWS:

Commencing at the Southeast (SE) Corner of Lot 5 in Block 2 of said First Addition; thence N 00°19'54" W 165.68 feet along the East line of said Lot 5 to the Point of Beginning; thence N 54°48'39" W 11.80 feet; thence N 01°19'57" W 9.71 feet; thence S 89°33'36" W 170.54 feet; thence S 17°30'43" W 9.00 feet; thence S 89°56'25" W 10.49 feet to the West Line of said Lot 5; thence N 17°30'43" E 85.13 feet along said West Line to a point to the Northwest Corner of said Lot 5; thence N 89°33'36" E 10.51 feet; thence S 17°30'43" W 60.44 feet; thence N 89°33'36" E 165.71 feet; thence N 00°19'54" W 57.50 feet to a point on the North Line of said Lot 5; thence N 89°33'36" E 9.50 feet to the Northeast Corner of said Line 5; thence S 00°19'54" E 89.22 feet along the West Right-of-way line of South Duff Avenue to the Point of Beginning.

Said tract contains 4,188 square feet more or less.

LEGEND

- SECTION CORNER
- FOUND 5/8" REBAR
- SET 5/8" REBAR w/ YELLOW SURVEY CAP NO. 14052
- ACQUISITION LINE
- UTILITY EASEMENT
- LOT LINE
- ROW LINE
- SECTION LINE
- ABANDONED UTILITY EASEMENT
- (15.0') PREVIOUSLY RECORDED
- 15.0' FIELD MEASUREMENT



I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.

Dan Hingtgen, Land Surveyor

Date

License number: 14052

My registration renewal date is December 31, 2022

Pages or sheets covered by this seal: 1 (ONE)

9/23/2021

ABANDONMENT EXHIBIT

Drawn by: DH Project No.: 8198.00

Drawing Date: 9/23/2021

Drawing Name: K:\8198.00 - Ames Squaw Creek\CAD\Squaw Creek Floodplain.dwg



COUNCIL ACTION FORM

SUBJECT: FLOOD MITIGATION – RIVER FLOODING

BACKGROUND:

On February 11, 2020, City Council approved the FEMA grant funding agreement for the stream bank restoration project providing flood mitigation in the loway Creek channel. A central component includes conveyance improvements within the channel approximately 2,000 feet either side of the South Duff Avenue bridge.

On November 3, 2021, the bids for the project were received as follows:

Bidder	Bid
Engineer's Estimate	\$3,332,170.00
Keller Excavating	\$3,327,523.50
Peterson Contractors, Inc.	\$3,676,316.05
RW Excavating Solutions, LC	\$4,078,373.30
Synergy Contracting, LLC	\$4,186,064.00
Reilly Construction Co Inc.	\$4,555,563.75
CJ Moyna & Sons, LLC	\$4,718,773.50

The estimated costs and funding are as follows:

Flood Mitigation - River Flooding	Fiscal Year			
	2015/16	2016/17	2018-2020	
Expenditures				Total Expenditures
Design Contract (WHKS)	\$138,000		\$181,200.00	\$319,200.00
Land Acquisition Agent (CGA)			\$74,800.00	\$74,800.00
Land Acquisition			\$2,090,402.40	\$2,090,402.40
Construction (Est)			\$3,327,523.50	\$3,327,523.50
Engineering/Constr Admin (City Staff)			\$243,128.53	\$243,128.53
				\$6,055,054.43
Funding Shown in CIP				Total CIP Funding
20/21 Storm Water Utility Funds			\$500,000	\$500,000
GO Bonds	\$644,000	\$504,000		\$1,148,000
FEMA Hazard Mitigation Grant			\$3,747,450	\$3,747,450
				\$5,395,450
Potential Local Funding Shortfall				\$659,604
Available bond savings				\$1,318,124

ALTERNATIVES:

1. a. Accept the report of bids for the loway Creek Restoration and Flood Mitigation project
 - b. Approve the final plans and specifications for this project.
 - c. Authorize utilizing up to \$700,000 in unallocated G.O. Bonds for this project.
 - d. Award the loway Creek Restoration and Flood Mitigation project to Keller Excavating, of Boone, Iowa, in the amount of \$3,327,523.50.
 - e. Approve contract and bond.
2. Do not proceed with this project.

MANAGER'S RECOMMENDED ACTION:

Awarding this contract enables the contractor to commence construction and work toward the current completion date of April 30, 2022. A contract extension has been requested from FEMA, however, staff has not yet heard back if this extension has been granted. Permits have been received from Army Corps of Engineers and the Iowa DNR. Construction is anticipated to commence in December 2021 and proceed throughout the winter and spring months.

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