

AGENDA
REGULAR MEETING OF THE AMES CITY COUNCIL
COUNCIL CHAMBERS – CITY HALL
OCTOBER 10, 2023

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 “Koshu City Day” October 16, 2023

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

2. Motion approving payment of claims
3. Motion approving Summary of Minutes of Regular Meeting on September 26, 2023
4. Motion approving Civil Service Candidates
5. Motion approving new 5-Day (October 27 – October 31, 2023) Class C Retail Alcohol License – The Mucky Duck Pub, 2601 East 13th Street, Pending Dramshop Review
6. Motion approving new 5-Day (November 4 – November 8, 2023) Special Class C Retail Alcohol License – Gateway Hotel & Conference Center, 1800 Christensen Drive
7. Motion approving Ownership Updates for Class E Retail Alcohol License – Liquor Land, 4518 Mortensen Road
8. Motion approving the renewal of the following Beer Permits, Wine Permits, and Liquor Licenses:
 - a. Class E Liquor License – Target Store T-1170, 320 S. Duff Avenue
 - b. Class C Retail Alcohol License – Wasabi Ames, 926 S. 16th Street, Pending Dramshop Review
 - c. Class C Retail Alcohol License – Margarita’s Sport Bar Seafood Inc., 823 Wheeler Street
 - d. Class C Retail Alcohol License – London Underground, 212 Main Street
9. Motion setting October 24, 2023, as date of public hearing regarding proposed changes to Downtown Urban Revitalization Area
10. Resolution approving appointment to Boards & Commissions

11. Resolution approving the Official Statement for General Obligations Corporate Purpose Bonds, Series 2023D and setting the date of sale for October 24, 2023, and authorize electronic bidding for the sale
12. Resolution approving Iowa DOT Grant Agreement for the 2022/23 Airport Improvements Project (South Apron Rehab)
13. Resolution approving Engineering Services Agreement for 2023/24 Traffic System Capacity Improvements – Airport Road with WHKS & Co., Ames, Iowa, in an amount not to exceed \$62,300
14. Resolution approving Engineering Services Agreement for 2022/23 Shared Use Path System Expansion – Grand Avenue project with WHKS & Co., Ames, Iowa, in the amount not to exceed \$58,100
15. Resolution approving preliminary plans and specifications for the 2022/23 Storm Water Erosion Control Project (Clear Creek Bank Stabilization – Utah Drive), setting November 8, 2023, as bid due date, and November 14, 2023, as date of Public Hearing
16. Resolution approving Change Order No. 2 with J. Pettiecord Inc, Bondurant, Iowa, for removal and disposal of contaminated dirt and water at the GT oil line replacement site in the amount of \$75,000
17. Resolution approving Change Order No. 3 with Con-Struct, Inc., of Ames, Iowa, for the South 16th Street Improvements Project in the amount not to exceed \$28,600
18. Resolution approving Change Order No. 3 with LinnCo, Inc. for the abandonment of previously unidentified water lines for the Water Treatment Plant Demolition project in lump sum of \$157,692.60 and extension of the Substantial Completion Date to November 8, 2023
19. Resolution approving contract and bond for the CyRide 2023 Shop Rehabilitation project with Grabau Construction, Inc., of Boone, Iowa
20. Resolution approving contract and bond for the East 13th Street Sanitary Sewer Extension with On Track Construction, LLC, of Nevada, Iowa
21. Resolution accepting completion of the contract for Unit 8 Electrostatic Precipitator Insulation and Lagging with Incorp Industries LLC, of Evansville, Indiana, in the amount of \$1,830,140
22. Resolution approving partial completion and reducing financial security for public improvements of Quarry Estates 3rd Addition to \$31,005
23. Resolution approving partial completion and reducing financial security for public improvements of Quarry Estates 4th Addition to \$29,350
24. Resolution approving partial completion and reducing financial security for public improvements of Quarry Estates 6th Addition to \$71,880
25. Resolution approving partial completion and reducing financial security for public improvements of Ag Innovations Center Addition to \$42,440

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 comments at this meeting due to requirements of the Open Meetings Law, but may do so at a future meeting.

FINANCE:

26. Resolution authorizing Customer Service staff to accept over-the-counter card payment for a set fee initially established at \$2.99 per transaction (paid by the customer) with a transaction limit initially established at \$450 per transaction

PLANNING AND HOUSING:

27. Accessory Dwelling Unit (ADU) Public Outreach Summary
28. Duplexes Public Outreach Summary
29. Staff Report on Paving Exceptions for Pullman Street and Carnegie Avenue

ADMINISTRATION:

30. Presentation of the 2023 Resident Satisfaction Survey Results
31. Resolution formalizing updated Partner City Agreement with Kosshu City, Japan
32. Staff Report on Property Maintenance Code corresponding changes to Chapters 18, 22 & 29
33. Outdoor Displays on City-Owned Property
 - a. Resolution approving a policy that no ongoing displays, other than City-owned displays, will be allowed on City property, with the exception of temporary displays in conjunction with a rally or gathering of people

FLEET:

34. Bobcat S7700 Skid Steer
 - a. Motion to reconsider Resolution No. 23-509
 - b. Resolution awarding purchase of Bobcat S7700 Skid Steer to Bobcat of Ames, Iowa in the amount of \$51,704.13

DISPOSITION OF COMMUNICATIONS TO COUNCIL:

COUNCIL COMMENTS:

CLOSED SESSION:

35. Motion to hold Closed Session as provided by Section 21.5(1)(c), *Code of Iowa*, to discuss matters presently in or threatened to be in litigation

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*.

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

AMES, IOWA

SEPTEMBER 26, 2023

The Regular Meeting of the Ames City Council was called to order by Mayor John Haila at 6:00 p.m. on the 26th day of September, 2023, 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* Jeff Clark was also present.

PROCLAMATION FOR “ECO FAIR DAY,” SEPTEMBER 30, 2023: Mayor Haila proclaimed September 30, 2023, Eco Fair Day. Municipal Engineer Tracy Peterson accepted the proclamation alongside Director of Water and Pollution Control John Dunn and Assistant Director of Water and Pollution Control Lyle Hammes.

PROCLAMATION FOR “PRIDEFEST DAY,” SEPTEMBER 30, 2023: Mayor Haila proclaimed September 30, 2023, Pridefest Day. nicci port, Katie Tschopp, Tyler Kirkman, and Amanda Zagloba accepted the proclamation.

PROCLAMATION FOR “WATERSHED AWARENESS MONTH,” OCTOBER 2023: Mayor Haila proclaimed October 2023 Watershed Awareness Month. Engineer Peterson accepted the proclamation alongside Executive Director of Prairie Rivers of Iowa Penny Brown Huber and Assistant Director Hammes.

CONSENT AGENDA: Council Member Betcher requested to pull Item Nos. 21 through 25.

Moved by Betcher, seconded by Corrieri, to approve the consent agenda less Item Nos. 21 through 25.

4. Motion approving payment of claims
5. Motion approving Minutes of Regular Meeting on September 12, 2023, and Special Meeting on September 14, 2023
6. Motion approving Report of Change Orders for period September 1-15, 2023
7. Motion approving ownership updates for Class E Retail Alcohol License - Kum & Go Store #1113 , 2801 E. 13th Street
8. Motion approving ownership updates for Class E Retail Alcohol License - Kum & Go Store #227, 2108 Isaac Newton Drive
9. Motion approving ownership updates for Class E Retail Alcohol License - Kum & Go Store #200, 4510 Mortensen Road
10. Motion approving ownership updates for Class E Retail Alcohol License - Kum & Go Store #216, 203 Welch Avenue
11. Motion approving ownership updates for Class E Retail Alcohol License - Kum & Go Store #1215, 4506 Lincoln Way

12. Motion approving ownership updates for Class E Retail Alcohol License - Kum & Go Store #0217, 3111 South Duff Avenue
13. Motion approving the renewal of the following Beer Permits, Wine Permits, and Liquor Licenses:
 - a. Class E Liquor License – Hy-Vee Food and Drugstore #2, 640 Lincoln Way
 - b. Class E Liquor License – Hy-Vee Food Store #1, 3800 W Lincoln Way
 - c. Class C Liquor License – Bullseye Restaurant Group LLC, 114 South Duff Avenue
 - d. Class E Liquor License – CVS/Pharmacy #10452, 2420 Lincoln Way #104
 - e. Class C Liquor License – Flipn’ Jacks Pancake House & Eatery, 1520 S. Dayton Pl
 - f. Class C Liquor License with Outdoor Service – Sips and Paddy’s Irish Pub, 126 Welch
 - g. Class C Beer Permit – Aldi, Inc. #48, 108 South 5th Street
 - h. Class B Beer Permit – Macubana, 116 Welch Avenue
14. Request for 36th Anniversary Run for the Roses on October 22, 2023:
 - a. Motion approving Blanket Temporary Obstruction Permit
 - b. RESOLUTION NO. 23-499 approving full and partial closure of the following streets from 6:00 a.m. to 12:00 p.m.:
 - i. Fifth Street from Pearle Avenue to Douglas Avenue
 - ii. Douglas Avenue from Fifth Street to Sixth Street
 - iii. Sixth Street from Burnett Avenue to Douglas Avenue
 - iv. Burnett Avenue from Sixth Street to Main Street
 - v. Main Street from Burnett Avenue to Allan Drive
 - vi. Northwestern Avenue from Allan Drive to Sixth Street
 - vii. Sixth Street from Northwestern Avenue to University Boulevard
 - viii. University Boulevard from Sixth Street to Haber Road
15. RESOLUTION NO. 23-500 approving appointments to various Boards and Commissions
16. RESOLUTION NO. 23-501 approving and adopting Supplement No. 2023-4 to *Municipal Code*
17. RESOLUTION NO. 23-502 approving Encroachment Permit Agreement for Sign at 330 5th Street
18. RESOLUTION NO. 23-503 approving agreement for the Transportation Data & Analytics Subscription Service with StreetLight Data, Inc., of San Francisco, California, for 11/1/2023 to 10/31/2026, in an annual amount not to exceed \$65,000
19. RESOLUTION NO. 23-504 approving Iowa DOT STBG Federal Aid Agreement for the 2022/23 CyRide Route Pavement Improvements (Lincoln Way) project in the amount of \$1,686,000
20. RESOLUTION NO. 23-505 approving preliminary plans and specifications for the 2022/23 Traffic Signal Program (State & Mortensen), setting October 18, 2023, as the bid due date, and October 24, 2023, as date of Public Hearing
- ~~21. RESOLUTION NO. 23-506 awarding purchase two all-electric pickups to Karl Ford of Story City, Iowa, in the amount of \$90,176~~
- ~~22. RESOLUTION NO. 23-507 awarding purchase of five small pickup trucks, including spray in bedliner, to Karl Ford of Story City, Iowa, in the amount of \$129,865~~

- ~~23. RESOLUTION NO. 23-508 awarding purchase of 2024 John Deere 644X Hybrid Wheel Loader to Murphy Tractor and Equipment of Des Moines, Iowa, in the amount of \$377,104 and accept the trade in offer of \$40,000~~
- ~~24. RESOLUTION NO. 23-509 awarding purchase of Bobcat S770 Skid Steer to Bobcat of Ames, Iowa, in the amount of \$51,204.13~~
- ~~25. RESOLUTION NO. 23-510 awarding purchase of 2024 Ford F550 chassis to Stivers Ford of Waukee, Iowa, in the amount of \$62,077.70~~
26. RESOLUTION NO. 23-511 awarding contract for Asset Management Agreement – Pipeline Services to World Kinect Energy Services, of Minnetonka, Minnesota, for two additional one year renewal options, in the amount not to exceed \$40,800 for base services in addition authorizing a net amount not to exceed \$300,000 for the purchase of additional natural gas, plus delivery as needed, to manage the day to day fuel needs of the Power Plant
27. Ash Disposal for the Power Plant
 - a. RESOLUTION NO. 23-512 waiving Purchasing Policies and Procedures and awarding a single-source contract
 - b. RESOLUTION NO. 23-513 awarding contract to Metro Waste Authority, Des Moines, Iowa, in the amount of \$210,000
28. 2021-22 Collector Street Improvements (Hoover Avenue)
 - a. RESOLUTION NO. 23-514 accepting Change Order No. 2, the balancing change order, in the amount of \$55,954.78
 - b. RESOLUTION NO. 23-515 accepting the project as completed by Manatt’s Inc., of Ames, Iowa, in the amount of \$2,263,578.36
29. Furnishing 69kV SF6 Circuit Breakers and 13.8kV Capacitor Bank for Top-O-Hollow Substation Expansion
 - a. RESOLUTION NO. 23-516 accepting the contract as completed Siemens Industry Incorporated, of Richland, Mississippi, for a total cost of \$150,442 (inclusive of Iowa sales tax)
 - b. RESOLUTION NO. 23-517 accepting the contract as completed by Controllix Corporation, of Walton Hills, Ohio, for a total cost of \$98,105 (exclusive of Iowa sales tax)
30. RESOLUTION NO. 23-518 approving completion of the contract for the Inis Grove Park Tennis Court project with Tennis Courts Unlimited, Nebraska City, Nebraska in the amount of \$72,900
31. RESOLUTION NO. 23-519 approving partial completion and reducing financial security for public improvements of Scenic Valley 5th Addition to \$3,600.
32. RESOLUTION NO. 23-520 approving partial completion and reducing financial security for public improvements of Scenic Valley 6th Addition to \$23,197.75
33. RESOLUTION NO. 23-521 accepting completion of all public sidewalk requirements as a condition for approval of the final plat of Hayden’s Crossing 2nd Addition and the financial security can be reduced in full

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

FLEET: Council Member Betcher noted that she requested to pull these items as each related to the Fleet Services Department in order to highlight the Department’s efforts to help reach the City’s sustainability goals while also efficiently utilizing allocated funds. Fleet Support Manager Rich Iverson provided a detailed overview of the efforts made by the Department to make the Fleet “greener” through alternative fuels.

Moved by Betcher, seconded by Corrieri, to approve Item Nos. 21 through 25.

21. RESOLUTION NO. 23-506 awarding purchase two all-electric pickups to Karl Ford of Story City, Iowa, in the amount of \$90,176
22. RESOLUTION NO. 23-507 awarding purchase of five small pickup trucks, including spray in bedliner, to Karl Ford of Story City, Iowa, in the amount of \$129,865
23. RESOLUTION NO. 23-508 awarding purchase of 2024 John Deere 644X Hybrid Wheel Loader to Murphy Tractor and Equipment of Des Moines, Iowa, in the amount of \$377,104 and accept the trade-in offer of \$40,000
24. RESOLUTION NO. 23-509 awarding purchase of Bobcat S770 Skid Steer to Bobcat of Ames, Iowa, in the amount of \$51,204.13
25. RESOLUTION NO. 23-510 awarding purchase of 2024 Ford F550 chassis to Stivers Ford of Waukee, Iowa, in the amount of \$62,077.70

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

PUBLIC FORUM: Mayor Haila opened the Public Forum.

Will Determan, 1008 Lincoln Way, discussed the design of S. 4th Street, highlighting concerns for resident safety and encouraging the City Council and staff to be more critical of street design.

Grant Olsen, 3812 Ontario Street, discussed the Grand Avenue Corridor Study, focusing on safety concerns at the intersection of 16th Street and Grand Avenue.

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

ARTS CAPITAL GRANT: Assistant City Manager Brian Phillips presented the Council Action Form (CAF).

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

Moved by Rollins, seconded by Beatty-Hansen, to approve the request from Ames Writers Collective to modify Arts Capital Grant Contract for an alternative project, directing staff to prepare a contract amendment with Ames Writers Collective to pay for the chairs, tables, moveable stage, Little Free Library, and the cost of the tent, up to the full original grant amount of \$5,590, with the expectation that Ames Writers Collective will monitor the equipment in another location to ensure use in its future location.

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

WEBSITE BACKEND AND REDESIGN IMPROVEMENTS: Public Relations (PR) Officer Susan Gwiasda reviewed the CAF.

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

Moved by Gartin, seconded by Junck, to adopt RESOLUTION NO. 23-522 awarding five-year contract and approving year one payment for new website backend and redesign improvements to Granicus LLC, of Denver, Colorado in the amount not to exceed \$83,412.54 as well as the ongoing subscription fees for a new agenda management system, website hosting, and video archive hosting.

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

ADVANCED METERING INFRASTRUCTURE (AMI) FOR THE CITY'S ELECTRIC UTILITY: Assistant Director of Electric Services Curtis Spence explained that the contract was approved at the previous City Council meeting prior to staff negotiations surrounding travel expenses with the contractor.

Moved by Gartin, seconded by Betcher, to reconsider Resolution No. 23-482.

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

Moved by Gartin, seconded by Betcher, to adopt RESOLUTION NO. 23-523 awarding contract to Power System Engineering, Inc., of Madison, Wisconsin in the revised amount not to exceed \$119,940.

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

DONATION OF LAND AT JARRETT CIRCLE: Parks and Recreation Director Keith Abraham presented the CAF.

Moved by Betcher, seconded by Gartin, to adopt RESOLUTION NO. 23-524 accepting donation of 0.60 acres of land at 1000 Jarrett Circle, with the stipulations described in Attachment D, and direct staff to finalize the deed transfer.

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

STAFF UPDATE THE FITCH FAMILY INDOOR AQUATIC CENTER: Director Abraham reviewed the CAF.

Moved by Gartin, seconded by Rollins, to direct staff to submit three complete sets of engineered, stamped drawings to the State at the same time bid documents are distributed to potential bidders.
Vote on Motion: 6-0. Motion declared carried unanimously.

Moved by Corrieri, seconded by Junck, to adopt RESOLUTION NO. 23-525 accepting \$500,000 from Story County with the stipulation that Story County residents will pay the same fees as Ames residents for a period of ten years.

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

HEARING ON FIRST AMENDMENT TO THE FY 2023/24 ADOPTED BUDGET: Finance Director Corey Goodenow and Budget Manager Nancy Masteller presented the First Amendment.

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

Moved by Betcher, seconded by Rollins, to adopt RESOLUTION NO. 23-526 amending the fiscal year 2023/24 budget to increase expenditures by \$113,200,264 for carryover amounts from fiscal year 2022/23 and other significant changes to the fiscal year 2023/24 budget.

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

HEARING ON WATER TREATMENT PLANT, SOUTHEAST WELLFIELD, & TECHNICAL SERVICES COMPLEX SECURITY FENCE IMPROVEMENTS: Mayor Haila opened and closed the Public Forum when no one came forward to speak.

Moved by Rollins, seconded by Betcher, to adopt RESOLUTION NO. 23-527 approving final plans and specifications and awarding contract to American Fence Company of Johnston, Iowa in the amount of \$78,247.60.

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

HEARING ON E. 13TH STREET SANITARY SEWER EXTENSION: The Public Hearing was opened and closed by Mayor Haila when no one came forward to speak.

Moved by Betcher, seconded by Rollins, to accept the report of bids.

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

Moved by Betcher, seconded by Rollins, to adopt RESOLUTION NO. 23-528 approving final plans and specifications and awarding contract to On-Track Construction, LLC of Nevada, Iowa, in the amount of \$2,125,500.

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

4098 E 13TH STREET – JT WAREHOUSE SUBDIVISION: Planning and Housing Director Kelly Diekmann presented the Final Plat.

Moved by Betcher, seconded by Beatty-Hansen, to approve Alternative 1 and 1A.

1. RESOLUTION NO. 23-529 approving the Final Plat of JT Warehouse Subdivision, based upon the staff's findings that the Final Plat conforms to applicable design standards, ordinances, policies, and plans and approve acceptance of financial security for completion of public improvements.

- A. RESOLUTION NO. 23-530 approving deferral of the water territory buyout requirement requiring proof of water territory release and transfer of Lots 1 & 2 from IRUA prior to approval of a Site Development Plan for each individual lot.

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

DOWNTOWN URBAN REVITALIZATION AREA: Director Diekmann provided a summary of the proposed amendments.

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

Moved by Beatty-Hansen, seconded by Rollins, to add additional criteria for existing buildings, that they undergo an energy audit, complete with assessment and recommendations, and supply the audit to the City for information purposes only.

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

Moved by Betcher, seconded by Rollins, to direct staff to investigate and report on information regarding energy code compliance for new construction.

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

Moved by Beatty-Hansen, seconded by Betcher, to set October 10, 2023, as date of public hearing to approve the amended criteria for the Downtown Urban Revitalization Area (URA) as presented in Attachment B and modify the URA map to remove the properties along Kellogg Avenue between the railroad tracks and Lincoln Way.

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

DISPOSITION OF COMMUNICATIONS TO COUNCIL: Mayor Haila noted there were four items to consider. The first item was an update on the Natural Gas Supply Contract Extension from Director Kom. City Manager Steve Schainker noted that the item was for information only.

A memo from Director Diekmann regarding a Request for a Text Amendment to Section 22.31 was the second item.

Moved by Gartin, seconded by Junck, to place the item on a future agenda for discussion.

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

The third item was also a memo from Director Diekmann in response to a Request for the City of Ames to Pursue a Grant for Nomination of Chautauqua Park-Ridgewood Additions to the National Register of Historic Places.

Moved by Betcher, seconded by Beatty-Hansen, to place the item on a future agenda.

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

A memo regarding the Mortensen Road Speed Study from Traffic Engineer Damion Pregitzer was the final item. City Manager Schainker noted that the item was for information only.

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

Moved by Gartin, seconded by Corrieri, to direct staff to investigate administrative approval of modifications to City Council appropriations (contracts and grants) to outside organizations that receive funding.

Vote on Motion: 5-1, Beatty-Hansen dissenting. Motion declared carried.

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

Moved by Betcher, seconded by Junck, to go into closed session at 8:27 p.m.

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

The City Council reconvened in Regular Session at 8:56 p.m.

Moved by Gartin, seconded by Betcher, to direct staff to pursue the course of action as determined in the Closed Session.

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

Moved by Corrieri, seconded by Beatty-Hansen, to adopt RESOLUTION NO. 23-531 approving the consent agreement and final order with the Environmental Protection Agency (EPA).

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

ADJOURNMENT: Moved by Beatty-Hansen, seconded by Corrieri, to adjourn at 8:57 p.m.

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

Carly M. Watson, Deputy City Clerk

John A. Haila, Mayor

Renee Hall, City Clerk

**MINUTES OF THE REGULAR MEETING OF THE
AMES CIVIL SERVICE COMMISSION**

AMES, IOWA

SEPTEMBER 28, 2023

The Regular Meeting of the Ames Civil Service Commission met in regular session in the Council Chambers of City Hall, 515 Clark Avenue, with Commission Members Harold Pike, Mike Crum, and Kim Linduska present. Chairperson Kim Linduska called the meeting to order at 8:15 AM on SEPTEMBER 28, 2023. Also in attendance was Director of Human Resources, Bethany Ballou, and Commission Clerk, Vicki Hillock.

APPROVAL OF MINUTES OF August 24, 2023: Moved by Pike, seconded by Crum, to approve the Minutes of the August 24, 2023, Regular Service Commission meeting. Vote on Motion: 3-0. Motion declared carried unanimously.

CERTIFICATION OF ENTRY-LEVEL APPLICANTS: Moved by Crum, seconded by Pike, to certify the following individuals to the Ames City Council as Entry-Level Applicants:

<u>Assistant Electric Distribution Superintendent</u>	Matthew Donald	85
	Steve Jackson	71
<u>Budget and Finance Analyst</u>	Alaina Madole	80
<u>Electric Service Worker</u>	Isaac Peebler	88
<u>Police Officer</u>	Brandon Bjoin	84
	Emily Winterland	79
<u>Police Records Clerk</u>	Nicholas Sisler	83*
	Jennifer Meimann	82
	Lindsey Newberg	78
		*includes preference points
<u>Public Safety Dispatcher</u>	Lindsey Newberg	76
	Megan Wollenberg	76
	Jonah Dosedel	72
	Emily Young **	
	**indicates carryover from prior certified list	
<u>Water Plant Maintenance Specialist</u>	Steven Welch	80
	Terry Brown	78

Vote on Motion: 3-0. Motion declared carried unanimously.

REQUEST TO REMOVE NAME AND EXHAUST POLICE OFFICER LIST: Moved by Linduska, seconded by Crum to remove name and exhaust Police Officer entry-level certified list.

Vote on Motion: 3-0. Motion declared carried unanimously.

REQUEST TO REMOVE NAME AND EXHAUST BUDGET AND FINANCE ANALYST LIST: Moved by Pike , seconded by Crum to remove name and exhaust Budget and Finance Analyst entry-level certified list.

Vote on Motion: 3-0. Motion declared carried unanimously.

DISCUSSION OF HOLIDAY SCHEDULE FOR NOVEMBER AND DECEMBER MEETINGS: It was discussed and decided to hold the November Civil Service Commission Meeting on a week early on November 16th due to the Thanksgiving Holiday falls on the 4th Thursday of the month of November. The December Commission Meeting will stay on December 28th, the 4th Thursday of the month of December.

COMMENTS: The next Regular Meeting will be held in-person on Thursday, October 26, 2023, at 8:15am.

ADJOURNMENT: The meeting adjourned at 8:20 AM.

Kim Linduska, Chairperson

Vicki Hillock, Commission Clerk



Applicant

NAME OF LEGAL ENTITY	NAME OF BUSINESS(DBA)	BUSINESS		
MUCKY DUCK PUB, L. L. C.	The Mucky Duck Pub	(515) 232-9260		
ADDRESS OF PREMISES	PREMISES SUITE/APT NUMBER	CITY	COUNTY	ZIP
2601 East 13th Street		Ames	Story	50010
MAILING ADDRESS	CITY	STATE	ZIP	
2601 East 13th Street	Ames	Iowa	50010	

Contact Person

NAME	PHONE	EMAIL
Cathy Anderson	(515) 232-9260	cander8065@aol.com

License Information

LICENSE NUMBER	LICENSE/PERMIT TYPE	TERM	STATUS
	Class C Retail Alcohol License	5 Day	Pending Dramshop Review

EFFECTIVE DATE	EXPIRATION DATE	LAST DAY OF BUSINESS
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SUB-PERMITS

Class C Retail Alcohol License

PRIVILEGES

Status of Business



State of Iowa

Alcoholic Beverages Division

BUSINESS TYPE

Limited Liability Company

Ownership

• Individual Owners

NAME	CITY	STATE	ZIP	POSITION	% OF OWNERSHIP	U.S. CITIZEN
Marcus Johnson	Ames	Iowa	50010	Owner	100.00	Yes

Insurance Company Information

INSURANCE COMPANY

Illinois Casualty Co

POLICY EFFECTIVE DATE

POLICY EXPIRATION DATE

DRAM CANCEL DATE

OUTDOOR SERVICE EFFECTIVE DATE

OUTDOOR SERVICE EXPIRATION DATE

BOND EFFECTIVE DATE

TEMP TRANSFER EFFECTIVE DATE

TEMP TRANSFER EXPIRATION DATE



Applicant

NAME OF LEGAL ENTITY	NAME OF BUSINESS(DBA)	BUSINESS		
FRIENDS OF ISU HOTEL HOLDINGS, LLC	Gateway Hotel & Conference Center	(515) 268-2209		
ADDRESS OF PREMISES	PREMISES SUITE/APT NUMBER	CITY	COUNTY	ZIP
1800 Christensen Drive		Ames	Story	50014
MAILING ADDRESS	CITY	STATE	ZIP	
2100 Green Hills Drive	Ames	Iowa	50014	

Contact Person

NAME	PHONE	EMAIL
Brian Osborne	(515) 268-2209	briano@gatewayames.com

License Information

LICENSE NUMBER	LICENSE/PERMIT TYPE	TERM	STATUS
	Special Class C Retail Alcohol License	5 Day	Submitted to Local Authority

TENTATIVE EFFECTIVE DATE	TENTATIVE EXPIRATION DATE	LAST DAY OF BUSINESS
Nov 4, 2023	Nov 8, 2023	

SUB-PERMITS

Special Class C Retail Alcohol License

PRIVILEGES



Status of Business

BUSINESS TYPE

Limited Liability Company

Ownership

• Individual Owners

NAME	CITY	STATE	ZIP	POSITION	% OF OWNERSHIP	U.S. CITIZEN
Douglas Drees	Waukee	Iowa	50263	Owner	1.00	Yes

Insurance Company Information

INSURANCE COMPANY

Westfield Insurance

POLICY EFFECTIVE DATE

Sep 1, 2023

POLICY EXPIRATION DATE

Sep 1, 2024

DRAM CANCEL DATE

OUTDOOR SERVICE EFFECTIVE DATE

OUTDOOR SERVICE EXPIRATION DATE

BOND EFFECTIVE DATE

TEMP TRANSFER EFFECTIVE DATE

TEMP TRANSFER EXPIRATION DATE



Applicant

NAME OF LEGAL ENTITY	NAME OF BUSINESS(DBA)	BUSINESS		
THAMAN ENTERPRISES, LLC	Liquor Land	(515) 230-7326		
ADDRESS OF PREMISES	PREMISES SUITE/APT NUMBER	CITY	COUNTY	ZIP
4518 Mortensen Road	109	Ames	Story	50014
MAILING ADDRESS	CITY	STATE	ZIP	
4408 Cochrane Parkway	Ames	Iowa	50014	

Contact Person

NAME	PHONE	EMAIL
Ashlesha Sharma	(530) 229-4467	kashu.krishna@gmail.com

License Information

LICENSE NUMBER	LICENSE/PERMIT TYPE	TERM	STATUS
LE0003872	Class E Retail Alcohol License	12 Month	Submitted to Local Authority

EFFECTIVE DATE	EXPIRATION DATE	LAST DAY OF BUSINESS
Apr 29, 2023	Apr 28, 2024	

SUB-PERMITS

Class E Retail Alcohol License

PRIVILEGES



Status of Business

BUSINESS TYPE

Limited Liability Company

Ownership

• Individual Owners

NAME	CITY	STATE	ZIP	POSITION	% OF OWNERSHIP	U.S. CITIZEN
Ashlesha Sharma	Ames	Iowa	50014	Owner	100.00	Yes

Insurance Company Information

INSURANCE COMPANY

POLICY EFFECTIVE DATE

POLICY EXPIRATION DATE

DRAM CANCEL DATE

OUTDOOR SERVICE EFFECTIVE DATE

OUTDOOR SERVICE EXPIRATION DATE

BOND EFFECTIVE DATE

TEMP TRANSFER EFFECTIVE DATE

TEMP TRANSFER EXPIRATION DATE



To: Mayor John Haila and Ames City Council Members
From: Lieutenant Mike Arkovich, Ames Police Department
Date: September 15th, 2023
Subject: Beer Permits & Liquor License Renewal Reference City Council Agenda

Going to the City Council on October 10, 2023 are:

- Target Store T-1170, (320 South Duff Avenue), Class E Liquor License
- Wasabi Ames, (916 S. 16th Street), Class C Retail Alcohol License
- Margaritas Sport Bar Seafood Inc., (823 Wheeler Street, Suite #5), Class C Retail Alcohol License
- London Underground, 212 Main Street, Class C Retail Alcohol License

A review of police records for the past 12 months found no liquor law violations for the above locations. The Ames Police Department recommends the license renewal for the listed businesses.



Caring People ♦ Quality Programs ♦ Exceptional Service

Item No. 9
MEMO

To: Mayor and City Council

From: Kelly Diekmann, Planning & Housing Director

Date: October 6, 2023

Subject: Downtown URA Amendment Public Hearing

Background:

At the meeting on September 26, 2023, Council reviewed the proposed changes to the Downtown Urban Revitalization Area and voted to set October 10, 2023, for the public hearing to approve the amended criteria and to modify the URA map. *Iowa Code* requires publication of this notice in the newspaper (IAC 404.2(6)).

In the published notice, an incorrect date for the hearing was inadvertently advertised. Due to the incorrect notice, the item is not on the October 10th agenda. **A new notice will be published for the next regular meeting on October 24th.**

MEMO

Caring People ♦ Quality Programs ♦ Exceptional Service

TO: Members of the City Council

FROM: John A. Haila, Mayor

DATE: October 10, 2023

SUBJECT: Appointments to City Boards and Commissions

Attached is a list of the City's boards and commissions that have current vacancies and the names of individuals I propose to be appointed to fill the openings. I continue to be pleased with the qualifications of the residents who applied for open positions, and I continue to look for qualified and interested candidates to fill a few remaining openings.

The application review and selection process included review of each application by the staff liaisons for the respective board or commission and me. We then compared notes. Staff is comfortable with the proposed list of recommended appointees.

Should you have any questions on one, or several of the applicants, please let me know. The City Clerk's Office also has all appointee applications on file should you wish to review them.

**MAYOR'S APPOINTMENTS
TO CITY OF AMES BOARDS AND COMMISSIONS
OCTOBER 2023**

Board/Commission	Vacancies	Name
Analysis of Social Services Evaluation Team	1	Nick Joos
Electric Utility Operations Review and Advisory Board	1	Jonathon Fleming

ITEM #	<u>11</u>
DATE:	<u>10/10/23</u>
DEPT:	<u>FINANCE</u>

COUNCIL ACTION FORM

SUBJECT: RESOLUTION APPROVING OFFICIAL STATEMENT FOR GENERAL OBLIGATION CORPORATE PURPOSE BONDS, SERIES 2023D, SETTING DATE OF SALE FOR OCTOBER 24, 2023, AND AUTHORIZING ELECTRONIC BIDDING FOR THE SALE

BACKGROUND:

The FY 2023/24 Budget includes General Obligation (G.O.) Bond-funded capital improvement projects in the amount of \$12,870,000. The City Council held a public hearing on the issuance of these bonds on April 11, 2023. Separately, on September 14, 2021, the City Council held a public hearing for the issuance of G.O. Bonds to fund a capital improvement project for the Indoor Aquatic Center.

This action is to proceed with a total G.O. Bond issuance of \$12,870,000, which includes \$11,663,300 for capital improvement projects and \$1,000,000 for a portion of the Indoor Aquatic Center. Council action is required to approve the official statement, set the date of sale for October 24, 2023, and authorize electronic bidding.

The Official Statement, or “Preliminary Official Statement,” is the offering document for municipal securities, in preliminary form, which does not contain pricing information. The Statement provides several financial disclosures and information about the City. This “Preliminary Official Statement” is on file in the City Clerk’s Office and is attached to this report.

Additionally, Council is asked to approve electronic bidding as the method to provide a secure and highly competitive process for the sale of the bonds. The proposed issuance is in compliance with the City Council approved debt policy. Projects to be funded by this bond issue include the following:

Arterial Street Pavement Improvements	1,500,000
Asphalt Street Pavement Improvements	3,000,000
Concrete Pavement Improvements	950,000
Collector Street Pavement Improvements	1,200,000
Seal Coat Street Pavement Improvements	1,750,000
South 16th Street Road Widening	325,000
Campustown Public Improvements	1,200,000
Alley Pavement Improvements	400,000
Intelligent Transportation System	468,300
Traffic System Capacity Improvements	370,000
Indoor Aquatic Center (Essential Purpose URA)	1,000,000
Park System Facility Improvements (General Corporate Purpose)	500,000
Subtotal Tax Supported Bonds	\$12,663,300
Estimated Issuance Costs	206,700
Grand Total – 2023/24 GO Issue	\$12,870,000

ALTERNATIVES:

1. Approve the Official Statement for General Obligation Corporate Purpose Bonds, Series 2023D, set the date of sale for October 24, 2023, and authorize electronic bidding for the sale.
2. Refer the Official Statement back to City staff for modifications.

CITY MANAGER'S RECOMMENDED ACTION:

Issuance of these bonds is necessary to accomplish the City's approved Capital Improvements Plan for the current fiscal year. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1 as stated above.

PRELIMINARY OFFICIAL STATEMENT DATED OCTOBER 10, 2023

New Issue

Rating: Application Made to Moody's Investors Service

In the opinion of Dorsey & Whitney LLP, Bond Counsel, according to present laws, rulings and decisions and assuming the accuracy of certain representations and compliance with certain covenants, the interest on the Bonds (i) is excluded from gross income for federal income tax purposes under Section 103 of the Internal Revenue Code of 1986 (the "Code") and (ii) is not an item of tax preference for purposes of the federal alternative minimum tax imposed on noncorporate taxpayers by Section 55 of the Code. Interest on the Bonds may, however, be taken into account in determining adjusted financial statement income for purposes of the federal alternative minimum tax imposed on applicable corporations (as defined in Section 59(k) of the Code) for tax years beginning after December 31, 2022. See "TAX EXEMPTION AND RELATED TAX MATTERS" herein.

CITY OF AMES, IOWA

\$12,870,000* General Obligation Corporate Purpose Bonds, Series 2023D

BIDS RECEIVED: Tuesday, October 24, 2023, 10:00 A.M., Central Time

AWARD: Tuesday, October 24, 2023, 6:00 P.M., Central Time

Dated: Date of Delivery (November 9, 2023)

Principal Due: June 1, as shown inside front cover

The \$12,870,000* General Obligation Corporate Purpose Bonds, Series 2023D (the "Bonds") are being issued pursuant to Division III of Chapters 384 of the Code of Iowa and a resolution to be adopted by the City Council of the City of Ames, Iowa (the "City"). The Bonds are being issued for the purpose of paying the costs, to that extent, of constructing street, alley, stormwater drainage, sanitary sewer, water system and sidewalk improvements; acquiring and installing street department equipment, traffic control devices and systems, street lighting, signage and signalization assets.

The purchaser of the Bonds agrees to enter into a loan agreement (the "Loan Agreement") with the City pursuant to the authority contained in Section 384.24A of the Code of Iowa. The Bonds are issued in evidence of the City's obligations under the Loan Agreement. The Bonds are general obligations of the City for which the City will pledge its power of levy direct ad valorem taxes against all taxable property within the City without limitation as to rate or amount to the repayment of the Bonds.

The Bonds will be issued as fully registered Bonds without coupons and, when issued, will be registered in the name of Cede & Co., as nominee of The Depository Trust Company ("DTC"). DTC will act as securities depository for the Bonds. Individual purchases may be made in book-entry-only form, in the principal amount of \$5,000 and integral multiples thereof. The purchaser will not receive certificates representing their interest in the Bonds purchased. The City's Treasurer as Registrar/Paying Agent (the "Registrar") will pay principal on the Bonds, payable annually on June 1, beginning June 1, 2024, and interest on the Bonds payable initially on June 1, 2024 and thereafter on each December 1 and June 1 to DTC, which will in turn remit such principal and interest to its participants for subsequent disbursements to the beneficial owners of the Bonds as described herein. Interest and principal shall be paid to the registered holder of a bond as shown on the records of ownership maintained by the Registrar as of the 15th day of the month next preceding the interest payment date (the "Record Date").

THE BONDS WILL MATURE AS LISTED ON THE INSIDE FRONT COVER

MINIMUM BID:	\$12,741,300
GOOD FAITH DEPOSIT:	\$128,700 Required of Purchaser Only
TAX MATTERS:	Federal: Tax-Exempt State: Taxable See "TAX EXEMPTION AND RELATED TAX MATTERS" for more information.

The Bonds are offered, subject to prior sale, withdrawal or modification, when, as, and if issued subject to the legal opinion as to legality, validity and tax exemption of Dorsey & Whitney LLP, Bond Counsel, Des Moines, Iowa, to be furnished upon delivery of the Bonds. It is expected the Bonds will be available for delivery on or about November 9, 2023 via Fast Automated Securities Transfer delivery with the Registrar holding the Bonds on behalf of DTC. This Preliminary Official Statement in the form presented is deemed final for purposes of Rule 15c2-12 of the Securities and Exchange Commission, subject to revisions, corrections of modifications as determined to be appropriate, and is authorized to be distributed in connection with the offering of the Bonds for sale.

*Preliminary; subject to change.

This Preliminary Official Statement and the information contained herein are subject to completion, amendment or other change without notice. The Bonds may not be sold nor may offers to buy be accepted prior to the time the Preliminary Official Statement is delivered in final form. Under no circumstances shall this Preliminary Official Statement constitute an offer to sell or the solicitation of an offer to buy, nor shall there be any sale of the Bonds in any jurisdiction in which such offer, solicitation or sale would be unlawful prior to registration or qualification under the applicable securities laws of any such jurisdiction.

CITY OF AMES, IOWA

\$12,870,000* General Obligation Corporate Purpose Bonds, Series 2023D

MATURITY: The Bonds will mature June 1 in the years and amounts as follows:

<u>Year</u>	<u>Amount*</u>
2024	\$1,105,000
2025	830,000
2026	870,000
2027	910,000
2028	960,000
2029	1,010,000
2030	1,060,000
2031	1,105,000
2032	1,165,000
2033	1,220,000
2034	1,285,000
2035	1,350,000

***PRINCIPAL**

ADJUSTMENT: Preliminary; subject to change. The aggregate principal amount of the Bonds, and each scheduled maturity thereof, are subject to increase or reduction by the City or its designee after the determination of the successful bidder. The City may increase or decrease each maturity in increments of \$5,000 but the total amount to be issued will not exceed \$13,500,000. Interest rates specified by the successful bidder for each maturity will not change. Final adjustments shall be in the sole discretion of the City.

The dollar amount of the purchase price proposed by the successful bidder will be changed if the aggregate principal amount of the Bonds is adjusted as described above. Any change in the principal amount of any maturity of the Bonds will be made while maintaining, as closely as possible, the successful bidder's net compensation, calculated as a percentage of bond principal. The successful bidder may not withdraw or modify its bid as a result of any post-bid adjustment. Any adjustment shall be conclusive and shall be binding upon the successful bidder.

INTEREST: Interest on the Bonds will be payable on June 1, 2024 and semiannually thereafter.

REDEMPTION: Bonds due after June 1, 2031 will be subject to call for prior redemption on said date or on any day thereafter upon terms of par plus accrued interest to date of call. Written notice of such call shall be given at least thirty (30) days prior to the date fixed for redemption to the registered owners of the Bonds to be redeemed at the address shown on the registration books.

COMPLIANCE WITH S.E.C. RULE 15c2-12

Municipal obligations (issued in an aggregate amount over \$1,000,000) are subject to General Rules and Regulations, Securities Exchange Act of 1934, Rule 15c2-12 Municipal Securities Disclosure.

Preliminary Official Statement: This Preliminary Official Statement was prepared for the City for dissemination to prospective bidders. Its primary purpose is to disclose information regarding the Bonds to prospective bidders in the interest of receiving competitive bids in accordance with the “TERMS OF OFFERING” contained herein. Unless an addendum is received prior to the sale, this document shall be deemed the final “Preliminary Official Statement”.

Review Period: This Preliminary Official Statement has been distributed to City staff as well as to prospective bidders for an objective review of its disclosure. Comments, omissions or inaccuracies must be submitted to PFM Financial Advisors LLC (the “Municipal Advisor”) at least two business days prior to the sale. Requests for additional information or corrections in the Preliminary Official Statement received on or before this date will not be considered a qualification of a bid received. If there are any changes, corrections or additions to the Preliminary Official Statement, prospective bidders will be informed by an addendum at least one business day prior to the sale.

Final Official Statement: Upon award of sale of the Bonds, the legislative body will authorize the preparation of a final Official Statement that includes the offering prices, interest rates, selling compensation, aggregate principal amount, principal amount per maturity, anticipated delivery date and other information required by law and the identity of the underwriter (the “Syndicate Manager”) and syndicate members. Copies of the final Official Statement will be delivered to the Syndicate Manager within seven business days following the bid acceptance.

REPRESENTATIONS

No dealer, broker, salesman or other person has been authorized by the City, the Municipal Advisor or the underwriter to give any information or to make any representations other than those contained in this Preliminary Official Statement or the final Official Statement and, if given or made, such information and representations must not be relied upon as having been authorized by the City, the Municipal Advisor or the underwriter. This Preliminary Official Statement or the final Official Statement does not constitute an offer to sell or solicitation of an offer to buy, nor shall there be any sale of the Bonds by any person in any jurisdiction in which it is unlawful for such person to make such offer, solicitation or sale. The information set forth herein has been obtained from the City and other sources which are believed to be reliable, but it is not to be construed as a representation by the Municipal Advisor or underwriter. The information and expressions of opinion herein are subject to change without notice, and neither the delivery of this Preliminary Official Statement or the final Official Statement, nor any sale made thereafter shall, under any circumstances, create any implication there has been no change in the affairs of the City or in any other information contained herein, since the date hereof. This Preliminary Official Statement is submitted in connection with the sale of the securities referred to herein and may not be reproduced or used, in whole or in part, for any other purpose.

This Preliminary Official Statement and any addenda thereto were prepared relying on information from the City and other sources, which are believed to be reliable.

The Bonds are being offered when, and if issued by the City and accepted by the underwriter, subject to receipt of an opinion as the legality, validity and tax exemption by Dorsey & Whitney LLP, Des Moines, Iowa, Bond Counsel. It is expected that the Bonds in the definitive form will be available on or about November 9, 2023 via Fast Automated Securities Transfer delivery with the Registrar holding the Bonds on behalf of DTC.

Compensation of the Municipal Advisor, payable entirely by the City, is contingent upon the sale of the Bonds.

References to website addresses presented herein are for informational purposes only and may be in the form of a hyperlink solely for the reader’s convenience. Unless specified otherwise, such websites and the information or links contained therein are not incorporated into, and are not part of, this Preliminary Official Statement for purposes of, and as that term is defined in, Securities and Exchange Commission Rule 15c2-12.

City of Ames, Iowa

Mayor/City Council

<u>Member</u>	<u>Office</u>	<u>Initial Term Commenced</u>	<u>Term Expires</u>
John Haila	Mayor	January 2, 2018	December 31, 2025
Gloria Betcher	Council Member – 1 st Ward	January 2, 2014	December 31, 2025
Tim Gartin	Council Member – 2 nd Ward	January 2, 2014	December 31, 2023
Anita Rollins	Council Member – 3 rd Ward	January 3, 2022	December 31, 2025
Rachel Junck	Council Member – 4 th Ward	January 2, 2020	December 31, 2023
Bronwyn Beatty-Hansen	Council Member – At Large	January 1, 2016	December 31, 2023
Amber Corrieri	Council Member – At Large	January 2, 2014	December 31, 2025
Tabitha Etten	Ex-Officio		

Administration

Steven Schinker, City Manager
Corey Goodenow, Director of Finance
Renee Hall, City Clerk
Roger Wisecup II, City Treasurer
John Dunn, Director of Water and Pollution Control
John Joiner, Director of Public Works
Donald Kom, Director of Electric Utility

City Attorney

Mark Lambert
Ames, Iowa

Bond Counsel

Dorsey & Whitney LLP
Des Moines, Iowa

Municipal Advisor

PFM Financial Advisors LLC
Des Moines, Iowa

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TERMS OF OFFERING

CITY OF AMES, IOWA

Bids for the purchase of the City of Ames, Iowa's (the "City") \$12,870,000* General Obligation Corporate Purpose Bonds, Series 2023D (the "Bonds") will be received on Tuesday, October 24, 2023, before 10:00 A.M., Central Time, after which time they will be tabulated. The City Council will consider award of the Bonds at 6:00 P.M., Central Time, on the same day. Questions regarding the sale of the Bonds should be directed to the City's Municipal Advisor, PFM Financial Advisors LLC (the "Municipal Advisor"), 801 Grand Avenue, Suite 3300, Des Moines, Iowa, 50309, telephone 515-724-5734. Information may also be obtained from Mr. Roger Wisecup, City Treasurer, City of Ames, 515 Clark Avenue, Ames, Iowa, 50010, telephone 515-239-5119.

The following section sets forth the description of certain terms of the Bonds, as well as the "TERMS OF OFFERING" with which all bidders and bid proposals are required to comply.

DETAILS OF THE BONDS

GENERAL OBLIGATION CORPORATE PURPOSE BONDS, SERIES 2023D, in the principal amount of \$12,870,000* to be dated the date of delivery (anticipated to be November 9, 2023), in the denomination of \$5,000 or multiples thereof, will mature on June 1 as follows:

<u>Year</u>	<u>Amount*</u>
2024	\$1,105,000
2025	830,000
2026	870,000
2027	910,000
2028	960,000
2029	1,010,000
2030	1,060,000
2031	1,105,000
2032	1,165,000
2033	1,220,000
2034	1,285,000
2035	1,350,000

* Preliminary; subject to change.

ADJUSTMENT TO BOND MATURITY AMOUNTS

The aggregate principal amount of the Bonds, and each scheduled maturity thereof, are subject to increase or reduction by the City or its designee after the determination of the successful bidder. The City may increase or decrease each maturity in increments of \$5,000 but the total amount to be issued will not exceed \$13,500,000. Interest rates specified by the successful bidder for each maturity will not change. Final adjustments shall be in the sole discretion of the City.

The dollar amount of the purchase price proposed by the successful bidder will be changed if the aggregate principal amount of the Bonds is adjusted as described above. Any change in the principal amount of any maturity of the Bonds will be made while maintaining, as closely as possible, the successful bidder's net compensation, calculated as a percentage of bond principal. The successful bidder may not withdraw or modify its bid as a result of any post-bid adjustment. Any adjustment shall be conclusive and shall be binding upon the successful bidder.

INTEREST ON THE BONDS

Interest on the Bonds will be payable on June 1, 2024, and semiannually on the 1st day of December and June thereafter. Principal and interest shall be paid to the registered holder of a bond as shown on the records of ownership maintained by the Registrar as of the 15th day of the month preceding the interest payment date (the “Record Date”). Interest will be computed on the basis of a 360-day year of twelve 30-day months and will be rounded pursuant to rules of the Municipal Securities Rulemaking Board.

OPTIONAL REDEMPTION

Bonds due after June 1, 2031, will be subject to call prior to maturity in whole, or from time to time in part, in any order of maturity and within a maturity by lot on said date or on any date thereafter at the option of the City, upon terms of par plus accrued interest to date of call. Written notice of such call shall be given at least thirty (30) days prior to the date fixed for redemption to the registered owners of the Bonds to be redeemed at the address shown on the registration books.

TERM BOND OPTION

Bidders shall have the option of designating the Bonds as serial bonds or term bonds, or both. The bid must designate whether each of the principal amounts shown above represent a serial maturity or a mandatory redemption requirement for a term bond maturity. (See the “OFFICIAL BID FORM” for more information.) In any event, the above principal amount scheduled shall be represented by either serial bond maturities or mandatory redemption requirements, or a combination of both.

GOOD FAITH DEPOSIT

A good faith deposit in the amount of \$128,700 (the “Deposit”) is required from the lowest bidder only. The lowest bidder is required to submit such Deposit payable to the order of the City, not later than 12:00 P.M., Central Time, on the day of the sale of the Bonds and in the form of either (i) a cashier’s check provided to the City or its Municipal Advisor, or (ii) a wire transfer as instructed by the City’s Municipal Advisor. If not so received, the bid of the lowest bidder may be rejected and the City may direct the second lowest bidder to submit a deposit and thereafter may award the sale of the Bonds to the same. No interest on a deposit will accrue to the successful bidder (the “Purchaser”). The Deposit will be applied to the purchase price of the Bonds. In the event a Purchaser fails to honor its accepted bid proposal, any deposit will be retained by the City.

FORM OF BIDS AND AWARD

All bids shall be unconditional for the entire issue of Bonds for a price not less than \$12,741,300, plus accrued interest, and shall specify the rate or rates of interest in conformity to the limitations as set forth in the “BIDDING PARAMETERS” section herein. Bids must be submitted on or in substantial compliance with the “OFFICIAL BID FORM” provided by the City. The Bonds will be awarded to the bidder offering the lowest interest rate to be determined on a true interest cost (the “TIC”) basis assuming compliance with the “ESTABLISHMENT OF ISSUE PRICE” herein, and “GOOD FAITH DEPOSIT” herein. The TIC shall be determined by the present value method, i.e., by ascertaining the semiannual rate, compounded semiannually, necessary to discount to present value as of the dated date of the Bonds, the amount payable on each interest payment date and on each stated maturity date or earlier mandatory redemption, so that the aggregate of such amounts will equal the aggregate purchase price offered therefore. The TIC shall be stated in terms of an annual percentage rate and shall be that rate of interest which is twice the semiannual rate so ascertained (also known as the Canadian Method). The TIC shall be as determined by the Municipal Advisor based on the “TERMS OF OFFERING” and all amendments, and on the bids as submitted. The Municipal Advisor’s computation of the TIC of each bid shall be controlling. In the event of tie bids for the lowest TIC, the Bonds will be awarded by lot.

The City will reserve the right to: (i) waive non-substantive informalities of any bid or of matters relating to the receipt of bids and award of the Bonds, (ii) reject all bids without cause, and (iii) reject any bid which the City determines to have failed to comply with the terms herein.

BIDDING PARAMETERS

Each bidder's proposal must conform to the following limitations:

1. Each annual maturity must bear a single rate of interest from the dated date of the Bonds to the date of maturity.
2. Rates of interest bid must be in multiples of one-eighth or one-twentieth of one percent.
3. The initial price to the public for each maturity must be 98% or greater.

RECEIPT OF BIDS

Forms of Bids: Bids must be submitted on or in substantial compliance with the "TERMS OF OFFERING" and "OFFICIAL BID FORM" provided by the City or through PARITY® competitive bidding system (the "Internet Bid System"). The City shall not be responsible for malfunction or mistake made by any person, or as a result of the use of an electronic bid or the means used to deliver or complete a bid. The use of such facilities or means is at the sole risk of the prospective bidder who shall be bound by the terms of the bid as received.

No bid will be accepted after the time specified in the "OFFICIAL BID FORM". The time as maintained by the Internet Bid System shall constitute the official time with respect to all bids submitted. A bid may be withdrawn before the bid deadline using the same method used to submit the bid. If more than one bid is received from a bidder, the last bid received shall be considered.

Sealed Bidding: Sealed bids may be submitted and will be received at the office of the City's Treasurer, City Hall, 515 Clark Avenue, Ames, Iowa 50010.

Electronic Internet Bidding: Electronic internet bids will be received at the office of the City's Municipal Advisor, PFM Financial Advisors LLC, Des Moines, Iowa, and at the office of the City's Treasurer. Electronic internet bids must be submitted through the Internet Bid System. Information about the Internet Bid System may be obtained by calling 212-849-5021.

Each bidder shall be solely responsible for making necessary arrangements to access the Internet Bid System for purposes of submitting its electronic internet bid in a timely manner and in compliance with the requirements of the "TERMS OF OFFERING" and "OFFICIAL BID FORM". The City is permitting bidders to use the services of the Internet Bid System solely as a communication mechanism to conduct the electronic internet bidding and the Internet Bid System is not an agent of the City. Provisions of the "TERMS OF OFFERING" and "OFFICIAL BID FORM" shall control in the event of conflict with information provided by the Internet Bid System.

BOOK-ENTRY-ONLY ISSUANCE

The Bonds will be issued by means of a book-entry-only system with no physical distribution of bond certificates made to the public. The Bonds will be issued in fully registered form and one bond certificate, representing the aggregate principal amount of the Bonds maturing in each year, will be registered in the name of Cede & Co. as nominee of The Depository Trust Company ("DTC"), New York, New York, which will act as securities depository of the Bonds. Individual purchases of the Bonds may be made in the principal amount of \$5,000 or any multiple thereof of a single maturity through book entries made on the books and records of DTC and its participants. Principal and interest are payable by the Registrar to DTC or its nominee as registered owner of the Bonds. Transfer of principal and interest payments to participants of DTC will be the responsibility of DTC; transfer of principal and interest payments to beneficial owners by participants will be the responsibility of such participants and other nominees of beneficial owners. The Purchaser, as a condition of delivery of the Bonds, will be required to deposit the bond certificates with DTC.

MUNICIPAL BOND INSURANCE AT PURCHASER'S OPTION

If the Bonds qualify for issuance of any policy of municipal bond insurance or commitment therefore at the option of the bidder, the purchase of any such insurance policy or the issuance of any such commitment shall be at the sole option and expense of the Purchaser. Any increased costs of issuance of the Bonds resulting from such purchase of insurance shall

be paid by the Purchaser, except that, if the City has requested and received a rating on the Bonds from a rating agency, the City will pay that initial rating fee. Any other rating agency fees shall be the responsibility of the Purchaser. Failure of the municipal bond insurer to issue the policy after the Bonds have been awarded to the Purchaser shall not constitute cause for failure or refusal by the Purchaser to accept delivery on the Bonds. The City reserves the right in its sole discretion to accept or deny changes to the financing documents requested by the insurer selected by the Purchaser.

DELIVERY

The Bonds will be delivered to the Purchaser through DTC in New York, New York, against full payment in immediately available cash or federal funds. The Bonds are expected to be delivered within forty-five days after the sale. Should delivery be delayed beyond sixty days from the date of sale for any reason except failure of performance by the Purchaser, the Purchaser may withdraw their bid and thereafter their interest in and liability for the Bonds will cease. When the Bonds are ready for delivery, the City will give the Purchaser five working days' notice of the delivery date and the City will expect payment in full on that date; otherwise reserving the right at its option to determine that the Purchaser failed to comply with the offer of purchase.

ESTABLISHMENT OF ISSUE PRICE

In order to establish the issue price of the Bonds for federal income tax purposes, the City requires bidders to agree to the following, and by submitting a bid, each bidder agrees to the following.

If a bid is submitted by a potential underwriter, the bidder confirms that (i) the underwriters have offered or reasonably expect to offer the Bonds to the public on or before the date of the award at the offering price (the "initial offering price") for each maturity as set forth in the bid and (ii) the bidder, if it is the winning bidder, shall require any agreement among underwriters, selling group agreement, retail distribution agreement or other agreement relating to the initial sale of the Bonds to the public to which it is a party to include provisions requiring compliance by all parties to such agreements with the provisions contained herein. For purposes hereof, Bonds with a separate CUSIP number constitute a separate "maturity," and the public does not include underwriters of the Bonds (including members of a selling group or retail distribution group) or persons related to underwriters of the Bonds.

If, however, a bid is submitted for the bidder's own account in a capacity other than as an underwriter of the Bonds, and the bidder has no current intention to sell, reoffer, or otherwise dispose of the Bonds, the bidder shall notify the City to that effect at the time it submits its bid and shall provide a certificate to that effect in place of the certificate otherwise required below.

If the winning bidder intends to act as an underwriter, the City shall advise the winning bidder at or prior to the time of award whether (i) the competitive sale rule or (ii) the "hold-the-offering price" rule applies.

If the City advises the Purchaser that the requirements for a competitive sale have been satisfied and that the competitive sale rule applies, the Purchaser will be required to deliver to the City at or prior to closing a certification, substantially in the form attached hereto as EXHIBIT 1-A, as to the reasonably expected initial offering price as of the award date.

If the City advises the Purchaser that the requirements for a competitive sale have not been satisfied and that the hold-the-offering price rule applies, the Purchaser shall (1) upon the request of the City confirm that the underwriters did not offer or sell any maturity of the Bonds to any person at a price higher than the initial offering price of that maturity during the period starting on the award date and ending on the earlier of (a) the close of the fifth business day after the sale date or (b) the date on which the underwriters have sold at least 10% of that maturity to the public at or below the initial offering price; and (2) at or prior to closing, deliver to the City a certification substantially in the form attached hereto as EXHIBIT 1-B, together with a copy of the pricing wire.

Any action to be taken or documentation to be received by the City pursuant hereto may be taken or received on behalf of the City by Municipal Advisor.

Bidders should prepare their bids on the assumption that the Bonds will be subject to the “hold-the-offering-price” rule. Any bid submitted pursuant to the “TERMS OF OFFERING” and “OFFICIAL BID FORM” shall be considered a firm offer for the purchase of the Bonds, and bids submitted will not be subject to cancellation or withdrawal.

OFFICIAL STATEMENT

The City has authorized the preparation of a Preliminary Official Statement containing pertinent information relative to the Bonds. The Preliminary Official Statement will be further supplemented by offering prices, interest rates, selling compensation, aggregate principal amount, principal amount per maturity, anticipated delivery date and underwriter, together with any other information required by law or deemed appropriate by the City, shall constitute a final Official Statement of the City with respect to the Bonds, as that term is defined in Rule 15c2-12 promulgated by the Securities and Exchange Commission under the Securities Exchange Act of 1934, as amended (the “Rule”). By awarding the Bonds to any underwriter or underwriting syndicate submitting an “OFFICIAL BID FORM” therefore, the City agrees that no more than seven (7) business days after the date of such award, it shall provide without cost to the senior managing underwriter of the syndicate to which the Bonds are awarded up to 25 copies of the final Official Statement to permit each “Participating Underwriter” (as that term is defined in the Rule) to comply with the provisions of the Rule. The City shall treat the senior managing underwriter of the syndicate to which the Bonds are awarded as its designated agent for purposes of distributing copies of the final Official Statement to the Participating Underwriter. Any underwriter executing and delivering an “OFFICIAL BID FORM” with respect to the Bonds, agrees thereby, if its bid is accepted by the City, (i) it shall accept such designation, and (ii) it shall enter into a contractual relationship with all Participating Underwriters of the Bonds for purposes of assuring the receipt by each such Participating Underwriter of the final Official Statement.

ELECTRONIC EXECUTED DOCUMENTS

Purchaser consents to the receipt of electronic transcripts and acknowledges the City’s intended use of electronically executed documents. Chapter 554D of the Iowa Code establishes electronic signatures have the full weight and legal authority as manual signatures.

CONTINUING DISCLOSURE

The City will covenant in a Continuing Disclosure Certificate for the benefit of the Owners and Beneficial Owners of the Certificates to provide annually certain financial information and operating data relating to the City (the “Annual Report”), and to provide notices of the occurrence of certain enumerated events. The Annual Report is to be filed by the City not later than June 30th after the close of each fiscal year, commencing with the close of the fiscal year ending June 30, 2023, with the Municipal Securities Rulemaking Board, at its internet repository named “Electronic Municipal Market Access” (“EMMA”). The notices of events, if any, are also to be filed with EMMA. See “APPENDIX D – FORM OF CONTINUING DISCLOSURE CERTIFICATE”. The specific nature of the information to be contained in the Annual Report or the notices of events, and the manner in which such materials are to be filed, are summarized in “APPENDIX D – FORM OF CONTINUING DISCLOSURE CERTIFICATE”. These covenants have been made in order to assist the Purchaser in complying with section (b)(5) of the Rule.

In accordance with the reporting requirements of paragraph (f)(3) of the Rule, within the past five years, the City has not failed to comply, in all material respects, with any previous undertakings it has entered into with respect to the Rule.

Regarding the Mary Greeley Medical Center’s (the “Medical Center”) the quarterly financials for the quarter ended September 30, 2019 were filed one day late. In addition, the Medical Center’s Annual Financial Information and Operating Data Report for the Fiscal Year ending June 30, 2021 was not timely filed.

Breach of the undertakings will not constitute a default or an “Event of Default” under the Bonds or the resolution for the Bonds. A broker or dealer is to consider a known breach of the undertakings, however, before recommending the purchase or sale of the Bonds in the secondary market. Thus, a failure on the part of the City to observe the undertakings may adversely affect the transferability and liquidity of the Bonds and their market price.

CUSIP NUMBERS

It is anticipated that Committee on Uniform Security Identification Procedures (“CUSIP”) numbers will be printed on the Bonds and the Purchaser must agree in the bid proposal to pay the cost thereof. In no event will the City, Bond Counsel or Municipal Advisor be responsible for the review or express any opinion that the CUSIP numbers are correct. Incorrect CUSIP numbers on said Bonds shall not be cause for the Purchaser to refuse to accept delivery of said Bonds.

BY ORDER OF THE CITY COUNCIL
City of Ames, Iowa
/s/ Roger Wisecup, City Treasurer

SCHEDULE OF BOND YEARS

\$12,870,000*

City of Ames, Iowa

General Obligation Corporate Purpose Bonds, Series 2023D

Bonds Dated: November 9, 2023

Interest Due: June 1, 2024 and each December 1 and June 1 to maturity

Principal Due: June 1, 2024-2035

<u>Year</u>	<u>Principal *</u>	<u>Bond Years</u>	<u>Cumulative Bond Years</u>
2024	\$1,105,000	620.03	620.03
2025	830,000	1,295.72	1,915.75
2026	870,000	2,228.17	4,143.92
2027	910,000	3,240.61	7,384.53
2028	960,000	4,378.67	11,763.19
2029	1,010,000	5,616.72	17,379.92
2030	1,060,000	6,954.78	24,334.69
2031	1,105,000	8,355.03	32,689.72
2032	1,165,000	9,973.69	42,663.42
2033	1,220,000	11,664.56	54,327.97
2034	1,285,000	13,571.03	67,899.00
2035	1,350,000	15,607.50	83,506.50

Average Maturity (dated date): 6.488 Years

* Preliminary; subject to change.

EXHIBIT 1

FORMS OF ISSUE PRICE CERTIFICATES

EXHIBIT 1-A
§ _____
CITY OF AMES, IOWA
GENERAL OBLIGATION CORPORATE PURPOSE BONDS, SERIES 2023D
ISSUE PRICE CERTIFICATE
(competitive sale 3 bids)

The undersigned, on behalf of [NAME OF UNDERWRITER] (“[SHORT NAME OF UNDERWRITER]”), hereby certifies as set forth below with respect to the sale of the obligations named above (the “Bonds”).

1. Reasonably Expected Initial Offering Price.

(a) As of the Sale Date, the reasonably expected initial offering prices of the Bonds to the Public by [SHORT NAME OF UNDERWRITER] are the prices listed in Schedule A (the “Expected Offering Prices”). The Expected Offering Prices are the prices for the Maturities of the Bonds used by [SHORT NAME OF UNDERWRITER] in formulating its bid to purchase the Bonds. Attached as Schedule B is a true and correct copy of the bid provided by [SHORT NAME OF UNDERWRITER] to purchase the Bonds.

(b) [SHORT NAME OF UNDERWRITER] was not given the opportunity to review other bids prior to submitting its bid.

(c) The bid submitted by [SHORT NAME OF UNDERWRITER] constituted a firm offer to purchase the Bonds.

2. Defined Terms. For purposes of this Issue Price Certificate:

(a) *City* means City of Ames, Iowa.

(b) *Maturity* means Bonds with the same credit and payment terms. Any Bonds with different maturity dates, or with the same maturity date but different stated interest rates, are treated as separate Maturities.

(c) *Member of the Distribution Group* means (i) any person that agrees pursuant to a written contract with the City (or with the lead underwriter to form an underwriting syndicate) to participate in the initial sale of the Bonds to the Public, and (ii) any person that agrees pursuant to a written contract directly or indirectly with a person described in clause (i) of this paragraph to participate in the initial sale of the Bonds to the Public (including a member of a selling group or a party to a retail distribution agreement participating in the initial sale of the Bonds to the Public).

(d) *Public* means any person (*i.e.*, an individual, trust, estate, partnership, association, company, or corporation) other than a Member of the Distribution Group or a related party to a Member of the Distribution Group. A person is a “related party” to a Member of the Distribution Group if the Member of the Distribution Group and that person are subject, directly or indirectly, to (i) at least 50% common ownership of the voting power or the total value of their stock, if both entities are corporations (including direct ownership by one corporation of another), (ii) more than 50% common ownership of their capital interests or profits interests, if both entities are partnerships (including direct ownership by one partnership of another), or (iii) more than 50% common ownership of the value of the outstanding stock of the corporation or the capital interests or profit interests of the partnership, as applicable, if one entity is a corporation and the other entity is a partnership (including direct ownership of the applicable stock or interests by one entity of the other).

(e) *Sale Date* means the first day on which there is a binding contract in writing for the sale of the respective Maturity. The Sale Date of each Maturity was October 24, 2023.

The representations set forth in this certificate are limited to factual matters only. Nothing in this certificate represents [SHORT NAME OF UNDERWRITER]'s interpretation of any laws, including specifically Sections 103 and 148 of the Internal Revenue Code of 1986, as amended, and the Treasury Regulations thereunder. The undersigned understands that the foregoing information will be relied upon by the City with respect to certain of the representations set forth in the Tax Certificate and with respect to compliance with the federal income tax rules affecting the Bonds, and by Dorsey & Whitney LLP, Des Moines, Iowa in connection with rendering its opinion that the interest on the Bonds is excluded from gross income for federal income tax purposes, the preparation of the Internal Revenue Service Form 8038-G, and other federal income tax advice that it may give to the City from time to time relating to the Bonds.

[UNDERWRITER]

By: _____

Name: _____

Dated: November 9, 2023

SCHEDULE A
EXPECTED OFFERING PRICES

(Attached)

SCHEDULE B
COPY OF UNDERWRITER'S BID

(Attached)

EXHIBIT 1-B
§ _____
CITY OF AMES, IOWA
GENERAL OBLIGATION CORPORATE PURPOSE BONDS, SERIES 2023D
ISSUE PRICE CERTIFICATE
(Form - Fewer than 3 bids)

The undersigned, on behalf of [NAME OF UNDERWRITER/REPRESENTATIVE] ([SHORT NAME OF UNDERWRITER]) [the “Representative”], on behalf of itself and [NAMES OF OTHER UNDERWRITERS] (together, the “Underwriting Group”), hereby certifies as set forth below with respect to the sale of the obligations named above (the “Bonds”).

1. **Initial Offering Price of the Bonds.** [SHORT NAME OF UNDERWRITER][The Underwriting Group] offered the Bonds to the Public for purchase at the specified initial offering prices listed in Schedule A (the “Initial Offering Prices”) on or before the Sale Date. A copy of the pricing wire for the Bonds is attached to this certificate as Schedule B.

2. **First Price at which Sold to the Public.** On the Sale Date, at least 10% of each Maturity [listed in Schedule C] was first sold to the Public at the respective Initial Offering Price [or price specified [therein][in Schedule C], if different].

3. **Hold the Offering Price Rule.** [SHORT NAME OF UNDERWRITER][The Underwriting Group] has agreed in writing that, (i) for each Maturity less than 10% of which was first sold to the Public at a single price as of the Sale Date, it would neither offer nor sell any of the Bonds of such Maturity to any person at a price that is higher than the Initial Offering Price for such Maturity during the Holding Period for such Maturity (the “Hold-the-Offering-Price Rule”), and (ii) any agreement among underwriters, selling group agreement, or third-party distribution agreement contains the agreement of each underwriter, dealer, or broker-dealer who is a party to such agreement to comply with the Hold-the-Offering-Price Rule. Based on the [SHORT NAME OF UNDERWRITER][Representative]’s own knowledge and, in the case of sales by other Members of the Distribution Group, representations obtained from the other Members of the Distribution Group, no Member of the Distribution Group has offered or sold any such Maturity at a price that is higher than the respective Initial Offering Price during the respective Holding Period.

4. **Defined Terms.** For purposes of this Issue Price Certificate:

(a) **Holding Period** means the period starting on the Sale Date and ending on the earlier of (i) the close of the fifth business day after the Sale Date (October 31, 2023), or (ii) the date on which Members of the Distribution Group have sold at least 10% of such Maturity to the Public at one or more prices, none of which is higher than the Initial Offering Price for such Maturity.

(b) **City** means City of Ames, Iowa.

(c) **Maturity** means Bonds with the same credit and payment terms. Any Bonds with different maturity dates, or with the same maturity date but different stated interest rates, are treated as separate Maturities.

(d) **Member of the Distribution Group** means (i) any person that agrees pursuant to a written contract with the City (or with the lead underwriter to form an underwriting syndicate) to participate in the initial sale of the Bonds to the Public, and (ii) any person that agrees pursuant to a written contract directly or indirectly with a person described in clause (i) of this paragraph to participate in the initial sale of the Bonds to the Public (including a member of a selling group or a party to a retail distribution agreement participating in the initial sale of the Bonds to the Public).

(e) *Public* means any person (*i.e.*, an individual, trust, estate, partnership, association, company, or corporation) other than a Member of the Distribution Group or a related party to a Member of the Distribution Group. A person is a “related party” to a Member of the Distribution Group if the Member of the Distribution Group and that person are subject, directly or indirectly, to (i) at least 50% common ownership of the voting power or the total value of their stock, if both entities are corporations (including direct ownership by one corporation of another), (ii) more than 50% common ownership of their capital interests or profits interests, if both entities are partnerships (including direct ownership by one partnership of another), or (iii) more than 50% common ownership of the value of the outstanding stock of the corporation or the capital interests or profit interests of the partnership, as applicable, if one entity is a corporation and the other entity is a partnership (including direct ownership of the applicable stock or interests by one entity of the other).

(f) *Sale Date* means the first day on which there is a binding contract in writing for the sale of the respective Maturity. The Sale Date of each Maturity was October 24, 2023.

The representations set forth in this certificate are limited to factual matters only. Nothing in this certificate represents [SHORT NAME OF UNDERWRITER][The Underwriting Group]’s interpretation of any laws, including specifically Sections 103 and 148 of the Internal Revenue Code of 1986, as amended, and the Treasury Regulations thereunder. The undersigned understands that the foregoing information will be relied upon by the City with respect to certain of the representations set forth in the Tax Certificate and with respect to compliance with the federal income tax rules affecting the Bonds, and by Dorsey & Whitney LLP, Des Moines, Iowa in connection with rendering its opinion that the interest on the Bonds is excluded from gross income for federal income tax purposes, the preparation of the Internal Revenue Service Form 8038-G, and other federal income tax advice that it may give to the City from time to time relating to the Bonds.

By: _____

Name: _____

Dated: November 9, 2023

SCHEDULE A
INITIAL OFFERING PRICES OF THE BONDS
(Attached)

SCHEDULE B
PRICING WIRE
(Attached)

SCHEDULE C

**SALES OF AT LEAST 10% OF MATURITY TO THE PUBLIC ON THE SALE DATE
AT THE INITIAL OFFERING PRICE**

(Attached)

PRELIMINARY OFFICIAL STATEMENT

CITY OF AMES, IOWA

\$12,870,000* General Obligation Corporate Purpose Bonds, Series 2023D

INTRODUCTION

This Preliminary Official Statement contains information relating to the City of Ames, Iowa (the “City”) and its issuance of \$12,870,000* General Obligation Corporate Purpose Bonds, Series 2023D (the “Bonds”). This Preliminary Official Statement has been authorized by the City and may be distributed in connection with the sale of the Bonds authorized therein. Inquiries may be made to the City’s Municipal Advisor, PFM Financial Advisors LLC (the “Municipal Advisor”), 801 Grand Avenue, Suite 3300, Des Moines, Iowa, 50309, telephone 515-724-5734. Information may also be obtained from Mr. Roger Wisecup, City Treasurer, City of Ames, 515 Clark Avenue, Ames, Iowa, 50010, telephone 515-239-5119.

AUTHORITY AND PURPOSE

The Bonds are being issued pursuant to Division III of Chapters 384 of the Code of Iowa and a resolution to be adopted by the City Council of the City. The Bonds are being issued for the purpose of paying the costs, to that extent, of constructing street, alley, stormwater drainage, sanitary sewer, water system and sidewalk improvements; acquiring and installing street department equipment, traffic control devices and systems, street lighting, signage and signalization assets.

The estimated sources and uses of the Bonds are as follows:

<u>Sources of Funds*</u>	
Par Amount of Bonds	\$12,870,000.00
<u>Uses of Funds*</u>	
Deposit to Project Fund	\$12,663,300.00
Underwriter’s Discount	128,700.00
Cost of Issuance and Contingency	<u>78,000.00</u>
Total Uses	\$12,870,000.00

* Preliminary; subject to change.

INTEREST ON THE BONDS

Interest on the Bonds will be payable on June 1, 2024 and semiannually on the 1st day of December and June thereafter. Principal and interest shall be paid to the registered holder of a bond as shown on the records of ownership maintained by the Registrar as of the 15th day of the month preceding the interest payment date (the “Record Date”). Interest will be computed on the basis of a 360-day year of twelve 30-day months and will be rounded pursuant to rules of the Municipal Securities Rulemaking Board.

OPTIONAL REDEMPTION

Bonds due after June 1, 2031 will be subject to call prior to maturity in whole, or from time to time in part, in any order of maturity and within a maturity by lot on said date or on any date thereafter at the option of the City, upon terms of par plus accrued interest to date of call. Written notice of such call shall be given at least thirty (30) days prior to the date fixed for redemption to the registered owners of the Bonds to be redeemed at the address shown on the registration books.

PAYMENT OF AND SECURITY FOR THE BONDS

Pursuant to the Resolution and the Act, the Bonds and the interest thereon are general obligations of the City, and all taxable property within the corporate boundaries of the City is subject to the levy of taxes to pay the principal of and interest on the Bonds without constitutional or statutory limitation as to rate or amount.

Section 76.2 of the Code of Iowa, 2023, as amended (the “Iowa Code”), provides that when an Iowa political subdivision issues general obligation bonds, the governing authority of such political subdivision shall, by resolution adopted before issuing the bonds, provide for the assessment of an annual levy upon all the taxable property in the political subdivision sufficient to pay the interest and principal of the bonds. A certified copy of this resolution shall be filed with the County Auditor in which the City is located, giving rise to a duty of the County Auditor to annually enter this levy for collection from the taxable property within the boundaries of the City, until funds are realized to pay the bonds in full.

For the purpose of providing for the levy and collection of a direct annual tax sufficient to pay the principal of and interest on the Bonds as the same become due, the Resolution provides for the levy of a tax sufficient for that purpose on all the taxable property in the City in each of the years while the Bonds are outstanding. The City shall file a certified copy of the Resolution with the County Auditor, pursuant to which the County Auditor is instructed to enter for collection and assess the tax authorized. When annually entering such taxes for collection, the County Auditor shall include the same as a part of the tax levy for Debt Service Fund purposes of the City and when collected, the proceeds of the taxes shall be converted into the Debt Service Fund of the City and set aside therein as a special account to be used solely and only for the payment of the principal of and interest on the Bonds and for no other purpose whatsoever.

Pursuant to the provisions of Section 76.4 of the Iowa Code, each year while the Bonds remain outstanding and unpaid, any funds of the City which may lawfully be applied for such purpose, may be appropriated, budgeted and, if received, used for the payment of the principal of and interest on the Bonds as the same become due, and if so appropriated, the taxes for any given fiscal year as provided for in the Resolution, shall be reduced by the amount of such alternate funds as have been appropriated for said purpose and evidenced in the City’s budget.

BOOK-ENTRY-ONLY ISSUANCE

The information contained in the following paragraphs of this subsection “BOOK-ENTRY-ONLY ISSUANCE” has been extracted from a schedule prepared by Depository Trust Company (“DTC”) entitled “SAMPLE OFFERING DOCUMENT LANGUAGE DESCRIBING BOOK-ENTRY-ONLY ISSUANCE”. The information in this section concerning DTC and DTC’s book-entry-only system has been obtained from sources that the City believes to be reliable, but the City takes no responsibility for the accuracy thereof.

The Depository Trust Company (“DTC”), New York, NY, will act as securities depository for the securities (the “Securities”). The Securities will be issued as fully-registered securities registered in the name of Cede & Co. (DTC’s partnership nominee) or such other name as may be requested by an authorized representative of DTC. One fully-registered Security certificate will be issued for each issue of the Securities, each in the aggregate principal amount of such issue, and will be deposited with DTC. If, however, the aggregate principal amount of any issue exceeds \$500 million, one certificate will be issued with respect to each \$500 million of principal amount, and an additional certificate will be issued with respect to any remaining principal amount of such issue.

DTC, the world’s largest securities depository, is a limited-purpose trust company organized under the New York Banking Law, a “banking organization” within the meaning of the New York Banking Law, a member of the Federal Reserve System, a “clearing corporation” within the meaning of the New York Uniform Commercial Code, and a “clearing agency” registered pursuant to the provisions of Section 17A of the Securities Exchange Act of 1934. DTC holds and provides asset servicing for over 3.5 million issues of U.S. and non-U.S. equity issues, corporate and municipal debt issues, and money market instruments from over 100 countries that DTC’s participants (the “Direct Participants”) deposit with DTC. DTC also facilitates the post-trade settlement among Direct Participants of sales and other securities transactions in deposited securities, through electronic computerized book-entry-only transfers and pledges between Direct Participants’ accounts. This eliminates the need for physical movement of securities certificates. Direct Participants include both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, clearing corporations, and certain other organizations. DTC is a wholly-owned subsidiary of The Depository Trust & Clearing Corporation

("DTCC"). DTCC is the holding company for DTC, National Securities Clearing Corporation and Fixed Income Clearing Corporation, all of which are registered clearing agencies. DTCC is owned by the users of its regulated subsidiaries. Access to the DTC system is also available to others such as both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, and clearing corporations that clear through or maintain a custodial relationship with a Direct Participant, either directly or indirectly (the "Indirect Participants"). DTC has S&P Global Ratings: AA+. The DTC Rules applicable to its Participants are on file with the Securities and Exchange Commission. More information about DTC can be found at www.dtcc.com.

Purchases of Securities under the DTC system must be made by or through Direct Participants, which will receive a credit for the Securities on DTC's records. The ownership interest of each actual purchaser of each Security (the "Beneficial Owner") is in turn to be recorded on the Direct and Indirect Participants' records. Beneficial Owners will not receive written confirmation from DTC of their purchase. Beneficial Owners are, however, expected to receive written confirmations providing details of the transaction, as well as periodic statements of their holdings, from the Direct or Indirect Participant through which the Beneficial Owner entered into the transaction. Transfers of ownership interests in the Securities are to be accomplished by entries made on the books of Direct and Indirect Participants acting on behalf of Beneficial Owners. Beneficial Owners will not receive certificates representing their ownership interests in Securities, except in the event that use of the book-entry-only system for the Securities is discontinued.

To facilitate subsequent transfers, all Securities deposited by Direct Participants with DTC are registered in the name of DTC's partnership nominee, Cede & Co., or such other name as may be requested by an authorized representative of DTC. The deposit of Securities with DTC and their registration in the name of Cede & Co. or such other DTC nominee do not affect any change in beneficial ownership. DTC has no knowledge of the actual Beneficial Owners of the Securities; DTC's records reflect only the identity of the Direct Participants to whose accounts such Securities are credited, which may or may not be the Beneficial Owners. The Direct and Indirect Participants will remain responsible for keeping account of their holdings on behalf of their customers.

Conveyance of notices and other communications by DTC to Direct Participants, by Direct Participants to Indirect Participants, and by Direct Participants and Indirect Participants to Beneficial Owners will be governed by arrangements among them, subject to any statutory or regulatory requirements as may be in effect from time to time. Beneficial Owners of Securities may wish to take certain steps to augment the transmission to them of notices of significant events with respect to the Securities, such as redemptions, tenders, defaults, and proposed amendments to the Security documents. For example, Beneficial Owners of Securities may wish to ascertain that the nominee holding the Securities for their benefit has agreed to obtain and transmit notices to Beneficial Owners. In the alternative, Beneficial Owners may wish to provide their names and addresses to the registrar and request that copies of notices be provided directly to them.

Redemption notices shall be sent to DTC. If less than all of the Securities within an issue are being redeemed, DTC's practice is to determine by lot the amount of the interest of each Direct Participant in such issue to be redeemed.

Neither DTC nor Cede & Co., nor any other DTC nominee, will consent or vote with respect to Securities unless authorized by a Direct Participant in accordance with DTC's MMI Procedures. Under its usual procedures, DTC mails an Omnibus Proxy to the City as soon as possible after the record date. The Omnibus Proxy assigns Cede & Co.'s consenting or voting rights to those Direct Participants to whose accounts Securities are credited on the record date identified in a listing attached to the Omnibus Proxy.

Redemption proceeds, distributions, and dividend payments on the Securities will be made to Cede & Co., or such other nominee as may be requested by an authorized representative of DTC. DTC's practice is to credit Direct Participants' accounts upon DTC's receipt of funds and corresponding detail information from the City or Agent, on payable date in accordance with their respective holdings shown on DTC's records. Payments by Participants to Beneficial Owners will be governed by standing instructions and customary practices, as is the case with securities held for the accounts of customers in bearer form or registered in "street name," and will be the responsibility of such Participant and not of DTC, Agent, or the City, subject to any statutory or regulatory requirements as may be in effect from time to time. Payment of redemption proceeds, distributions, and dividend payments to Cede & Co., or such other nominee as may be requested by an authorized representative of DTC, is the responsibility of the City or Agent, disbursement of such payments to Direct Participants will be the responsibility of DTC, and disbursement of such payments to the Beneficial Owners will be the responsibility of Direct and Indirect Participants.

A Beneficial Owner shall give notice to elect to have its Securities purchased or tendered, through its Participant, to Remarketing Agent, and shall effect delivery of such Securities by causing the Direct Participant to transfer the Participant's interest in the Securities, on DTC's records, to Remarketing Agent. The requirement for physical delivery of Securities in connection with an optional tender or a mandatory purchase will be deemed satisfied when the ownership rights in the Securities are transferred by Direct Participants on DTC's records and followed by a book-entry-only credit of tendered Securities to Remarketing Agent's DTC account.

DTC may discontinue providing its services as depository with respect to the Securities at any time by giving reasonable notice to the City or Agent. Under such circumstances, in the event that a successor depository is not obtained, Security certificates are required to be printed and delivered.

The City may decide to discontinue use of the system of book-entry-only transfers through DTC (or a successor securities depository). In that event, Security certificates will be printed and delivered to DTC.

The information in this section concerning DTC and DTC's book-entry-only system has been obtained from sources that the City believes to be reliable, but the City takes no responsibility for the accuracy thereof.

FUTURE FINANCING

The City does not anticipate issuing any additional general obligation debt within 90 days of this Official Statement.

LITIGATION

The City is not aware of any threatened or pending litigation affecting the validity of the Bonds or the City's ability to meet its financial obligations.

At closing, the City will certify that no controversy or litigation is pending, prayed or threatened involving the incorporation, organization, existence or boundaries of the Bonds, or the titles of the City officers to their respective positions, or the validity of the Bonds, or the power and duty of the Bonds to provide and apply adequate taxes for the full and prompt payment of the principal and interest of the Bonds, and that no measure or provision for the authorization or issuance of the Bonds has been repealed or rescinded."

DEBT PAYMENT HISTORY

The City knows of no instance in which they have defaulted in the payment of principal and interest on its debt.

LEGAL MATTERS

Legal matters incident to the authorization, issuance and sale of the Bonds and with regard to the tax-exempt status of the interest thereon (see "TAX EXEMPTION AND RELATED TAX MATTERS" herein) are subject to the approving legal opinion of Dorsey & Whitney LLP, Des Moines, Iowa, Bond Counsel, a form of which is attached hereto as APPENDIX B to this Preliminary Official Statement. Signed copies of the opinion, dated and premised on law in effect as of the date of original delivery of the Bonds, will be delivered to the purchaser at the time of such original delivery. The Bonds are offered subject to prior sale and to the approval of legality of the Bonds by Bond Counsel. Dorsey & Whitney LLP is also serving as Disclosure Counsel to the City in connection with the issuance of the Bonds.

The legal opinion to be delivered will express the professional judgment of Bond Counsel, and by rendering a legal opinion, Bond Counsel does not become an insurer or guarantor of the result indicated by that expression of professional judgment of the transaction or the future performance of the parties to the transaction."

TAX EXEMPTION AND RELATED TAX MATTERS

Federal Income Tax Exemption: The opinion of Bond Counsel will state that under present laws and rulings, interest on the Bonds is excluded from gross income for federal income tax purposes and is not an item of tax preference for purposes of the federal alternative minimum tax imposed on noncorporate taxpayers under the Code.

The opinion set forth in the preceding sentence will be subject to the condition that the City comply with all requirements of the Code that must be satisfied subsequent to the issuance of the Bonds in order that interest thereon be, or continue to be, excluded from gross income for federal income tax purposes. Failure to comply with certain of such requirements may cause the inclusion of interest on the Bonds in gross income for federal income tax purposes to be retroactive to the date of issuance of the Bonds. In the resolution authorizing the issuance of the Bonds, the City will covenant to comply with all such requirements.

There may be certain other federal tax consequences to the ownership of the Bonds by certain taxpayers, including without limitation, corporations subject to the branch profits tax, financial institutions, certain insurance companies, certain S corporations, individual recipients of Social Security and Railroad Retirement benefits, taxpayers who may be deemed to have incurred (or continued) indebtedness to purchase or carry tax-exempt obligations, and corporations that may be subject to the alternative minimum tax. Bond Counsel will express no opinion with respect to other federal tax consequences to owners of the Bonds. Prospective purchasers of the Bonds should consult with their tax advisors as to such matters.

Ownership of the Bonds may result in other state and local tax consequences to certain taxpayers. Bond Counsel expresses no opinion regarding any such collateral consequences arising with respect to the Bonds. Prospective purchasers of the Bonds should consult their tax advisors regarding the applicability of any such state and local taxes.

State of Iowa Income Taxes: The interest on the Bonds is NOT exempt from present Iowa income taxes.

Proposed Changes in Federal and State Tax Law: From time to time, there are Presidential proposals, proposals of various federal committees, and legislative proposals in the Congress and in the states that, if enacted, could alter or amend the federal and state tax matters referred to herein or adversely affect the marketability or market value of the Bonds or otherwise prevent holders of the Bonds from realizing the full benefit of the tax exemption of interest on the Bonds. Further, such proposals may impact the marketability or market value of the Bonds simply by being proposed. No prediction is made whether such provisions will be enacted as proposed or concerning other future legislation affecting the tax treatment of interest on the Bonds. In addition, regulatory actions are from time to time announced or proposed and litigation is threatened or commenced which, if implemented or concluded in a particular manner, could adversely affect the market value, marketability or tax exempt status of the Bonds. It cannot be predicted whether any such regulatory action will be implemented, how any particular litigation or judicial action will be resolved, or whether the Bonds would be impacted thereby.

Purchasers of the Bonds should consult their tax advisors regarding any pending or proposed legislation, regulatory initiatives or litigation. The opinions expressed by Bond Counsel are based upon existing legislation and regulations as interpreted by relevant judicial and regulatory authorities as of the date of issuance and delivery of the Bonds, and Bond Counsel has expressed no opinion as of any date subsequent thereto or with respect to any proposed or pending legislation, regulatory initiatives or litigation.

Qualified Tax-Exempt Obligations: In the resolution authorizing the issuance of the Bonds, the City will NOT designate the Bonds as “qualified tax-exempt obligations” within the meaning of Section 265(b)(3) of the Code relating to the ability of financial institutions to deduct from income for federal income tax purposes a portion of the interest expense that is allocable to tax-exempt obligations. In the opinion of Bond Counsel, the Bonds are “qualified tax-exempt obligations” within the meaning of Section 265(b)(3) of the Code.

Original Issue Discount: The Bonds maturing in the years _____ (collectively, the “Discount Bonds”) are being sold at a discount from the principal amount payable on such Discount Bonds at maturity. The difference between the price at which a substantial amount of the Discount Bonds of a given maturity is first sold to the public (the “Issue Price”) and the principal amount payable at maturity constitutes “original issue discount” under the Internal Revenue Code. The amount of original issue discount that accrues to a holder of a Discount Bond under section 1288 of the Internal Revenue Code is excluded from federal gross income to the same extent that stated interest on such Discount Bond would be so excluded. The amount of the original issue discount that accrues with respect to a Discount Bond under section 1288 is added to the owner’s federal tax basis in determining gain or loss upon disposition of such Discount Bond (whether by sale, exchange, redemption or payment at maturity).

Interest in the form of original issue discount accrues under section 1288 pursuant to a constant yield method that reflects semiannual compounding on dates that are determined by reference to the maturity date of the Discount Bond. The amount of original issue discount that accrues for any particular semiannual accrual period generally is equal to the excess of (1) the product of (a) one-half of the yield on such Discount Bonds (adjusted as necessary for an initial short period) and (b) the adjusted issue price of such Discount Bonds, over (2) the amount of stated interest actually payable. For purposes of the preceding sentence, the adjusted issue price is determined by adding to the Issue Price for such Discount Bonds the original issue discount that is treated as having accrued during all prior semiannual accrual periods. If a Discount Bond is sold or otherwise disposed of between semiannual compounding dates, then the original issue discount that would have accrued for that semiannual accrual period for federal income tax purposes is allocated ratably to the days in such accrual period.

An owner of a Discount Bond who disposes of such Discount Bond prior to maturity should consult owner’s tax advisor as to the amount of original issue discount accrued over the period held and the amount of taxable gain or loss upon the sale or other disposition of such Discount Bond prior to maturity.

Owners who purchase Discount Bonds in the initial public offering but at a price different than the Issue Price should consult their own tax advisors with respect to the tax consequences of the ownership Discount Bonds.

The Internal Revenue Code contains provisions relating to the accrual of original issue discount in the case of subsequent purchasers of bonds such as the Discount Bonds. Owners who do not purchase Discount Bonds in the initial offering should consult their own tax advisors with respect to the tax consequences of the ownership of the Discount Bonds.

Original issue discount that accrues in each year to an owner of a Discount Bond may result in collateral federal income tax consequences to certain taxpayers. No opinion is expressed as to state and local income tax treatment of original issue discount. All owners of Discount Bonds should consult their own tax advisors with respect to the federal, state, local and foreign tax consequences associated with the purchase, ownership, redemption, sale or other disposition of Discount Bonds.

Original Issue Premium: The Bonds maturing in the years _____ are being issued at a premium to the principal amount payable at maturity. Except in the case of dealers, which are subject to special rules, Bondholders who acquire the Bonds at a premium must, from time to time, reduce their federal tax bases for the Bonds for purposes of determining gain or loss on the sale or payment of such Bonds. Premium generally is amortized for federal income tax purposes on the basis of a bondholder’s constant yield to maturity or to certain call dates with semiannual compounding. Bondholders who acquire any Bonds at a premium might recognize taxable gain upon sale of the Bonds, even if such Bonds are sold for an amount equal to or less than their original cost. Amortized premium is not deductible for federal income tax purposes. Bondholders who acquire any Bonds at a premium should consult their tax advisors concerning the calculation of bond premium and the timing and rate of premium amortization, as well as the state and local tax consequences of owning and selling the Bonds acquired at a premium.

BONDHOLDER'S RISKS

An investment in the Bonds involves an element of risk. In order to identify risk factors and make an informed investment decision, potential investors should be thoroughly familiar with this entire Preliminary Official Statement (including the appendices hereto) in order to make a judgment as to whether the Bonds are an appropriate investment.

Tax Levy Procedures: The Bonds are general obligations of the City, payable from and secured by a continuing ad-valorem tax levied against all of the taxable property within the boundaries of the City. As part of the budgetary process of the City, each fiscal year the City will have an obligation to request a debt service levy to be applied against all of the taxable property within the boundaries of the City. A failure on the part of the City to make a timely levy request, or a levy request by the City that is inaccurate or is insufficient to make full payments of the debt service on the Bond for a particular fiscal year, may cause Bondholders to experience delay in the receipt of distributions of principal of and/or interest on the Bonds.

Changes in Property Taxation: The Bonds are general obligations of the City secured by an unlimited ad valorem property tax as described more fully in the "PAYMENT OF AND SECURITY FOR THE BONDS" herein.

From time to time the Iowa General Assembly has altered the method of property taxation and could do so again. Any alteration in property taxation structure could affect property tax revenues available to pay the Bonds. Historically, the Iowa General Assembly has applied changes in property taxation structure on a prospective basis; however, there is no assurance that future changes in property taxation structure by the Iowa General Assembly will not be retroactive. It is impossible to predict the outcome of future property tax changes by the Iowa General Assembly or their potential impact on the Bonds and the security for the Bonds.

Matters Relating to Enforceability of Agreements: Bondholders shall have and possess all the rights of action and remedies afforded by the common law, the Constitution and statutes of the State of Iowa and of the United States of America for the enforcement of payment of the Bonds, including, but not limited to, the right to a proceeding in law or in equity by suit, action or mandamus to enforce and compel performance of the duties required by Iowa law and the resolution for the Bonds.

The practical realization of any rights upon any default will depend upon the exercise of various remedies specified in the Resolution or the Loan Agreement. The remedies available to the Bondholders upon an event of default under the Resolution or the Loan Agreement, in certain respects, may require judicial action, which is often subject to discretion and delay. Under existing law, including specifically the federal bankruptcy code, certain of the remedies specified in the Loan Agreement or the Resolution may not be readily available or may be limited. A court may decide not to order the specific performance of the covenants contained in these documents. The legal opinion to be delivered concurrently with the delivery of the Bonds will be qualified as to the enforceability of the various legal instruments by limitations imposed by general principles of equity and public policy and by bankruptcy, reorganization, insolvency or other similar laws affecting the rights of creditors generally.

No representation is made, and no assurance is given, that the enforcement of any remedies will result in sufficient funds to pay all amounts due under the resolution for the Bonds or the Loan Agreement, including principal of and interest on the Bonds.

Secondary Market: There can be no guarantee there will be a secondary market for the Bonds or, if a secondary market exists, that such Bonds can be sold for any particular price. Occasionally, because of general market conditions or because of adverse history of economic prospects connected with a particular issue, secondary marketing practices in connection with a particular note or bond issue are suspended or terminated. Additionally, prices of bond or note issues for which a market is being made will depend upon then prevailing circumstances. Such prices could be substantially different from the original purchase price of the Bonds.

EACH PROSPECTIVE PURCHASER IS RESPONSIBLE FOR ASSESSING THE MERITS AND RISKS OF AN INVESTMENT IN THE BONDS AND MUST BE ABLE TO BEAR THE ECONOMIC RISK OF SUCH INVESTMENT. THE SECONDARY MARKET FOR THE BONDS, IF ANY, COULD BE LIMITED.

Rating Loss: Moody's Investors Service ("Moody's") has assigned a rating of '___' to the Bonds. Generally, a rating agency bases its rating on the information and materials furnished to it and on investigations, studies and assumptions of its own. There is no assurance the rating will continue for any given period of time, or that such rating will not be revised, suspended or withdrawn, if, in the judgment of Moody's, circumstances so warrant. A revision, suspension or withdrawal of a rating may have an adverse effect on the market price of the Bonds.

Bankruptcy and Insolvency: The rights and remedies provided in the Resolution for the Bonds may be limited by and are subject to the provisions of federal bankruptcy laws, to other laws or equitable principles that may affect the enforcement of creditor's rights, to the exercise of judicial discretion in appropriate cases and to limitations in legal remedies against exercise of judicial discretion in appropriate cases and to limitations on legal remedies against municipal corporations in the State of Iowa. The various opinions of counsel to be delivered with respect to the Bonds, the Loan Agreement and the Resolution for the Bonds, including the opinion of Bond Counsel, will be similarly qualified. If the City were to file a petition under chapter nine of the federal bankruptcy code, the owners of the Bonds could be prohibited from taking any steps to enforce their rights under the Resolution for the Bonds. In the event the City fails to comply with its covenants under the Resolution for the Bonds or fails to make payments on the Bonds, there can be no assurance of the availability of remedies adequate to protect the interests of the holders of the Bonds.

Under Iowa Code Chapter 76 sections 76.16 and 76.16A of the Act, as amended, a city, county, or other political subdivision may become a debtor under Chapter 9 of the Federal bankruptcy code, if it is rendered insolvent, as defined in 11 U.S.C. §101(32)(c), as a result of a debt involuntarily incurred. As used therein, "debt" means an obligation to pay money, other than pursuant to a valid and binding collective bargaining agreement or previously authorized bond issue, as to which the governing body of the city, county, or other political subdivision has made a specific finding set forth in a duly adopted resolution of each of the following: (1) all or a portion of such obligation will not be paid from available insurance proceeds and must be paid from an increase in general tax levy; (2) such increase in the general tax levy will result in a severe, adverse impact on the ability of the city, county, or political subdivision to exercise the powers granted to it under applicable law, including without limitation providing necessary services and promoting economic development; (3) as a result of such obligation, the city, county, or other political subdivision is unable to pay its debts as they become due; and (4) the debt is not an obligation to pay money to a city, county, entity organized pursuant to chapter 28E of the Code of Iowa, or other political subdivision.

Forward-Looking Statements: This Preliminary Official Statement contains statements relating to future results that are "forward-looking statements" as defined in the Private Securities Litigation Reform Act of 1995. When used in this Preliminary Official Statement, the words "anticipated," "plan," "expect," "projected," "estimate," "budget," "pro forma," "forecast," "intend," and similar expressions identify forward-looking statements. Any forward-looking statement is subject to uncertainty. Accordingly, such statements are subject to risks that could cause actual results to differ, possibly materially, from those contemplated in such forward-looking statements. Inevitably, some assumptions used to develop forward-looking statements will not be realized or unanticipated events and circumstances may occur. Therefore, investors should be aware that there are likely to be differences between forward-looking statements and the actual results. These differences could be material and could impact the availability of funds of the City to pay debt service when due on the Bonds.

Cybersecurity: The City, like many other public and private entities, relies on a large and complex technology environment to conduct its operations. As such, it may face multiple cybersecurity threats including but not limited to, hacking, viruses, malware and other attacks on computer or other sensitive digital systems and networks. There can be no assurances that any security and operational control measures implemented by the City will be completely successful to guard against and prevent cyber threats and attacks. Failure to properly maintain functionality, control, security, and integrity of the City's information systems could impact business operations and/or digital networks and systems and the costs of remedying any such damage could be significant. Along with significant liability claims or regulatory penalties, any security breach could have a material adverse impact on the City's operations and financial condition.

The City maintains insurance policies to cover the various aspects of a cyber-attack. See "GENERAL INFORMATION ABOUT THE CITY OF AMES, IOWA – THE CITY – subsection "INSURANCE" located in APPENDIX A to this Preliminary Official Statement. The City cannot predict whether these policies would be sufficient in the event of a cyber breach. The Bonds are secured by an unlimited ad valorem property tax as described more fully in the "PAYMENT OF AND SECURITY FOR THE BONDS" herein.

Tax Matters, Bank Qualification and Loss of Tax Exemption: As discussed under the heading “TAX EXEMPTION AND RELATED TAX MATTERS” herein, the interest on the Bonds could become includable in gross income for purposes of federal income taxation retroactive to the date of delivery of the Bonds, as a result of acts or omissions of the City in violation of its covenants in the Resolution. Should such an event of taxability occur, the Bonds would not be subject to a special redemption and would remain outstanding until maturity or until redeemed under the redemption provisions contained in the Bonds, and there is no provision for an adjustment of the interest rate on the Bonds.

It is possible that actions of the City after the closing of the Bonds will alter the tax exempt status of the Bonds, and, in the extreme, remove the tax exempt status from the Bonds. In that instance, the Bonds are not subject to mandatory prepayment, and the interest rate on the Bonds does not increase or otherwise reset. A determination of taxability on the Bonds, after closing of the Bonds, could materially adversely affect the value and marketability of the Bonds.

Risk of Audit: The Internal Revenue Service has an ongoing program to audit tax-exempt obligations to determine the legitimacy of the tax status of such obligations. No assurance can be given as to whether the Internal Revenue Service will commence an audit of the Bonds. Public awareness of any audit could adversely affect the market value and liquidity of the Bonds during the pendency of the audit, regardless of the ultimate outcome of the audit.

DTC-Beneficial Owners: Beneficial Owners of the Bonds may experience some delay in the receipt of distributions of principal of and interest on the Bonds since such distributions will be forwarded by the Paying Agent to DTC and DTC will credit such distributions to the accounts of the Participants which will thereafter credit them to the accounts of the Beneficial Owner either directly or indirectly through indirect Participants. Neither the City nor the Paying Agent will have any responsibility or obligation to assure that any such notice or payment is forwarded by DTC to any Participants or by any Participant to any Beneficial Owner.

In addition, since transactions in the Bonds can be effected only through DTC Participants, indirect participants and certain banks, the ability of a Beneficial Owner to pledge the Bonds to persons or entities that do not participate in the DTC system, or otherwise to take actions in respect of such Bonds, may be limited due to lack of a physical certificate. Beneficial Owners will be permitted to exercise the rights of registered Owners only indirectly through DTC and the Participants. See “BOOK-ENTRY-ONLY ISSUANCE” herein.

Proposed Federal Tax Legislation: From time to time, Presidential proposals, federal legislative committee proposals or legislative proposals are made that would, if enacted, alter or amend one or more of the federal tax matters described herein in certain respects or would adversely affect the market value of the Bonds. It cannot be predicted whether or in what forms any of such proposals that may be introduced, may be enacted and there can be no assurance that such proposals will not apply to the Bonds. In addition, regulatory actions are from time to time announced or proposed, and litigation threatened or commenced, which if implemented or concluded in a particular manner, could adversely affect the market value, marketability, or tax status of the Bonds. It cannot be predicted whether any such regulatory action will be implemented, how any particular litigation or judicial action will be resolved, or whether the Bonds would be impacted thereby. See “TAX EXEMPTION AND RELATED TAX MATTERS” herein.

Pension and Other Post-Employment Benefits (“OPEB”) Information: The City contributes to the Iowa Public Employees’ Retirement System (“IPERS”), which is a state-wide multiple-employer cost-sharing defined benefit pension plan administered by the State of Iowa. IPERS provides retirement and death benefits which are established by State statute to plan members and beneficiaries. All full-time employees of the City are required to participate in IPERS except for those covered by another retirement system. IPERS plan members are required to contribute a percentage of their annual salary, in addition to the City being required to make annual contributions to IPERS. Contribution amounts are set by State statute. The IPERS Annual Comprehensive Financial Report for its Fiscal Year ended June 30, 2022 (the “IPERS ACFR”) indicates that as of June 30, 2022, the date of the most recent actuarial valuation for IPERS, the funded ratio of IPERS was 89.50%, and the unfunded actuarial liability was \$4.615 billion. The IPERS ACFR identifies the IPERS Net Pension Liability/(Asset) at June 30, 2022, at approximately \$3.778 billion, while its net pension liability/(asset) at June 30, 2021 was approximately (\$345.2) million. The IPERS ACFR is available on the IPERS website, or by contacting IPERS at 7401 Register Drive, Des Moines, IA 50321. See “APPENDIX C – JUNE 30, 2022 INDEPENDENT AUDITOR’S REPORTS” for additional information on IPERS. However, the information presented in such financial reports or on such websites is not incorporated into this Preliminary Official Statement by any references.

In the Fiscal Year ended June 30, 2022, the City's IPERS contribution totaled approximately \$10,223,542. The City is current in its obligations to IPERS.

At June 30, 2022, the City reported a liability of \$131,427 for its proportionate share of the net pension liability (asset). While the City's contributions to IPERS are controlled by state law, there can be no assurance the City will not be required by changes in State law to increase its contribution requirement in the future, which may have the effect of negatively impacting the finances of the City. See "EMPLOYEES AND PENSIONS" included in APPENDIX A to this Preliminary Official Statement, and "JUNE 30, 2022 ANNUAL COMPREHENSIVE FINANCIAL REPORT" included in APPENDIX C to this Preliminary Official Statement for additional information on pension and liabilities of the City.

Bond Counsel, the Municipal Advisor and the City undertake no responsibility for and make no representations as to the accuracy or completeness of the information available from the IPERS discussed above or included on the IPERS website, including, but not limited to, updates of such information on the State Auditor's website or links to other Internet sites accessed through the IPERS website.

The City contributes to Municipal Fire and Police Retirement System of Iowa ("MFPRSI"), which is a multiple-employer cost-sharing defined benefit pension plan for fire fighters and police officers, administered under Chapter 411 of the Code of Iowa. MFPRSI plan members are required to contribute a percentage of their annual salary, in addition to the City being required to make annual contributions to MFPRSI. Contribution amounts are set by State statute. The MFPRSI Actuarial Valuation Report indicates that as of July 1, 2022, the date of the most recent actuarial valuation for MFPRSI, the funded ratio of MFPRSI was 84.43%, and the unfunded actuarial liability was approximately \$568.4 million. The MFPRSI Financial Statements for its Fiscal Year ended June 30, 2022 (the "MFPRSI Report") identifies the MFPRSI Net Pension Liability at June 30, 2022, at approximately \$561.5 million (market value), while its net pension liability at June 30, 2021 was approximately \$224.5 million (market value). The MFPRSI Report is available on the MFPRSI website. See "EMPLOYEES AND PENSIONS" included in APPENDIX A to this Preliminary Official Statement, and "JUNE 30, 2022 ANNUAL COMPREHENSIVE FINANCIAL REPORT" included in APPENDIX C to this Preliminary Official Statement for additional information on MFPRSI.

In the Fiscal Year ended June 30, 2022, the City's MFPRSI contribution totaled approximately \$2,268,424. The City is current in its obligations to MFPRSI.

At June 30, 2022, the City reported a liability of \$6,008,465 for its proportionate share of the net pension liability (asset). While the City's contributions to MFPRSI are controlled by state law, there can be no assurance the City will not be required by changes in State law to increase its contribution requirement in the future, which may have the effect of negatively impacting the finances of the City. See "EMPLOYEES AND PENSIONS" included in APPENDIX A to this Preliminary Official Statement, and "JUNE 30, 2022 ANNUAL COMPREHENSIVE FINANCIAL REPORT" included in APPENDIX C to this Preliminary Official Statement for additional information on pension and liabilities of the City.

Bond Counsel, the Municipal Advisor and the City undertake no responsibility for and make no representations as to the accuracy or completeness of the information available from the MFPRSI discussed above or included on the MFPRSI website, including, but not limited to, updates of such information on the State Auditor's website or links to other Internet sites accessed through the MFPRSI website.

The City and hospital provide health and dental care benefits for retirees and their beneficiaries through a single-employer, defined benefit plan. The hospital also provides a life insurance benefit. The City has the authority to establish and amend benefit provisions of the plan. Participants must be age 55 or older. The contribution requirements of the City are established and may be amended by the City. Plan members are currently not required to contribute. The City funds on a pay-as-you-go basis. For additional information, see "OTHER POST-EMPLOYMENT BENEFITS" included in APPENDIX A to this Preliminary Official Statement, and "JUNE 30, 2022 ANNUAL COMPREHENSIVE FINANCIAL REPORT" included in APPENDIX C to this Preliminary Official Statement.

Summary: The foregoing is intended only as a summary of certain risk factors attendant to an investment in the Bonds. In order for potential investors to identify risk factors and make an informed investment decision, potential investors should become thoroughly familiar with this entire Preliminary Official Statement and the appendices hereto.

RATING

The Bonds have been rated ‘ ___ ’ by Moody’s. Currently, Moody’s rates the City’s outstanding General Obligation long-term debt ‘Aa1’. The existing rating on long-term debt reflects only the view of the rating agency and any explanation of the significance of such rating may only be obtained from Moody’s. The ratings described above are not recommendations to buy, sell or hold the Bonds. There is no assurance that any such rating will continue for any period of time or that it will not be revised downward or withdrawn entirely if, in the judgment of Moody’s, circumstances so warrant. Therefore, after the date hereof, investors should not assume that the ratings are still in effect. A downward revision or withdrawal of either rating is likely to have an adverse effect on the market price and marketability of the Bonds. The City has not assumed any responsibility either to notify the owners of the Bonds of any proposed change in or withdrawal of any rating subsequent to the date of this Preliminary Official Statement, except in connection with the reporting of events as provided in the Continuing Disclosure Certificate, or to contest any revision or withdrawal.

MUNICIPAL ADVISOR

The City has retained PFM Financial Advisors LLC, Des Moines, Iowa as Municipal Advisor in connection with the preparation of the issuance of the Bonds. In preparing the Preliminary Official Statement, the Municipal Advisor has relied on government officials and other sources to provide accurate information for disclosure purposes. The Municipal Advisor is not obligated to undertake, and has not undertaken, an independent verification of the accuracy, completeness or fairness of the information contained in this Preliminary Official Statement. PFM Financial Advisors LLC is an independent advisory firm and is not engaged in the business of underwriting, trading or distributing municipal securities or other public securities.

CONTINUING DISCLOSURE

The City will covenant in a Continuing Disclosure Certificate for the benefit of the owners and beneficial owners of the Bonds to provide annually certain financial information and operating data relating to the City (the “Annual Report”), and to provide notices of the occurrence of certain enumerated events. The Annual Report is to be filed by the City no later than June 30th after the close of each fiscal year, commencing with the fiscal year ending June 30, 2023, with the Municipal Securities Rulemaking Board, at its internet repository named “Electronic Municipal Market Access” (“EMMA”). The notices of events, if any, are also to be filed with EMMA. See “FORM OF CONTINUING DISCLOSURE CERTIFICATE” included in APPENDIX D to this Preliminary Official Statement. The specific nature of the information to be contained in the Annual Report or the notices of events, and the manner in which such materials are to be filed, are summarized in the “FORM OF CONTINUING DISCLOSURE CERTIFICATE.” These covenants have been made in order to assist the Underwriter in complying with SEC Rule 15c2-12(b)(5) (the “Rule”).

In accordance with the reporting requirements of paragraph (f)(3) of the Rule, within the past five years, the City has not failed to comply, in all material respects, with any previous undertakings it has entered into with respect to the Rule.

Regarding the Mary Greeley Medical Center’s (the “Medical Center”) the quarterly financials for the quarter ended September 30, 2019 were filed one day late. In addition, the Medical Center’s Annual Financial Information and Operating Data Report for the Fiscal Year ending June 30, 2021 was not timely filed.

Breach of the undertakings will not constitute a default or an “Event of Default” under the Bonds or the resolution for the Bonds. A broker or dealer is to consider a known breach of the undertakings, however, before recommending the purchase or sale of the Bonds in the secondary market. Thus, a failure on the part of the City to observe the undertakings may adversely affect the transferability and liquidity of the Bonds and their market price.

FINANCIAL STATEMENTS

The City's "JUNE 30, 2022 ANNUAL COMPREHENSIVE FINANCIAL REPORT", as prepared by City management and audited by a certified public accountant, is reproduced as APPENDIX C. The City's certified public accountant has not consented to distribution of the audited financial statements and has not undertaken added review of their presentation. Further information regarding financial performance and copies of the City's prior Annual Comprehensive Financial Report may be obtained from PFM Financial Advisors LLC.

CERTIFICATION

The City has authorized the distribution of this Preliminary Official Statement for use in connection with the initial sale of the Bonds. I have reviewed the information contained within the Preliminary Official Statement prepared on behalf of the City by PFM Financial Advisors LLC, Des Moines, Iowa, and to the best of my knowledge, information and belief, said Preliminary Official Statement does not contain any untrue statement of a material fact or omit to state a material fact required to be stated therein or necessary in order to make the statements made therein, in light of the circumstances under which they were made, not misleading regarding the issuance of \$12,870,000* General Obligation Corporate Purpose Bonds, Series 2023D.

CITY OF AMES, IOWA
/s/ Roger Wisecup, City Treasurer

* Preliminary; subject to change.

APPENDIX A

GENERAL INFORMATION ABOUT THE CITY OF AMES, IOWA

The \$12,870,000 GENERAL OBLIGATION CORPORATE PURPOSE BONDS, SERIES 2023D (the "Bonds") are general obligations of the City of Ames, Iowa (the "City") for which the City will pledge its power to levy direct ad valorem taxes against all taxable property within the City without limitation as to rate or amount to the repayment of the Bonds.*

* Preliminary, subject to change.

CITY PROPERTY VALUATIONS

IOWA PROPERTY VALUATIONS

In compliance with Section 441.21 of the Code of Iowa, the State Director of Revenue annually directs the county auditors to apply prescribed statutory percentages to the assessments of certain categories of real property. The Story County Auditor adjusted the final Actual Values for 2022. The reduced values, determined after the application of rollback percentages, are the taxable values subject to tax levy. For assessment year 2022, the taxable value rollback rate was 54.6501% of actual value for residential property; 91.6430% of actual value for agricultural property and 100.0000% of the actual value of utility property. The residential taxable rollback rate of 54.6501% would apply to the value of each property unit of commercial, industrial and railroad property that exceeds zero dollars (\$0) but does not exceed one hundred fifty thousand dollars (\$150,000) with a taxable value rollback rate of 90.0000% to the value that exceeds one hundred fifty thousand dollars (\$150,000). No adjustment was ordered for utility property because its assessed value did not increase enough to qualify for reduction. Utility property is limited to an 8% annual growth.

The Legislature’s intent has been to limit the growth of statewide taxable valuations for the specific classes of property to 3% annually. Political subdivisions whose taxable values are thus reduced or are unusually low in growth are allowed to appeal the valuations to the State Appeal Board, in order to continue to fund present services.

PROPERTY VALUATIONS (1/1/2022 Valuations for Taxes Payable July 1, 2023 through June 30, 2024)

	<u>100% Actual Value</u>	<u>Taxable Value (With Rollback)</u>
Residential	\$4,224,975,500	\$2,308,953,296
Commercial	1,071,898,222	924,053,036
Industrial	177,153,700	156,213,595
Railroads	12,808,159	11,519,677
Utilities w/o Gas & Electric	<u>724,039</u>	<u>724,039</u>
Gross valuation	\$5,487,559,620	\$3,401,463,643
Less military exemption	<u>(1,926,080)</u>	<u>(1,926,080)</u>
Net valuation	\$5,485,633,540	\$3,399,537,563
TIF Increment	\$17,675,578	\$17,675,578
Taxed separately		
Ag. Land & Building	\$4,397,100	\$4,029,640
Gas & Electric Utilities	\$37,862,320	\$7,160,026

2022 GROSS TAXABLE VALUATION BY CLASS OF PROPERTY ¹⁾

	<u>Taxable Valuation</u>	<u>Percent of Total</u>
Residential	\$2,308,953,296	67.74%
Gas & Electric Utilities	7,160,026	0.21%
Commercial, Industrial, Railroads, Utility	<u>1,092,510,347</u>	<u>32.05%</u>
Total Gross Taxable Valuation	\$3,408,623,669	100.00%

1) Excludes Taxable TIF Increment and Ag. Land & Buildings.

TREND OF VALUATIONS

<u>Assessment Year</u>	<u>Payable Fiscal Year</u>	<u>100% Actual Valuation</u>	<u>Taxable Valuation (With Rollback)</u>	<u>Taxable TIF Increment</u>
2018	2019-20	\$4,842,735,118	\$3,079,908,598	\$45,584,078
2019	2020-21	5,026,796,234	3,112,286,020	75,857,137
2020	2021-22	5,191,529,367	3,257,725,869	81,120,190
2021	2022-23	5,516,177,632	3,399,701,391	57,260,674
2022	2023-24	5,545,568,538	3,406,697,589	17,675,578

The 100% Actual Valuation, before rollback and after the reduction of military exemption, includes Ag. Land & Buildings, TIF Increment and Gas & Electric Utilities. The Taxable Valuation, with the rollback and after the reduction of military exemption, includes Gas & Electric Utilities and excludes Ag. Land & Buildings and Taxable TIF Increment. Iowa cities certify operating levies against Taxable Valuation excluding Taxable TIF Increment and debt service levies are certified against Taxable Valuation including the Taxable TIF Increment.

LARGER TAXPAYERS

Set forth in the following table are the persons or entities which represent larger taxpayers within the boundaries of the City, as provided by the Story County Auditor's office. No independent investigation has been made of and no representation is made herein as to the financial condition of any of the taxpayers listed below or that such taxpayers will continue to maintain their status as major taxpayers in the City. With the exception of the electric and natural gas provider noted below (which is subject to an excise tax in accordance with Iowa Code chapter 437A), the City's mill levy is uniformly applicable to all of the properties included in the table, and thus taxes expected to be received by the City from such taxpayers will be in proportion to the assessed valuations of the properties. The total tax bill for each of the properties is dependent upon the mill levies of the other taxing entities which overlap the properties.

<u>Taxpayer¹⁾</u>	<u>Type of Property/Business</u>	<u>1/1/2022²⁾ Taxable Valuation</u>
Iowa State University Research Park	Commercial	\$67,803,701
Barilla America Inc.	Industrial	49,670,131
Clinic Building Company Inc.	Commercial	35,497,425
Campus Investors IS LLC	Commercial	34,570,683
FPA6 University West LLC	Commercial	25,179,953
Spirit Realty LP	Commercial	23,716,140
Bricktowne Ames LC	Commercial	21,973,417
SZ Ames Apartments LLC	Commercial	21,839,873
GW Land Holdings LLC	Commercial	20,447,255
Dayton Park LLC	Commercial	20,098,133

1) This list represents some of the larger taxpayers in the City, not necessarily the 10 largest taxpayers.

2) The January 1, 2022 Taxable valuations listed represents only those valuations associated with the title holder and may not necessarily represent the entire taxable valuation.

Source: Story County Auditor

CITY INDEBTEDNESS

DEBT LIMIT

Article XI, Section 3 of the State of Iowa Constitution limits the amount of debt outstanding at any time of any county, municipality or other political subdivision to no more than 5% of the Actual Value of all taxable property within the corporate limits, as taken from the last state and county tax list. The debt limit for the City, based on its 2022 Actual Valuation currently applicable to the Fiscal Year 2023-24, is as follows:

2022 Gross Actual Valuation of Property	\$5,545,568,538 ¹⁾
Legal Debt Limit of 5%	<u>0.05</u>
Legal Debt Limit	\$277,278,426
Less: G.O. Debt Subject to Debt Limit	(78,045,000)*
Less: Other Debt Subject to Debt Limit	<u>(401,986)²⁾</u>
Net Debt Limit	\$198,831,440 *

- 1) Actual Valuation of property as reported by the Iowa Department of Management for the Fiscal Year 2023-24.
- 2) Other Debt Subject to Debt Limit includes TIF rebate agreement payments appropriated for Fiscal Year 2023-24.

DIRECT DEBT

General Obligation Debt Paid by Taxes and Other Sources ¹⁾ (Includes the Bonds)

<u>Date of Issue</u>	<u>Original Amount</u>	<u>Purpose</u>	<u>Final Maturity</u>	<u>Principal Outstanding As of 11/09/2023</u>
9/14	\$9,695,000	Corporate Purpose Improvements	6/26	\$2,225,000
9/15A	18,445,000	Corporate Purpose Improvements & Refunding	6/35	5,440,000
9/16A	11,650,000	Corporate Purpose Improvements & Refunding	6/28	3,995,000
9/17A	10,975,000	Corporate Purpose Improvements & Refunding	6/29	3,835,000
9/18A	7,490,000	Corporate Purpose Improvements	6/30	4,790,000
9/19A	10,775,000	Corporate Purpose Improvements	6/31	7,485,000
9/20A	17,865,000	Corporate Purpose Improvements & Refunding	6/32	10,285,000
9/21A	19,640,000	Corporate Purpose Improvements & Refunding	6/33	15,880,000
11/22A	12,440,000	Corporate Purpose Improvements	6/34	11,240,000
11/23D	12,870,000 *	Corporate Purpose Improvements	6/35	<u>12,870,000</u> *
Total				\$78,045,000 *

- 1) The City’s general obligation debt is abated by tax increment reimbursements, water revenues, sewer revenues, airport revenues, resource recovery revenues and special assessments.

* Preliminary; subject to change.

Annual Fiscal Year Debt Service Payments (Includes the Bonds)

Fiscal Year	<u>Existing Debt</u>		<u>The Bonds</u>		<u>Total Outstanding</u>	
	<u>Principal</u>	<u>Principal and Interest</u>	<u>Principal*</u>	<u>Principal and Interest*</u>	<u>Principal*</u>	<u>Principal and Interest*</u>
2023-24	\$9,120,000	\$11,509,706	\$1,105,000	\$1,466,075	\$10,225,000	\$12,975,781
2024-25	8,560,000	10,563,731	830,000	1,418,250	9,390,000	11,981,981
2025-26	8,235,000	9,866,981	870,000	1,416,750	9,105,000	11,283,731
2026-27	7,780,000	9,077,356	910,000	1,413,250	8,690,000	10,490,606
2027-28	6,790,000	7,774,506	960,000	1,417,750	7,750,000	9,192,256
2028-29	6,130,000	6,905,681	1,010,000	1,419,750	7,140,000	8,325,431
2029-30	5,660,000	6,209,181	1,060,000	1,419,250	6,720,000	7,628,431
2030-31	5,060,000	5,427,981	1,105,000	1,411,250	6,165,000	6,839,231
2031-32	4,175,000	4,418,594	1,165,000	1,416,000	5,340,000	5,834,594
2032-33	2,255,000	2,388,175	1,220,000	1,412,750	3,475,000	3,800,925
2033-34	1,350,000	1,405,500	1,285,000	1,416,750	2,635,000	2,822,250
2034-35	<u>60,000</u>	61,950	<u>1,350,000</u>	1,417,500	<u>1,410,000</u>	1,479,450
Total	\$65,175,000		\$12,870,000*		\$78,045,000*	

* Preliminary; subject to change.

OTHER DEBT

Water Revenue Debt

The City has water revenue debt paid solely from the net revenues of the Water Utility as follows:

<u>Date of Issue</u>	<u>Original Amount</u>	<u>Purpose</u>	<u>Final Maturity</u>	<u>Principal Outstanding As of 11/09/2023</u>
1/15	\$68,081,339	Water Revenue Bonds (SRF)	6/37	\$44,494,000
8/22	3,500,000	Water Revenue Bonds (SRF)	6/42	3,356,000 ¹⁾
6/23C	12,161,000	Water Revenue Bonds (SRF)	6/43	<u>12,161,000</u> ²⁾
Total				\$60,011,000

- 1) Based on preliminary debt service schedule established prior to final project draws. The City has an outstanding balance of \$2,295,462.11 based on draws through September 11, 2023.
- 2) Based on preliminary debt service schedule established prior to final project draws. The City has an outstanding balance of \$832,578.30 based on draws through September 11, 2023.

Sewer Revenue Debt

The City has sewer revenue debt paid solely from the net revenues of the Sewer Utility as follows:

<u>Date of Issue</u>	<u>Original Amount</u>	<u>Purpose</u>	<u>Final Maturity</u>	<u>Principal Outstanding As of 11/09/2023</u>
11/12	\$2,474,250	Sewer Revenue Bonds (SRF)	6/33	\$1,262,000
9/16	641,332	Sewer Revenue Bonds (SRF)	6/36	429,000
2/18-1	767,771	Sewer Revenue Bonds (SRF)	6/38	585,000
10/18-2	5,206,055	Sewer Revenue Bonds (SRF)	6/38	4,339,000
1/23-1	4,071,000	Sewer Revenue Bonds (SRF)	6/42	4,070,000 ¹⁾
1/23-2	7,631,852	Taxable Sewer Revenue Bonds (SRF)	6/42	7,630,852
8/23-3	2,150,000	Sewer Revenue Bonds (SRF)	6/43	<u>2,150,000</u> ²⁾
Total				\$20,465,852

- 1) Based on preliminary debt service schedule established prior to final project draws. The City has an outstanding balance of \$337,526.04 based on draws through September 11, 2023.
- 2) Based on preliminary debt service schedule established prior to final project draws. The City has an outstanding balance of \$10,750 based on draws through September 11, 2023.

Electric Revenue Debt

The City has electric revenue debt paid solely from the net revenues of the Electric Utility as follows:

<u>Date of Issue</u>	<u>Original Amount</u>	<u>Purpose</u>	<u>Final Maturity</u>	<u>Principal Outstanding As of 11/09/2023</u>
12/15B	\$9,500,000	Electric Revenue Bonds	6/27	\$3,625,000

Hospital Revenue Debt

The City has hospital revenue debt paid solely from the net revenues of Mary Greeley Medical Center as follows:

<u>Date of Issue</u>	<u>Original Amount</u>	<u>Purpose</u>	<u>Final Maturity</u>	<u>Principal Outstanding As of 11/09/2023</u>
11/12	\$26,000,000	Mary Greeley Medical Center & Refunding	6/27	\$1,910,000
06/16	64,790,000	Mary Greeley Medical Center & Refunding	6/36	57,125,000
11/19	35,000,000	Mary Greeley Medical Center	6/34	<u>27,180,000</u>
Total				\$86,215,000

OVERLAPPING DEBT

<u>Taxing District</u>	<u>1/1/2022 Taxable Valuation</u> ¹⁾	<u>Portion of Taxable Valuation Within the City</u>	<u>Percent Applicable</u>	<u>G.O. Debt</u> ²⁾	<u>City's Proportionate Share</u>
Story County	\$5,835,737,049	\$3,428,402,807	58.75%	\$4,179,681	\$2,455,563
Ames CSD	3,113,976,403	3,064,401,613	98.41%	85,065,000	83,712,467
Gilbert CSD	679,181,562	348,734,699	51.35%	22,235,000	11,417,673
Nevada CSD	567,475,396	1,354,335	0.24%	8,778,000	21,067
United CSD	395,739,776	13,912,160	3.52%	1,320,000	46,464
DMACC	62,389,305,642	3,428,402,807	5.50%	86,510,000	<u>4,758,050</u>
City's share of total overlapping debt:					\$102,411,284

- 1) Taxable Valuation excludes military exemption and includes Ag Land, Ag Buildings, all Utilities and TIF Increment.
- 2) Includes general obligation bonds, PPEL notes, certificates of participation and new jobs training certificates.

DEBT RATIOS

	<u>G.O. Debt</u>	<u>Debt/Actual Market Value (\$5,545,568,538)</u> ¹⁾	<u>Debt/66,427 Population</u> ²⁾
Total General Obligation Debt	\$78,045,000*	1.41%*	\$1,174.90*
City's Share of Overlapping Debt	\$102,411,284	1.85%	\$1,541.71

- 1) Based on the City's 1/1/2022 100% Actual Valuation; includes Ag Land, Ag Buildings, all Utilities and TIF Increment.
- 2) Population based on the City's 2020 U.S. Census.

* Preliminary; subject to change.

LEVIES AND TAX COLLECTIONS

<u>Fiscal Year</u>	<u>Levy</u>	<u>Collected During Collection Year</u>	<u>Percent Collected</u>
2019-20	\$31,041,345	\$30,109,340	97.00%
2020-21	31,838,345	30,756,123	96.60%
2021-22	32,428,985	31,361,804	96.71%
2022-23	33,603,968	33,497,600	99.68%
2023-24	34,748,203	-----In Process of Collection-----	

Collections include delinquent taxes from all prior years. Taxes in Iowa are delinquent each October 1 and April 1 and a late payment penalty of 1% per month of delinquency is enforced as of those dates. If delinquent taxes are not paid, the property may be offered at the regular tax sale on the third Monday of June following the delinquency date. Purchasers at the tax sale must pay an amount equal to the taxes, special assessments, interest and penalties due on the property and funds so received are applied to taxes. A property owner may redeem from the regular tax sale but, failing redemption within three years, the tax sale purchaser is entitled to a deed, which in general conveys the title free and clear of all liens except future tax installments.

Source: The City's Annual Comprehensive Financial Report for the Fiscal Year ended June 30, 2022 and the City's Adoption of Budget and Certification of City Taxes Form 85-811 for FY 2022-23 and FY 2023-24.

TAX RATES

	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23	FY 2023-24
	<u>\$/1,000</u>	<u>\$/1,000</u>	<u>\$/1,000</u>	<u>\$/1,000</u>	<u>\$/1,000</u>
Story County	5.12714	5.02778	4.95627	4.50207	4.50196
Story County Hospital	0.94500	0.90891	0.87250	0.93350	0.93090
County Ag. Extension	0.07784	0.07960	0.07582	0.11527	0.11735
City of Ames	10.02557	10.14681	9.87363	9.82936	10.20097
City Assessor	0.35032	0.34504	0.38331	0.33790	0.35183
Ames Comm. School District	14.34142	14.34107	14.34470	14.28616	13.93640
Gilbert Comm. School District	18.87279	18.08785	17.20522	17.05730	16.80418
Nevada Comm. School District	16.81278	14.71656	14.91083	14.71344	14.69969
United Comm. School District	12.49845	12.00008	10.44720	9.76510	9.76371
Des Moines Area Comm. College	0.65249	0.63533	0.67789	0.69448	0.74410
State of Iowa	0.00280	0.00270	0.00260	0.00240	0.00180
Total Tax Rate:					
Ames CSD Resident	31.52258	31.48724	31.18672	30.70114	30.78531
Gilbert CSD Resident	36.05395	35.23402	34.04724	33.47228	33.65309
Nevada CSD Resident	33.99394	31.86273	31.75285	31.12841	31.54860
United CSD Resident	29.67961	29.14625	27.28922	26.18008	26.61262

LEVY LIMITS

A city's general fund tax levy is limited to \$8.10 per \$1,000 of taxable value, with provision for an additional \$0.27 per \$1,000 levy for an emergency fund which can be used for general fund purposes (Code of Iowa, Chapter 384, Division I). Cities may exceed the \$8.10 limitation upon authorization by a special levy election. Further, there are limited special purpose levies, which may be certified outside of the above-described levy limits (Code of Iowa, Section 384.12). The amount of the City's general fund levy subject to the \$8.10 limitation is \$6.34138 for Fiscal Year 2023-24, and the City has levied no emergency levy. The City has certified special purpose levies outside of the above-described levy limits as follows: \$0.60552 for the operation and maintenance of a public transit system. Debt service levies are not limited.

FUNDS ON HAND (CASH AND INVESTMENTS AS OF AUGUST 31, 2023)

Governmental	
General Fund	\$12,867,315
Debt Service Fund	2,538,914
Capital Projects Fund	22,603,299
Other Governmental Funds	36,516,771
Business-type	
Mary Greeley Medical Center	380,448,091
Electric Utility	58,209,046
Sewer Utility	20,584,015
Water Utility	19,559,846
Other Enterprise Funds	34,981,098
Internal Service Funds	<u>26,256,586</u>
Total all funds	\$614,564,981

GENERAL FUND BUDGETS (ACCRUAL BASIS)

The table below represents a comparison between the final Fiscal Year 2021-22 actual financial performance, the amended Fiscal Year 2022-23 budget, and the adopted Fiscal Year 2023-24 budget on an accrual basis.

	Actual <u>FY 2021-22</u>	Amended <u>FY 2022-23</u>	Adopted <u>FY 2023-24</u>
Revenues:			
Property taxes	\$20,584,293	\$21,253,501	\$24,361,388
Other City taxes	2,415,735	2,696,946	2,401,073
Licenses and permits	1,198,379	1,613,440	1,613,440
Use of money and property	(487,337)	580,414	591,514
Intergovernmental	2,446,414	2,582,192	2,625,611
Charges for fees and services	2,191,715	2,058,674	2,232,500
Miscellaneous	249,894	337,937	201,358
Transfers in	11,735,851	11,155,054	8,740,084
Proceeds of Capital Asset Sales	<u>0</u>	<u>0</u>	<u>0</u>
Total revenues	\$40,334,994	\$42,278,158	\$42,766,968
Expenditures:			
Public safety	\$19,525,219	\$21,328,127	22,400,342
Public works	1,117,282	1,100,189	1,099,840
Health and social services	0	0	0
Culture and recreation	8,773,252	9,121,684	9,700,911
Community & economic development	984,823	1,082,796	1,120,746
General government	2,894,167	3,662,733	3,331,529
Capital projects	638,203	4,359,493	0
Transfers out	<u>7,661,061</u>	<u>5,692,904</u>	<u>5,113,600</u>
Total expenditures	\$41,594,007	\$46,347,926	\$42,766,968
Excess (deficiency) of revenues over (under) expenditures	(1,289,907)	(4,069,768)	0
Fund balance at beginning of year	<u>\$15,558,734</u>	<u>\$14,299,671</u>	<u>\$10,229,903</u>
Fund balance at end of year	\$14,299,671	\$10,229,903	\$10,229,903

THE CITY

CITY GOVERNMENT

The City of Ames, Iowa (the “City”) is governed under and operates under a Mayor-Council form of government with a City Manager. The principle of this type of government is that the Council sets policy and the City Manager carries it out. The six members of the Council are elected for staggered four-year terms. One member is elected from each of the four wards and two are elected at large. The Council appoints the City Manager as well as the City Attorney. The City Manager is the chief administrative officer of the City. The Mayor is elected for a four-year term, presides at Council meetings and appoints members of various City boards, commissions and committees with the approval of the Council.

EMPLOYEES AND PENSIONS

The City currently has 1,436 full-time employees of which 515 are governmental employees and 912 are employees of the Mary Greeley Medical Center, and 1,081 part-time employees (including seasonal employees) of which 457 are governmental employees and 624 are employees of the Mary Greeley Medical Center. Included in the City’s full-time employees are 58 sworn police officers and 62 firefighters.

The City participates in two statewide employee retirement systems, the Iowa Public Employees Retirement System (“IPERS”) and the Municipal Fire and Police Retirement System of Iowa (“MFPRSI”). The State of Iowa administers IPERS and a nine-member board of trustees governs the MFPRSI. Though separate and apart from state government, the MFPRSI board is authorized by state legislature, which also establishes by statute the pension and disability benefits and the system’s funding mechanism. All full-time employees must participate in either IPERS or MFPRSI.

Iowa Public Employees Retirement System: The City contributes to IPERS, which is a cost-sharing, multiple-employer, contributory defined benefit public employee retirement system administered by the State of Iowa. IPERS provides retirement and death benefits, which are established by state statute, to plan members and beneficiaries. IPERS is authorized to adjust the total contribution rate up or down each year, by no more than 1 percentage point, based upon the actuarially required contribution rate. The City’s contributions to IPERS for the past three fiscal years, as shown below, equal the required contributions for each year.

	<u>FY 2019-20</u>	<u>FY 2020-21</u>	<u>FY 2021-22</u>
IPERS City Contribution	\$9,139,672	\$9,131,127	\$10,223,542

At June 30, 2022, the City reported a liability of \$131,427 for its proportionate share of the net pension liability (asset). The net pension liability (asset) was measured as of June 30, 2021, and the total pension liability (asset) used to calculate the net pension liability (asset) was determined by the actuarial valuation of that date. The City’s proportion of the net pension liability (asset) was based on a projection of the City’s long-term share of contributions to the pension plan relative to the projected contributions of all employers participating in IPERS, actuarially determined. At June 30, 2021, the City’s proportion was (0.0381%), which was a decrease of 1.2368% from its proportion measured as of June 30, 2020.

For additional information on IPERS, refer to Section IV, Note F, beginning on page 60 of the City’s June 30, 2022 ACFR contained in APPENDIX C to this Preliminary Official Statement.

Bond Counsel, the City and the Municipal Advisor undertake no responsibility for and make no representations as to the accuracy or completeness of the information available from the IPERS discussed above or included on the IPERS website, including, but not limited to, updates of such information on the State Auditor’s website or links to other Internet sites accessed through the IPERS website.

Municipal Fire and Police Retirement System of Iowa: The City contributes to MFPRSI, which is a cost-sharing, multiple-employer defined benefit pension plan. MFPRSI provides retirement, disability, and death benefits to firefighters and police officers. Benefit provisions are established by state statute, and vest after four years of credited service.

MFPRSI plan members are required to contribute a percentage of their annual covered salary, and the City is required to contribute at an actuarially determined rate of annual covered payroll. The contribution requirements of plan members and the City are established, and may be amended by state statute. The City's contributions to MFPRSI for the past three fiscal years, as shown below, equal the required contributions for each year.

	<u>FY 2019-20</u>	<u>FY 2020-21</u>	<u>FY 2021-22</u>
MFPRSI City Contribution	\$2,076,217	\$2,200,185	\$2,268,424

At June 30, 2022, the City reported a liability of \$6,008,465 for its proportionate share of the net pension liability (asset). The net pension liability (asset) was measured as of June 30, 2021, and the total pension liability (asset) used to calculate the net pension liability (asset) was determined by the actuarial valuation of that date. The City's proportion of the net pension liability (asset) was based on a projection of the City's long-term share of contributions to the pension plan relative to the projected contributions of all employers participating in IPERS, actuarily determined. At June 30, 2021, the City's proportion was 2.6755%, which was a decrease of 0.0021% from its proportion measured as of June 30, 2020.

Bond Counsel, the City and the Municipal Advisor undertake no responsibility for and make no representations as to the accuracy or completeness of the information available from MFPRSI discussed above or included on the MFPRSI websites, including, but not limited to, updates of such information on the State Auditor's website or links to other Internet sites accessed through the MFPRSI websites.

For additional information on MFPRSI, refer to Section IV, Note F, Municipal Fire and Police Retirement System of Iowa (MFPRSI) beginning on page 64 of the City's June 30, 2022 ACFR contained in APPENDIX C to this Preliminary Official Statement.

OTHER POST-EMPLOYMENT BENEFITS (“OPEB”)

The City provides health and dental care benefits for retired employees and their beneficiaries through a single-employer, defined benefit plan. The hospital also provides a life insurance benefit. The City has the authority to establish and amend benefit provisions of the plan. The post-employment benefit is limited to the implied subsidy since retirees pay 100% of the premium for the insurance benefits, since the premium rates are based on the entire pool of covered members, the retirees receive an implied subsidy since their rate are not risk adjusted. As of June 30, 2022 there were 603 active employees and 36 inactive employees or beneficiaries receiving benefits.

The following table shows the components of the City's annual OPEB cost for the Fiscal Year ended June 30, 2022, the amount actually contributed to the plan, and changes in the City's annual OPEB obligation.

	<u>City</u>
Balance, beginning of Year	\$2,550,569
Changes for the year:	
Service Cost	181,568
Interest	56,886
Difference between expected and actual experience	398,929
Change in Assumptions or other inputs	(99,678)
Benefit Payments	<u>(197,042)</u>
Net Changes	<u>340,663</u>
Net OPEB obligation, end of year	<u>\$2,891,232</u>

For additional information regarding the City's Other Post-Employment Benefits, refer to Section IV, Note G, beginning on page 68 of the City's June 30, 2022 ACFR contained in APPENDIX C to this Preliminary Official Statement.

UNION CONTRACTS

City employees are represented by the following bargaining units:

<u>Bargaining Unit</u>	<u>Contract Expiration Date</u>
International Association of Firefighters	June 30, 2025
Public, Professional and Maintenance Employees	June 30, 2024
International Union of Operating Engineers (Local 234C)	June 30, 2025
International Union of Operating Engineers (Local 234D)	June 30, 2025

INSURANCE

The City's insurance coverage is as follows:

<u>Type of Insurance</u>	<u>All Limits</u>
General Liability	\$2,000,000
Auto Liability	\$2,000,000
Wrongful Acts	\$2,000,000
Excess (over all other coverage except Iowa liquor liability)	\$13,000,000
Law Enforcement	\$2,000,000
Public Official	\$2,000,000
Employee Benefit	\$1,000,000
Medical Malpractice	\$15,000,000
Underinsured Motorist	\$1,000,000
Uninsured Motorist	\$1,000,000
Commercial Property	
Commercial Property & Boiler and Machinery, Power Generation related	\$200,000,000
Municipal Properties & Boiler and Machinery, Non-Power Generation	\$224,368,999
Terrorism – TRIA (Federally defined terrorist acts)	Included in both of above
Commercial Property Flood Insurance	
Non-flood Plain Facilities (power generation)	\$100,000,000
Non-flood Plain Facilities (non-power)	\$5,000,000
Flood Plain Facilities:	
Transit	\$6,000,000
Water Pollution Control	\$6,000,000
Airport	\$7,500,000
All Other	\$1,000,000
Airport Liability	\$3,000,000
Cyber Liability	\$1,000,000

GENERAL INFORMATION

LOCATION AND TRANSPORTATION

The City is located in Story County in central Iowa. It is approximately thirty miles north of Des Moines, Iowa, the State capital and largest city in the state. The City is located on Interstate Highways 35 and 30. The City was incorporated in 1864 under the laws of the State of Iowa, later amended in July, 1975 under the Home Rule City Act.

The City, with a United States Census Bureau 2020 population of 66,427, is known for its excellent quality of life which includes a relatively crime-free environment, an extensive park system, superior cultural/recreations facilities and a nationally recognized school system. The City is the home of Iowa State University (“ISU”). ISU was established in 1859 and is an integral part of the community.

The City operates a mass transit system to provide efficient and economical transportation to all members of the community. A fixed routing service is available on a daily basis to most residents and a Dial-A-Ride service is available for elderly or handicapped residents. The City operates a municipal airport, which handles primarily charter services. National air service is available at the Des Moines International Airport, approximately thirty miles south of the City. The City is also provided freight services through the Union Pacific Railroad line.

LARGER EMPLOYERS

A representative list of larger employers in the City is as follows:

<u>Employer</u>	<u>Type of Business</u>	<u>Number of Employees</u> ¹⁾
Iowa State University	Higher Education	18,212
Mary Greeley Medical Center	Health Care	1,545
McFarland Clinic, P.C.	Health Care	1,200
Danfoss Corp.	Hydro-Transmissions	1,052
Iowa Department of Transportation	Public Transportation	975
City of Ames	Municipal Government	972
USDA	Government	750
Ames Community School District	Education	700
Hach Chemical	Water Testing	580
Workiva	Software	550

1) Includes full-time, part-time and seasonal employees.

Source: The City and the City’s 2022 Annual Comprehensive Financial Report

BUILDING PERMITS

Permits for the City are reported on a calendar year basis. City officials reported most recently available construction activity for a portion of the current calendar year, as of August 31, 2023. The figures below include both new construction and remodeling.

	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>
<u>Residential Construction:</u>					
Number of units:	379	461	397	402	285
Valuation:	\$27,504,682	\$34,947,523	\$34,201,457	\$33,826,621	\$15,953,624
<u>Commercial Construction:</u>					
Number of units:	203	155	162	163	161
Valuation:	<u>\$210,645,223</u>	<u>\$150,034,358</u>	<u>\$62,880,240</u>	<u>\$76,251,698</u>	<u>\$105,911,485</u>
Total Permits	582	616	559	565	446
Total Valuations	\$238,149,905	\$184,981,881	\$97,081,697	\$110,078,319	\$121,865,109

U.S. CENSUS DATA

Population Trend

Population Trend:	1980 U.S. Census	43,775
	1990 U.S. Census	47,198
	2000 U.S. Census	50,731
	2010 U.S. Census	58,965
	2020 U.S. Census	66,427

Source: U.S. Census Bureau

UNEMPLOYMENT RATES

		<u>City of Ames</u>	<u>Story County</u>	<u>State of Iowa</u>
Annual Averages:	2019	1.8%	1.8%	2.7%
	2020	3.5%	3.5%	5.2%
	2021	2.7%	2.7%	3.8%
	2022	2.0%	2.0%	2.7%
	2023 (as of August)	2.1%	2.1%	2.8%

Source: U.S. Bureau of Labor Statistics

EDUCATION

Public education is provided by the Ames Community School District, with a fall 2022 certified enrollment of 4,439.6. The district, with approximately 650 employees, owns and operates one early childhood center, five elementary schools, one middle school, one high school and a facilities and maintenance building. Nevada Community School District, Gilbert Community School District and United Community School District all lie partially within the City and provide public education to portions of the City.

The Iowa State University (“ISU”) 2022 Fall enrollment is currently 30,708. ISU is the City’s largest employer with faculty and staff totaling approximately 18,212, including teaching assistants and hourly part-time employees. ISU, in addition to its educational function, is a leading agricultural research and experimental institution.

The Iowa State Center is the cultural center of ISU and the City. It attracts major dramatic and musical events, as well as seminars and conferences to the City. It is a complex of three structures: two theaters with capacities of approximately 2,750 and 450, and a continuing education building with a 450-seat auditorium and 24 meeting rooms. Connected to this complex are two of Iowa State University’s major Big 12 athletic venues: Jack Trice football stadium with a seating capacity of 61,500 and Hilton Coliseum with capacity for approximately 15,000.

In addition to ISU located in the City, the following institutions provide higher education within 30 miles of the City: Drake University, Grand View University, Des Moines University (formerly University of Osteopathic Medicine and Health Services). Two-year degree programs are offered at Des Moines Area Community College, Upper Iowa University, Vatterott College and Kaplan University (formerly Hamilton College).

FINANCIAL SERVICES

Financial services for the residents of the City are provided by First National Bank Ames, Iowa and VisionBank of Iowa. In addition, the City is served by branch offices of Availa Bank, Bank of the West, Bankers Trust Company, Central State Bank, CoBank ACB, Exchange State Bank, First Interstate Bank, Midwest Heritage Bank F.S.B., South Story Bank & Trust; US Bank, N.A., and Wells Fargo Bank, as well as by several credit unions.

First National Bank Ames and VisionBank of Iowa report the following deposits as of June 30 for each year:

<u>Year</u>	<u>First National Bank Ames</u>	<u>VisionBank of Iowa</u>
2018	\$648,715,000	\$357,109,000
2019	745,795,000	365,706,000
2020	855,840,000	448,663,000
2021	952,731,000	490,477,000
2022	978,988,000	486,110,000

Source: Federal Deposit Insurance Corporation (FDIC)

APPENDIX B

FORM OF LEGAL OPINION

APPENDIX C

JUNE 30, 2022 ANNUAL COMPREHENSIVE FINANCIAL REPORT

APPENDIX D

FORM OF CONTINUING DISCLOSURE CERTIFICATE

OFFICIAL BID FORM

To: City Council of
City of Ames, Iowa

Sale Date: October 24, 2023
10:00 A.M., CT

RE: \$12,870,000* General Obligation Corporate Purpose Bonds, Series 2023D (the "Bonds")

This bid is a firm offer for the purchase of the Bonds identified in the "TERMS OF OFFERING" and on the terms set forth in this bid form and "TERMS OF OFFERING", and is not subject to any conditions, except as permitted by the "TERMS OF OFFERING". By submitting this bid, we confirm we have an established industry reputation for underwriting new issuance of municipal bonds.

For all or none of the above Bonds, in accordance with the "TERMS OF OFFERING", we will pay you \$ (not less than \$12,741,300) plus accrued interest to date of delivery for fully registered Bonds bearing interest rates and maturing in the stated years as follows:

Table with 6 columns: Coupon, Maturity, Yield, Coupon, Maturity, Yield. Rows show maturity years from 2024 to 2029.

* Preliminary; subject to change. The aggregate principal amount of the Bonds, and each scheduled maturity thereof, are subject to increase or reduction by the City or its designee after the determination of the successful bidder. The City may increase or decrease each maturity in increments of \$5,000 but the total amount to be issued will not exceed \$13,500,000. Interest rates specified by the successful bidder for each maturity will not change. Final adjustments shall be in the sole discretion of the City.

The dollar amount of the purchase price proposed by the successful bidder will be changed if the aggregate principal amount of the Bonds is adjusted as described above. Any change in the principal amount of any maturity of the Bonds will be made while maintaining, as closely as possible, the successful bidder's net compensation, calculated as a percentage of bond principal. The successful bidder may not withdraw or modify its bid as a result of any post-bid adjustment. Any adjustment shall be conclusive and shall be binding upon the successful bidder.

We hereby designate that the following Bonds to be aggregated into term bonds maturing on June 1 of the following years and in the following amounts (leave blank if no term bonds are specified):

Table with 3 columns: Years Aggregated, Maturity Year, Aggregate Amount. Rows show 'through' periods.

In making this offer we accept all of the terms and conditions of the "TERMS OF OFFERING" published in the Preliminary Official Statement dated October 10, 2023, and represent we are a bidder with an established industry reputation for underwriting new issuances of municipal bonds. In the event of failure to deliver the Bonds in accordance with the "TERMS OF OFFERING" as printed in the Preliminary Official Statement and made a part hereof, we reserve the right to withdraw our offer, whereupon the deposit accompanying it will be immediately returned. All blank spaces of this offer are intentional and are not to be construed as an omission.

Not as a part of our offer, the above quoted prices being controlling, but only as an aid for the verification of the offer, we have made the following computations:

NET INTEREST COST: \$

TRUE INTEREST COST: % (Based on dated date of November 9, 2023)

Account Manager: By:

Account Members:

The foregoing offer is hereby accepted by and on behalf of the City Council of the City of Ames, Iowa this 24th day of October 2023.

Attest: By:

Title: Title:

ITEM #: 12
DATE: 10-10-23
DEPT: PW

COUNCIL ACTION FORM

SUBJECT: 2022/23 AIRPORT IMPROVEMENTS PROGRAM (SOUTH APRON REHAB), GRANT AGREEMENT FROM THE IOWA DEPARTMENT OF TRANSPORTATION

BACKGROUND:

On April 25, 2023, the City Council conditionally approved the South Apron Rehabilitation project, awarding it to Con-Struct based in Ames, IA, for \$1,251,705. The award is subject to securing funding from three sources:

1. Federal Bipartisan Infrastructure Law.
2. Federal Entitlement funds.
3. State Airport Improvement Program grants.

On May 23, 2023, the City Council endorsed a grant application for State funds prepared by the City's airport consultant. Staff has been notified that funding from the Iowa Department of Transportation (Iowa DOT) has been granted. The funding agreement is included with this document, and Legal Staff has reviewed and approved it to form. **Notably, this marks the final grant agreement required to fully fund this project.**

ALTERNATIVES:

1. Approve the Iowa DOT Aviation Improvement Program grant not exceeding \$200,000 in eligible project costs.
2. Reject the funding agreement offer.

CITY MANAGER'S RECOMMENDED ACTION:

The South Apron Rehabilitation project can move forward as planned by approving this Iowa DOT grant agreement. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, as noted above.

**IOWA DEPARTMENT OF TRANSPORTATION
AGREEMENT
FOR THE FISCAL YEAR 2024
Airport Improvement Program**

This AGREEMENT is made between the Iowa Department of Transportation called the “Iowa DOT” and **City of Ames**, hereafter the “SPONSOR”.

1.00 PURPOSE: The purpose of this agreement is to set forth terms, conditions and obligations for accomplishment of certain improvements at the **Ames Municipal Airport** hereafter the “Airport.”

Improvements shall consist of: **Landside Paving, Lighting, and Gate Improvements**, as more clearly defined in the project application.

It shall be referred to as the “Project” and shall be identified by
Project number: **9I240AMW100**
Contract number: **CNTRT-00005793**

2.0 GENERAL PROVISIONS

- 2.01 The SPONSOR shall have 90 days to sign and return this agreement or the Iowa DOT reserves the right to revoke this grant.
- 2.02 The SPONSOR shall have the project under contract no later than 12 months after the date of the agreement or the Iowa DOT reserves the right to revoke this grant.
- 2.03 The Iowa DOT agrees to reimburse the SPONSOR **80%** of the eligible project costs, not to exceed the maximum amount payable of **\$200,000**, incurred according to the terms of this agreement. Reimbursement will be made in whole dollar amounts only, rounded down. Final payment request may include documentation of unreimbursed amounts due to rounding, and final reimbursement will be made up to the contract amount in whole dollars.
- 2.04 All projects meeting the definition of public improvements shall follow the competitive bid and competitive quotation procedures for vertical infrastructure as identified in Chapter 26 of the Code of Iowa and 761 Iowa Administrative Code Chapter 180.
(<https://www.legis.iowa.gov/docs/iac/chapter/761.180.pdf>)
- Competitive bid procedures for all projects greater than \$196,000.
 - Competitive quotation procedures for airport authorities and city sponsors with populations greater than 50,000 for projects between \$109,000 and \$196,000
 - Competitive quotation procedures for airport authorities and city sponsors with population of 50,000 or less for projects between \$81,000 and \$196,000,
 - Informal local procedures for projects less than the thresholds identified for competitive quotations.

The SPONSOR shall follow requirements of the Iowa Code Section 544A.18, 193B Iowa Administrative Code Chapter 5, Chapter 542B of the Code of Iowa, and 193C Administrative Code Chapter 1 to determine when professional engineering or architectural plans and

specifications must be used. The SPONSOR shall submit any plans, specifications and other contract documents to the Iowa DOT for its files.

- 2.05 Should the SPONSOR fail to comply with any Condition or Assurance provided herein, the Iowa DOT may withhold further payment and may require reimbursement of any or all payments made by the Iowa DOT toward accomplishment of the Project.
- 2.06 The Iowa DOT shall not waive any right of authority by making payments pursuant to this agreement, and such payments shall not constitute approval or acceptance of any part of the Project.
- 2.07 Neither the Department nor the Sponsor intend to create rights in, and shall not be liable to, any third parties by reason of this agreement.
- 2.08 If any provision of this agreement is held invalid, the remainder of this agreement shall not be affected thereby if such remainder would then continue to conform to applicable law and the intent of this agreement.
- 2.09 The Iowa DOT shall determine what costs charged to the project account are eligible for participation under the terms of this agreement and the SPONSOR shall bear all additional costs accepted and paid. Only those eligible costs incurred after this agreement is executed shall be reimbursed, unless the SPONSOR receives written notice from the Iowa DOT that the Sponsor has authority to incur costs.
- 2.10 Notwithstanding any other provisions of this agreement, the Iowa DOT shall have the right to enforce, and may require the SPONSOR to comply with, any and all Conditions and Assurances agreed to herein.
- 2.11 The Iowa DOT's obligations hereunder shall cease immediately, without penalty of further payment being required, in any year for which the General Assembly of the State of Iowa fails to make an appropriation or reappropriation to pay such obligations, and the Iowa DOT's obligations hereunder shall cease immediately without penalty of further payment being required at any time where there are not sufficient authorized funds lawfully available to the Iowa DOT to meet such obligations. The Iowa DOT shall give the SPONSOR notice of such termination of funding as soon as practicable after the Iowa DOT becomes aware of the failure of funding. In the event the Iowa DOT provides such notice, the SPONSOR may terminate this agreement or any part thereof.
- 2.12 The SPONSOR is the contracting agent and, as such, retains sole responsibility for compliance with local, state and federal laws and regulations related to accomplishment of the Project. The sponsor shall ensure compliance with Title VI of the Civil Rights Act of 1964, 78 STAT. 252, 42 U.S.C. 2000d-42 U.S.C. 2000d-4, and all requirements imposed by or pursuant to the end that no person in the United States shall, on the grounds of race, color, or national origin, be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination under any program or activity receiving financial assistance from the Iowa DOT.

In accordance with Iowa Code Chapter 216, the SPONSOR shall not discriminate against any

person on the basis of race, color, creed, age, sex, sexual orientation, gender identity, national origin, religion, pregnancy, or disability.

- 2.13 Funding will be available for reimbursement of the project for three years after the date of the agreement, unless appropriations are withdrawn under 2.10. Assurances in this agreement remain in full force and effect for a period of 20 years from the date of the agreement.
- 2.14 The SPONSOR agrees to indemnify, defend, and to hold the Iowa DOT harmless from any action or liability out of the design, construction, maintenance and inspection or use of this project. This agreement to indemnify, defend, and hold harmless applies to all aspects of the Iowa DOT's application review and approval process, plan and construction reviews, and funding participation.
- 2.15 In the case of any dispute concerning the terms of this agreement, the parties shall submit the matter to arbitration pursuant to the Iowa Code Chapter 679A. Either party has the right to submit the matter to arbitration after 10 days notice to the other party of the intent to seek arbitration. The written notice must include a precise statement of the dispute. The Iowa DOT and the SPONSOR agree to be bound by the decision of the appointed arbitrator. Neither party may seek any remedy with the State or Federal courts absent exhaustion of the provisions of this paragraph for arbitration.
- 2.16 Infrastructure and/or work products developed through this grant become the property of the SPONSOR and the SPONSOR's responsibility to maintain.
- 2.17 The attached Exhibit(s) will apply and are hereby made a part of this agreement:
 - Exhibit A, "Utilization of Targeted Small Business (TSB) Enterprises on Non-Federal Aid Projects (Third-Party State Assisted Projects)"

3.00 PROJECT CONDITIONS

- 3.01 The SPONSOR Agrees to:
 - (a) Let contracts according to provisions of Chapter 26 of the Iowa Code and preside at all public hearings occasioned by the Project.
 - (b) Contract for all professional and construction services as needed, submitting a copy of any engineering/consultant contract to the Iowa DOT. If the engineering/consultant agreement is more than \$150,000 and the sponsor will request state reimbursement for the engineering/consultant services, the agreement must be submitted to the Iowa DOT for pre-audit prior to execution of the agreement.
 - (c) Establish and maintain a project schedule and provide the schedule to the Iowa DOT.
 - (d) Obtain and provide the sales tax exemption certificates through the Iowa Department of Revenue and Finance to the successful bidder and any subcontractors to enable them to purchase qualifying materials for the project free of sales tax.
 - (e) Submit to the Iowa DOT a Request for Reimbursement form, copies of invoices, and proof of payment for reimbursement. Progress payments are allowed.

- (f) Inspect work and equipment, test materials, and control construction to ensure that the design intent of the plans and specifications is achieved.
- (g) Inform the Iowa DOT of construction completion and allow the Iowa DOT access to review the completed project.
- (h) Certify satisfactory completion of the Project by resolution or signed final acceptance form and provide a copy to the Iowa DOT.
- (i) Retain all records relating to project cost, including supporting documents, for a period of three (3) years following final payment by the Iowa DOT, and to make such records and documents available to Iowa DOT personnel for audit.
- (j) Ensure that applicable General Provisions and Project Conditions are included in any agreement between the SPONSOR and Engineer/Consultant.

4.00 SPECIAL PROVISIONS

4.01 None

5.00 SPONSOR ASSURANCES

By authorizing execution of this agreement the SPONSOR hereby certifies that:

- 5.01 It will not enter into any transaction which would operate to deprive it of any of the rights and powers necessary to perform any or all of the assurances made herein, unless by such transaction the obligation to perform all such covenants are assumed by another public agency found by the Iowa DOT to be eligible under the laws of the State of Iowa to assume such obligations and to have the power, authority, and financial resources to carry out all such obligations. If an arrangement is made for the management or operation of the Airport by any agency or person other than the SPONSOR or an employee of the SPONSOR, the SPONSOR will reserve sufficient rights and authority to insure that the Airport will be operated and maintained in accordance with these assurances. The SPONSOR retains responsibility for compliance with these assurances and all other provisions of this agreement, regardless of any arrangement for management or operation of the airport.
- 5.02 It will not dispose of or encumber its title or other interests in the site and facilities during the 20-year period of this agreement.
- 5.03 It will operate and maintain in a safe and serviceable condition the Airport and all facilities thereon and connected therewith which are necessary to service the aeronautical users of the Airport and will not permit any activity thereon which would interfere with its use for airport purposes.
- 5.04 Insofar as it is within its power and reasonable, the Sponsor will, either by the acquisition and retention of easements or other interests in or rights for the use of land or airspace and by the adoption and enforcement of zoning regulations, prevent the construction, erection, alteration, or growth of any structure, tree, or other object in the approach areas of the runways of the Airport, which would constitute an obstruction to air navigation according to the criteria or standards prescribed in Section 77.23 as applied to Section 77.25, Part 77, of the Federal Aviation Regulations. In addition, the Sponsor will not erect or permit the erection of any

permanent structure or facility which would interfere materially with the use, operation, or future development of the Airport, or any portion of a runway approach area in which the Sponsor has acquired, or hereafter acquires.

- 5.05 It will operate and maintain the facility in accordance with the minimum standards as may be required or prescribed by the Iowa DOT for the maintenance and operation of such facilities as identified in the Iowa Administrative Code 761-Chapter 720.10
- 5.06 It will operate the Airport as such for the use and benefits of the public. In furtherance of this covenant (but without limiting its general applicability and effect), the SPONSOR specifically agrees that it will keep the Airport open to all types, kinds, and classes of aeronautical use on fair and reasonable terms without unlawful discrimination between such types, kinds, and classes. The SPONSOR may establish such fair, equal, and not unjustly discriminatory conditions to be met by all users of the Airport as may be necessary for the safe and efficient operation of the airport. The SPONSOR may also prohibit or limit any given type, kind, or class of aeronautical use of the Airport if such action is necessary for the safe operation of the Airport or necessary to serve the civil aviation need of the public. It will operate the Airport on fair and reasonable terms, and without unjust discrimination.
- 5.07 The SPONSOR will keep up-to-date and provide to the Iowa DOT an airport layout plan. The SPONSOR will not make or permit the making of any changes or alterations in the Airport or any of its facilities other than in conformity with the airport layout plan, if such changes or alterations might adversely affect the safety, utility, or efficiency of the Airport.

6.00 EXECUTION OF THE AGREEMENT. By resolution made a part of this agreement the SPONSOR authorized the undersigned to execute this agreement.

Signed this _____ day of _____, _____, on behalf of the SPONSOR.

By: _____ Attested: _____

Title: _____ Title: _____

Signed this _____ day of _____, _____, on behalf of the Iowa Department of Transportation.

By: _____
Tamara Nicholson
Director
Modal Transportation Bureau

Exhibit A

CONTRACT PROVISION

Targeted Small Business (TSB) Affirmative Action Responsibilities on Non-Federal Aid Projects (Third-Party State-Assisted Projects)

September 2020

CONTRACT PROVISION
Targeted Small Business (TSB) Affirmative Action Responsibilities on
Non-Federal-aid Projects (Third-party State-Assisted Projects)

1. TSB DEFINITION

A TSB is a small business, as defined by Iowa Code Section 15.102(10), which is 51% or more owned, operated and actively managed by one or more women, minority persons, service-disabled veterans or persons with a disability provided the business meets all of the following requirements: is located in this state, is operated for profit and has an annual gross income of less than 4 million dollars computed as an average of the three preceding fiscal years.

2. TSB REQUIREMENTS

In all State-assisted projects made available through the Iowa Department of Transportation, local governments have certain affirmative action requirements to encourage and increase participation of disadvantaged individuals in business enterprises. These requirements are based on Iowa Code Section 19B.7. These requirements supersede all existing TSB regulations, orders, circulars and administrative requirements.

3. TSB DIRECTORY INFORMATION

Available from: Iowa Economic Development Authority Targeted
Small Business Certification Program 1963 Bell
Avenue, Suite 200

Des Moines, IA 50315 Phone:
(515-348-6159)

Website: <https://iowaeconomicdevelopment.com/tsb>

4. THE CONTRACTOR'S TSB POLICY

The contractor is expected to promote participation of disadvantaged business enterprises as suppliers, manufacturers and subcontractors through a continuous, positive, result-oriented program. Therefore, the contractor's TSB policy shall be:

It is the policy of this firm that Targeted Small Business (TSB) concerns shall have the maximum practical opportunity to participate in contracts funded with State-assisted funds which are administered by this firm (e.g. suppliers, manufacturers and subcontractors). The purpose of our policy is to encourage and increase the TSB participation in contracting opportunities made available by State-assisted programs.

5. CONTRACTORS SHALL APPOINT AN EQUAL EMPLOYMENT OPPORTUNITY (EEO) OFFICER

The contractor shall designate a responsible person to serve as TSB officer to fulfill the contractor's affirmative action responsibilities. This person shall have the necessary statistics, funding, authority and responsibility to carry out and enforce the firm's EEO policy. The EEO officer shall be responsible for developing, managing and implementing the program on a day-to-day basis. The officer shall also:

- A. For current TSB information, contact the Iowa Economic Development Authority (515-348-6159) to identify potential material suppliers, manufacturers and contractors.

TSB Affirmative Action Responsibilities

- A. Make every reasonable effort to involve TSBs by soliciting quotations from them and incorporating them into the firm's bid.
- B. Make every reasonable effort to establish systematic written and verbal contact with those TSBs having the materials or expertise to perform the work to be subcontracted, at least two weeks prior to the time quotations are submitted. Maintain complete records of negotiations efforts.
- C. Provide or arrange for assistance to TSBs in seeking bonding, analyzing plans/specifications or other actions that can be viewed as technical assistance.
- D. Ensure the scheduled progress payments are made to TSBs as agreed in subcontract agreements.
- E. Require all subcontractors and material suppliers to comply with all contract equal opportunity and affirmative action provisions.

6. COUNTING TSBs PARTICIPATION ON A PROJECT

TSBs are to assume actual and contractual responsibilities for provision of materials/supplies, subcontracted work or other commercially useful function.

- A. The bidder may count:
 - 1) Planned expenditures for materials/supplies to be obtained from TSB suppliers and manufacturers; or
 - 2) Work to be subcontracted to a TSB; or
 - 3) Any other commercially useful function.
- B. The contractor may count:
 - 1) 100% of an expenditure to a TSB manufacturer that produces/supplies goods manufactured from raw materials.
 - 2) 60% of an expenditure to TSB suppliers that are not manufacturers; provided the suppliers perform a commercially useful function in the supply process.
 - 3) Only those expenditures to TSBs that perform a commercially useful function in the work of a contract, including those as a subcontractor.
 - 4) Work the Contracting Authority has determined that it involves a commercially useful function. The TSB must have a necessary and useful role in the transaction of a kind for which there is a market outside the context of the TSB program. For example, leasing equipment or purchasing materials from prime contractor would not count.

7. REQUIRED DATA, DOCUMENTS AND CONTRACT AWARD PROCEDURES FROM BIDDERS/CONTRACTORS FOR PROJECTS WITH ASSIGNED GOALS

A. Bidders

Bidders who fail to demonstrate reasonable positive efforts may be declared ineligible to be awarded the contract. Bidders shall complete the bidding documents plus a separate form called "TSB Pre-Bid Contact Information". This form includes:

- 1) Name(s) of the TSB(s) contacted regarding subcontractable items.
- 2) Date of the contract.
- 3) Whether or not a TSB bid/quotation was received.
- 4) Whether or not the TSB's bid/quotation was used.
- 5) The dollar amount proposed to be subcontracted.

B. Contractors Using Quotes From TSBs

Use those TSBs whose quotes are listed in the "Quotation Used in Bid" column along with a "yes" indicated on the Pre-BID Contract Information Form.

C. Contractors NOT Using Quotes From TSBs

If there are no TSBs listed on the Pre-bid Contact Information Form, then the contractor shall document all efforts made to include TSB participation in this project by documenting the following:

- 1) What pre-solicitation or pre-bid meetings scheduled by the contracting authority were attended?
- 2) Which general news circulation, trade associations and/or minority-focused media were advertised concerning the subcontracting opportunities?
- 3) Were written notices sent to TSBs that TSBs were being solicited and was sufficient time allowed for the TSBs to participate effectively?
- 4) Were initial solicitations of interested TSBs followed up?
- 5) Were TSBs provided with adequate information about the plans, specifications and requirements of the contract?
- 6) Were interested TSBs negotiated with in good faith? If a TSB was rejected as unqualified, was the decision based on an investigation of their capabilities?
- 7) Were interested TSBs assisted in obtaining bonding, lines of credit or insurance required by the contractor?
- 8) Were services used of minority community organization, minority contractors' groups; local State and Federal minority business assistance offices or any other organization providing such assistance.

The above documentation shall remain in the contractor's files for a period of three (3) years after the completion of the project and be available for examination by the Iowa Economic Development Authority.

8. POSITIVE EFFORT DOCUMENTATION WHEN NO GOALS ARE ASSIGNED

Contractors are also required to make positive efforts in utilizing TSBs on all State-assisted projects which are not assigned goals. Form 730007, "TSB Pre-bid Contact Information" is required to be submitted with bids on all projects. If there is no TSB participation, then the contractor shall comply with section 7C of this document prior to the contract award. Form 730007 can be found here: <https://forms.iowadot.gov/FormsMgt/External/730007.doc>

Contractor _____

Page# _____

Project# _____

TARGETED SMALL BUSINESS (TSB)
PRE-BID CONTACT INFORMATION

County _____

City _____

(To Be Completed By All Bidders per the Current Contract Provision)

In order for your bid to be considered responsive, you are required to provide information on this form showing your Targeted Small Business contacts made with your bid submission. This information is subject to verification and confirmation.

In the event it is determined that the Targeted Small Business goals are not met, then before awarding the contract, the Contracting Authority will make a determination as to whether or not the apparent successful low bidder made good faith efforts to meet the goals.

NOTE: Every effort shall be made to solicit quotes or bids on as many subcontractable items as necessary to achieve the established goals. If a TSB's quote is used in the bid, it is assumed that the firm listed will be used as a subcontractor.

TABLE OF INFORMATION SHOWING BIDDERS PRE-BID
TARGETED SMALL BUSINESS (TSB) CONTACTS

SUBCONTRACTOR	TSB	DATES CONTACTED	QUOTES RECEIVED		QUOTATION USED IN BID	
			YES/ NO	DATES CONTACTED	YES/ NO	DOLLAR AMT. PROPOSED TO BE SUBCONTRACTED

Total dollar amount proposed to be subcontracted to TSB on this project \$_____.

List items by name to be subcontracted:

**UTILIZATION OF TARGETED SMALL BUSINESS (TSB) ENTERPRISES
ON NON-FEDERAL AID PROJECTS
(THIRD-PARTY STATE-ASSISTED PROJECTS)**

In accordance with Iowa Code Section 19B.7, it is the policy of the Iowa Department of Transportation (Iowa DOT) that Targeted Small Business (TSB) enterprises shall have the maximum practicable opportunity to participate in the performance of contracts financed in whole or part with State funds.

Under this policy the Recipient shall be responsible to make a positive effort to solicit bids or proposals from TSB firms and to utilize TSB firms as contractors or consultants. The Recipient shall also ensure that the contractors or consultants make positive efforts to utilize TSB firms as subcontractors, subconsultants, suppliers, or participants in the work covered by this agreement.

The Recipient's "positive efforts" shall include, but not be limited to:

1. Obtaining the names of qualified TSB firms from the Iowa Economic Development Authority (515-725-3132) or from its website at: <https://www.iowa.gov/tsb/index.php/home>.
2. Notifying qualified TSB firms of proposed projects involving State funding. Notification should be made in sufficient time to allow the TSB firms to participate effectively in the bidding or request for proposal (RFP) process.
3. Soliciting bids or proposals from qualified TSB firms on each project, and identifying for TSB firms the availability of subcontract work.
4. Considering establishment of a percentage goal for TSB participation in each contract that is a part of this project and for which State funds will be used. Contract goals may vary depending on the type of project, the subcontracting opportunities available, the type of service or supplies needed for the project, and the availability of qualified TSB firms in the area.
5. For construction contracts:
 - a) Including in the bid proposals a contract provision titled "TSB Affirmative Action Responsibilities on Non-Federal Aid Projects (Third-Party State-Assisted Projects)" or a similar document developed by the Recipient. This contract provision is available on-line at:

http://www.dot.state.ia.us/local_systems/publications/tsb_contract_provision.pdf
 - b) Ensuring that the awarded contractor has and shall follow the contract provisions.
6. For consultant contracts:
 - a) Identifying the TSB goal in the Request for Proposal (RFP), if one has been set.
 - b) Ensuring that the selected consultant made a positive effort to meet the established TSB goal, if any. This should include obtaining documentation from the consultant that includes a list of TSB firms contacted; a list of TSB firms that responded with a subcontract proposal; and, if the consultant does not propose to use a TSB firm that submitted a subcontract proposal, an explanation why such a TSB firm will not be used.

The Recipient shall provide the Iowa DOT the following documentation:

1. Copies of correspondence and replies, and written notes of personal and/or telephone contacts with any TSB firms. Such documentation can be used to demonstrate the Recipient's positive efforts and it should be placed in the general project file.
2. Bidding proposals or RFPs noting established TSB goals, if any.
3. The attached "Checklist and Certification." This form shall be filled out upon completion of each project and forwarded to: Iowa Department of Transportation, Civil Rights Coordinator, Office of Employee Services, 800 Lincoln Way, Ames, IA 50010.

CHECKLIST AND CERTIFICATION
For the Utilization of Targeted Small Businesses (TSB)
On Non-Federal-aid Projects (Third-Party State-Assisted Projects)

Recipient: _____ Project Number: _____

County: _____ Agreement Number: _____

1. Were the names of qualified TSB firms obtained from the Iowa Department of Inspections and Appeals? YES NO

If no, explain _____

2. Were qualified TSB firms notified of project? YES NO

If yes, by letter, telephone, personal contact, or other (specify) _____

If no, explain _____

3. Were bids or proposals solicited from qualified TSB firms? YES NO

If no, explain _____

4. Was a goal or percentage established for TSB participation? YES NO

If yes, what was the goal or percentage? _____

If no, explain why not: _____

5. Did the prime contractor or consultant use positive efforts to utilize TSB firms on subcontracts? YES NO

If no, what action was taken by Recipient? _____

Is documentation in files? YES NO

6. What was the dollar amount reimbursed to the Recipient from the Iowa Department of Transportation?

\$ _____

What was the final project cost?

\$ _____

What was the dollar amount performed by TSB firms?

\$ _____

Name(s) and address(es) of the TSB firm(s) _____

(Use additional sheets if necessary)

Was the goal or percentage achieved? YES NO

If no, explain _____

As the duly authorized representative of the Recipient, I hereby certify that the Recipient used positive efforts to utilize TSB firms as participants in the State-assisted contracts associated with this project.

Title

Signature

ITEM #: 13
 DATE: 10-10-23
 DEPT: PW

COUNCIL ACTION FORM

SUBJECT: 2023/24 TRAFFIC SYSTEM CAPACITY IMPROVEMENTS – AIRPORT RD.

BACKGROUND:

This program will address several issues identified in the 2045 Metropolitan Transportation Plan (MTP). The 2045 MTP identified several critical intersections that were at or nearing capacity such that improvements were needed. This program will provide for the planning, design, and construction of those improvements.

This contract involves the design of the project. Services will include a base survey, evaluation of construction techniques, area drainage analysis, preparation of plans and specifications, notification and coordination with Iowa DOT, adjacent property owners, and contractors of nearby construction projects (DOT HWY 69 Resurfacing, etc.), holding at least one public informational meeting, and attendance at a pre-construction meeting. Also included will be plan development and all required submittals to meet City letting requirements, with an anticipated Spring 2024 letting for construction in 2024-25.

Proposals for this work were received from seven engineering firms and were evaluated according to the following criteria: Project Understanding, Design Team, Previous Experience, Ability to Perform Work, and Estimated Contract Cost. Listed below is the ranking information based on this evaluation:

Engineering Firm	Overall Rank	Estimated Fee
WHKS & Co.	1	\$ 62,300
HR Green, Inc.	2	\$ 99,991
Strand Associates, Inc.	3	\$ 109,200
Stanley Consultants, Inc.	4	\$ 50,000
Bolton & Menk, Inc.	5	\$ 92,204
Civil Design Advantage, LLC	6	\$ 75,000
ISG	7	\$ 71,600

Given the above rankings, staff has negotiated a contract with the highest ranked firm, WHKS & Co., of Ames, Iowa.

This project is shown in the 2023-24 Capital Improvements Plan with funding in the amount of \$370,000 in G.O. Bonds and \$350,000 in Road Use Tax. An additional \$60,000

in G.O. Bonds from prior project savings is also available, **bringing the total project budget for administration, engineering, and construction to \$780,000.**

ALTERNATIVES:

1. Approve the engineering services agreement for the 2023/24 Traffic System Capacity Improvements – Airport Road project with WHKS & Co., of Ames, Iowa, in an amount not to exceed \$62,300.
2. Direct staff to negotiate an engineering agreement with another consulting firm.

CITY MANAGER’S RECOMMENDED ACTION:

Based on staff’s evaluation using the above criteria, WHKS & Co. will provide the best value to the City in designing this project. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, as noted above.

S Duff Ave Frontage



S Duff Ave



S Duff Ave

Connections to
CyRide Stops

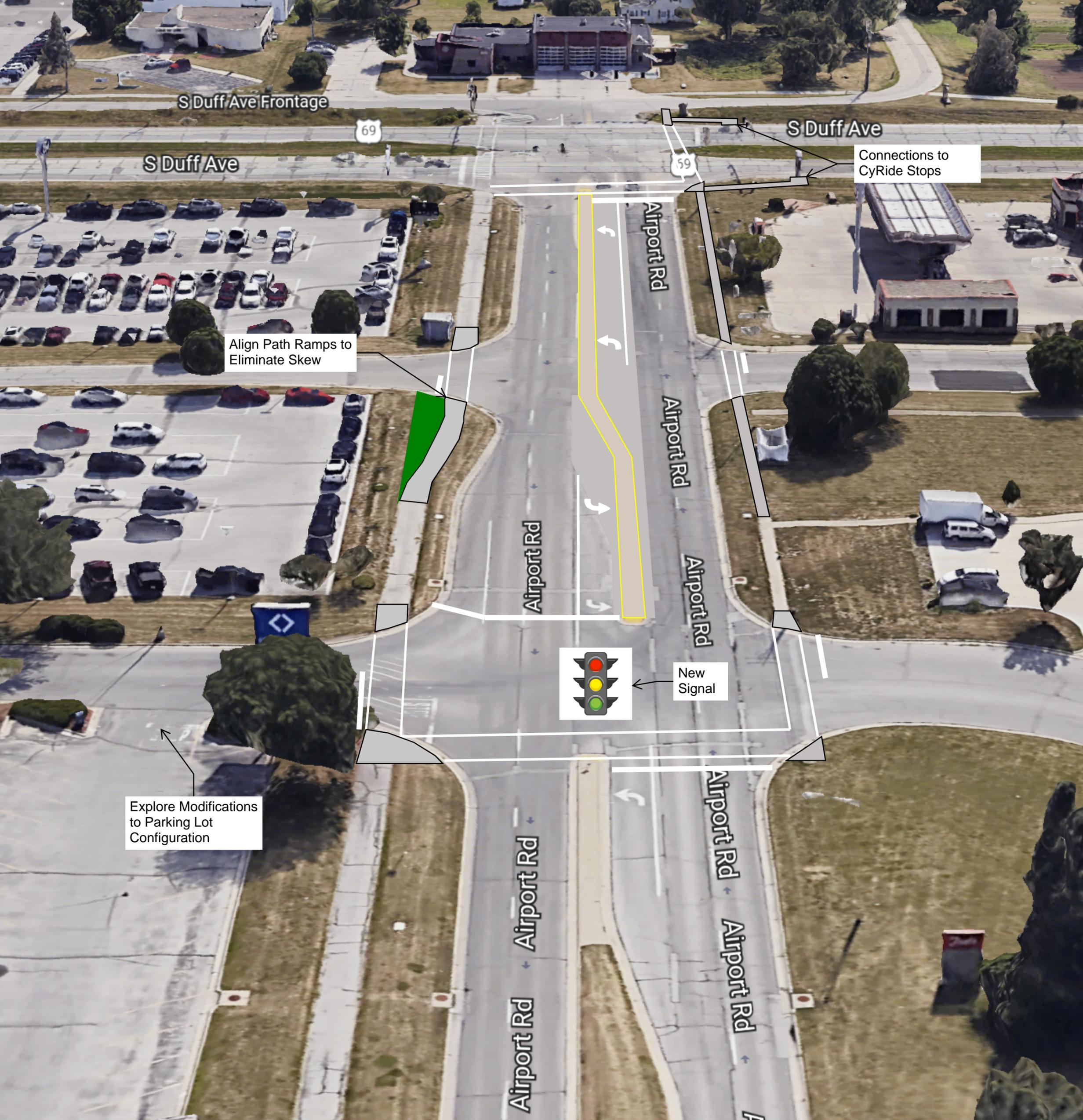
Align Path Ramps to
Eliminate Skew



New
Signal

Explore Modifications
to Parking Lot
Configuration

Airport Rd



ITEM #: 14
DATE: 10-10-23
DEPT: PW

COUNCIL ACTION FORM

SUBJECT: 2022/23 SHARED USE PATH SYSTEM EXPANSION – GRAND AVENUE

BACKGROUND:

This program provides for construction of shared use paths on street rights-of-way, adjacent to streets and through greenbelts. The Metropolitan Transportation Plan (MTP) identifies those paths that separate bicycle traffic from higher-speed automobile traffic. **This project will construct a shared use path along the west side of Grand Avenue from Lincoln Way to 6th Street.**

This contract involves the design of the project. Services will include a base survey, evaluation of construction technique, area drainage analysis, preparation of plans and specifications, notification and coordination with Iowa DOT, adjacent property owners, and contractors of nearby construction projects (DOT HWY 69 Resurfacing, etc.), holding at least one public informational meeting, and attendance at a pre-construction meeting. Also included will be plan development and all required submittals to meet City letting requirements, with an anticipated 2024 letting for construction in 2025.

Proposals for this work were received from four engineering firms and were evaluated according to the following criteria: Project Understanding, Design Team, Previous Experience, Ability to Perform Work, and Estimated Contract Cost. Listed below is the ranking information based on this evaluation:

Engineering Firm	Overall Rank	Estimated Fee
WHKS & Co.	1	\$ 58,100
Clapsaddle-Garber Associates, Inc.	2	\$ 42,000
Bolton & Menk, Inc.	3	\$ 87,200
Civil Design Advantage, LLC	4	\$ 59,000

Given the above rankings, staff has negotiated a contract with the highest ranked firm, WHKS & Co., of Ames, Iowa.

This project is shown in the 2022-23 Capital Improvements Plan with funding in the amount of \$650,000 in Local Option Sales Tax for administration, engineering, and construction.

ALTERNATIVES:

1. Approve the engineering services agreement for the 2022/23 Shared Use Path System Expansion – Grand Avenue project with WHKS & Co., of Ames, Iowa, in an amount not to exceed \$58,100.
2. Direct staff to negotiate an engineering agreement with another consulting firm.
3. Decide not to move ahead with this project at this time.

CITY MANAGER'S RECOMMENDED ACTION:

Based on staff's evaluation using the above criteria, WHKS & Co. will provide the best value to the City in designing this project. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, as noted above.

ITEM #: 15
 DATE: 10-10-23
 DEPT: PW

COUNCIL ACTION FORM

SUBJECT: 2022/23 STORM WATER EROSION CONTROL (CLEAR CREEK BANK STABILIZATION – UTAH DRIVE)

BACKGROUND:

This annual program provides for stabilization of areas that have become eroded in streams, channels, swales, gullies, or drainage ways that are part of the stormwater system. This program provides a more permanent control of the erosion and will reduce recurring maintenance costs in these areas. **The location for this project is Clear Creek near Utah Drive.**

Staff sent letters to all impacted residents and met with several property owners to obtain input regarding staging, construction access, and construction timing. Comments were received and incorporated into the project design.

On October 5, 2022, a professional services agreement contract with WHKS & Co. of Ames, Iowa was approved in the amount not to exceed \$22,700 for design. WHKS and City staff have completed plans and specifications for this project. Revenue and expenses associated with this program are estimated as follows:

	Revenue	Expenses
Storm Water Utility Fund	\$ 350,000	
Construction (this project)		\$ 102,966.50
Storm Water Erosion Control (future phases)		177,033.50
Engineering/Administration (Est.)		70,000.00
	\$ 350,000	\$ 350,000.00

ALTERNATIVES:

1. Approve the plans and specifications for the 2022/23 Storm Water Erosion Control (Clear Creek Bank Stabilization – Utah Drive) project and establish November 8, 2023, as the date of letting and November 14, 2023, as the date of report of bids.
2. Direct staff to pursue changes to the project.

CITY MANAGER'S RECOMMENDED ACTION:

Approving these plans and specifications will result in more permanent control of the erosion and will reduce recurring maintenance costs. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, as described above.

ITEM#: 16
DATE: 10-10-23
DEPT: ELECTRIC

COUNCIL ACTION FORM

SUBJECT: CONTAMINATED SOIL AND WATER AT COMBUSTION TURBINE OIL LINE REPLACEMENT PROJECT- CHANGE ORDER NO. 2

BACKGROUND:

Electric staff has been performing a Capital Improvement project at the Combustion Turbine site to replace two existing fuel oil lines that run underground between the fuel oil supply tank and the fuel forwarding pump house. The existing lines are old and are being replaced to avoid any issues that may arise because of their age.

The project requires digging an 8-foot pit next to the pump house so the contractor can install a new line while the existing line is still able to be used. The pit has presented some challenges since: 1) this site is part of the old city landfill, 2) there is a lot of ground water, and 3) the soil stability is not very good. **A few days after digging the pit, an oily substance started slowly seeping from the surrounding soil into the pit. Staff does not yet know where the oily substance is coming from, but has confirmed the two existing lines are not leaking and there is no evidence of any oil substance discharging from the site.**

Because the pit was constantly taking on ground water and the oil substance continued to contaminate the water, daily pumping of the water was required. The water was put into containers where it was hauled off and properly disposed of.

When staff first found the oil substance, a PO in the amount of \$9,500 was issued for J Pettiecord to dispose of the water properly. After better understanding the rate the ground water was going into the pit, additional funds were needed to cover the proper disposal of the pumped water and Change Order #1 was requested. The City Manager's office approved an additional \$35,500, bringing the contract to a total of \$45,000.

On September 12, the City received an invoice from J Pettiecord for services provided from 8/24/23 to 8/31/23 for a total of \$16,272.01. This included administrative costs for three site visits, soil and water sample testing costs, delivery and rental costs of frac tanks, delivery of small equipment used for remediation, and pumping and disposal of 12,668 gallons of oil contaminated ground water. This invoice was received a few weeks late, as the point of contact at J Pettiecord was dealing with a personal situation.

When the September 12 invoice was received, staff consulted with J Pettiecord about the project and anticipated future costs. From this discussion, it was thought the \$45,000 of funding available on the Purchase Order after Change Order #1 would be enough to cover

the costs to complete remediation. However, on September 20, the City received three additional invoices from J Pettiecord. These invoices included costs for the pumping and disposal of oil-contaminated ground water as well as the transportation and disposal of contaminated soil. **The total of the invoices received to date is \$76,367.13. Another \$6,000 is estimated to be billed to the City for the retrieval and final cleanout of the frac tanks, which puts the current total obligation at \$82,367.13.**

Additionally, last week, work crews found additional contaminated soil while digging at the other end of the buried pipe. The contaminated soil appears to have been from a spill that occurred many years ago inside the spill containment around the fuel oil storage tank. The soil has been removed and contained in plastic wrap on site where it will sit until it can be properly disposed of. **Staff estimates another \$9,000 to dispose of this soil and liquid.**

Finally, it is necessary to track the contamination down to the source in order to prevent additional spread. **Staff believes approximately \$28,000 of additional funding will be necessary to properly dispose of any contaminated soil and liquid gathered from this process.**

Therefore, the work completed to date, the disposal of contaminated materials already encountered, and the remaining work to stop the source of the contamination is estimated to result in another \$75,000 of work, bringing the total contract cost to \$120,000. Change Order #2, in the amount of \$75,000, has been prepared to accomplish this work.

Funding for this project will be taken from the FY 2023/24 Power Plant Operations and Maintenance Budget where there is \$90,000 for miscellaneous repairs of the building that can be used for this clean-up project.

ALTERNATIVES:

1. Approve Change Order No. 2 in the amount of \$75,000 to J. Pettiecord Inc, of Bondurant, Iowa, to contain and remove the contaminated soil and water at the Combustion Turbine oil line replacement site.
2. Do not approve the requested change order.

CITY MANAGER'S RECOMMENDED ACTION:

All the contaminated soil and liquid must be removed from the ground and properly disposed of to ensure the soil is clean and will not have the potential of affecting surrounding soil and waters. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, as described above.

ITEM #: 17
 DATE: 10-10-23
 DEPT: PW

COUNCIL ACTION FORM

SUBJECT: SOUTH 16TH STREET IMPROVEMENTS – CHANGE ORDER

BACKGROUND:

This project, to reconstruct and add turn lanes at S. Duff Avenue and S. 16th Street, is one of the phases associated with the extension of S Grand Avenue.

On April 26, 2022, City Council awarded a construction contract to Con-Struct, Inc. of Ames, Iowa, in the amount of \$4,085,830.80. Two change orders have been approved:

- C.O. No. 1: \$7,454.30 – Addition of temporary pavement markings.
- C.O. No. 2: \$21,372.75 – Addition of Insertion Valve to prevent water shutoff for extended period.

Change Order No. 3 (this action) is for replacement of existing asphalt shared use path with a new concrete path in the amount of \$28,600. This will be fully funded through the Shared Use Path Maintenance CIP program administered by Public Works Operations Division.

A summary of revenues and projected expenses is shown below:

Activity	Expenses	Revenue
Engineering (overall total)	2,625,350.00	
South 5 th Street Project (Completed)	3,187,255.70	
S Grand Extension (Completed)	8,883,564.62	
S 16th St/S Duff Ave Imp (Construction)	4,085,830.80	
Land Acquisition	841,848.40	
Tree Clearing & Temporary Signal	138,206.39	
Traffic Signal (Cabinet/Poles/Camera)	210,000.00	
Pedestrian Bridge (Relocate to Schulte)	250,000.00	
Change Order No. 1	7,454.30	
Change Order No. 2	21,372.75	
Change Order No. 3	28,600.00	
GO Bonds		11,580,000
2022/23 Stormwater Improvement Program		200,000
21/22 Water System Improvement		186,372
MPO/STP Funds (\$4,300,000 in CIP)		5,500,000
Federal/State Grants (\$4,273,000 in CIP)		2,791,485
SUP Maintenance CIP (Local Option)		28,600
TOTAL	\$20,279,482.96	\$20,286,457

ALTERNATIVES:

1. Approve Change Order No. 3 in the amount not to exceed \$28,600.
2. Direct staff to pursue changes to the project.

CITY MANAGER'S RECOMMENDED ACTION:

By approving this change order, maintenance costs for the shared use path along South 16th Street will be reduced. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, as described above.

ITEM#: 18
DATE: 10-10-23
DEPT: W&PC

COUNCIL ACTION FORM

**SUBJECT: CHANGE ORDER NO. 3 FOR OLD WATER TREATMENT PLANT
DEMOLITION**

BACKGROUND:

During design of the new water treatment plant, City staff made a commitment that the old treatment facility would be demolished as soon as practical after being shut down to not become an abandoned eyesore for the neighborhood.

Council awarded a demolition contract on June 28, 2022, that included removal of the filter building, chemical feed building, exterior clarifiers, administrative offices, ¾ million-gallon ground reservoir, and small outbuildings. Improvements to the site distribution and raw water piping were included in this project as well. The high service pump station, two-million-gallon storage reservoir, five-million-gallon storage reservoir, and Technical Services Complex (TSC) all remain in use.

Two change orders have been approved for this contract to-date. Change Order #1, in the amount of \$401.36 was approved to address vermiculite removal and alter quantities of water main work. Change Order #2, a deduct in the amount of \$17,401.90, was approved to cap a 12” raw water main and address contract allowances.

Change Order No. 3 is a significant change to the original contract. An old storage building located near the existing high service pump station and two-million-gallon storage reservoir was removed as a part of the project. The building was believed to be a slab-on-grade structure, but when the concrete floor was removed there was an additional subgrade structure under the building with two large diameter pipes. Upon investigation, it was determined that this is the remnant of an old temporary pump station constructed in the 1950s during construction of the permanent pump station.

The pipes, one 20” in diameter and the other 30”, were found to still be actively connected to the two-million-gallon reservoir at a depth of approximately 20’. **To eliminate the potential for contamination of the fully treated water in the storage reservoir, the lines need to be properly disconnected and abandoned. This will require the use of intensive construction means and methods, including: excavation of the pipes to confirm the material and diameter at the connection to the reservoir; installation of a line stop on each pipe; cut and remove a two-foot length of each pipe; install a mechanical cap and thrust block on each pipe at the connection to the reservoir; plug the now inactive ends of each line; and provide backfill and topsoil to match the existing grade.** Because of the depth and proximity

to the critical two-million-gallon storage reservoir, sheet piling or other stabilization methods will be required to protect the structural integrity of the reservoir.



Photo (8-26-2022) of the old Water Treatment Plant at the start of demolition. The storage building with the unknown remnants of a pump station below is marked with an arrow.

The consultant has prepared Change Order No. 3 to the demolition contract in an amount of \$157,692.60, and the Change Order has been executed by the contractor, LinnCo, Inc. The Change Order additionally allows for an extension of the contract until November 8, 2023, to allow time for the pipe abandonment work.

Project Expenses

Construction Contract	
Original Contract	\$2,398,000.00
Change Order #1	401.36
(Vermiculite removal and quantities of water main work altered)	
Change Order #2	(17,401.90)
(Capping 12" raw water main and contract allowances)	
Change Order #3 – This Action	157,692.60
(2-million-gallon GSR pipework)	
Engineering	277,200.00
Legal, Admin, Misc.	16,450.93
<hr/>	
Total Project Expenses	2,832,342.99

The adopted project budget is shown below. Because demolition projects frequently include unexpected changes, the Drinking Water State Revolving Loan received was in the amount of \$3,500,000. Funding for this change order is available in the contingency included in the loan agreement.

Authorized Project Funds

FY 2018 - FY2020/21	\$141,916
FY 2021/22 CIP	\$ 1,288,560
FY 2022/23 CIP	\$ 1,233,000
<hr/>	<hr/>
Total Project Funds	\$ 2,663,476

Drinking Water State Revolving Loan	\$3,500,000
-------------------------------------	-------------

ALTERNATIVES:

1. Approve Change Order No. 3 to the contract with LinnCo, Inc., Sartell, Minnesota for the Old Water Treatment Plant Demolition, thereby adding \$157,692.60 and extending the contract completion date to November 8, 2023.
2. Do not take any action at this time and provide direction to staff on the future of the project.

CITY MANAGER’S RECOMMENDED ACTION:

The demolition of the old water treatment plant has come with very few surprises, and the first two change orders executed resulted in a net decrease in the contract of \$17,000.54. Near the close of the work, the remnants of an old, buried pump station were discovered with piping that was still actively connected to a finished water reservoir. To protect against possible leaks or contamination of the drinking water, the pipes need to be properly abandoned.

Due to the depth and proximity of the excavation to the reservoir, the repair is considerably more expensive than repairing a typical water main. Staff has worked with the consultant and contractor to identify the most appropriate means of disconnecting the pipes. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, as described above.



MEMO

To: Mayor and Members of the City Council

From: City Clerk's Office

Date: October 10, 2023

Subject: Contract and Bond Approval

There is no Council Action Form for Item No. 19. City Council approval of the contract and bond for this project is simply fulfilling a *State Code* requirement.

/cmw



MEMO

To: Mayor and Members of the City Council

From: City Clerk's Office

Date: October 10, 2023

Subject: Contract and Bond Approval

There is no Council Action Form for Item No. 20. City Council approval of the contract and bond for this project is simply fulfilling a *State Code* requirement.

/cmw

ITEM#: 21
DATE: 10-10-23
DEPT: ELECTRIC

COUNCIL ACTION FORM

**SUBJECT: UNIT 8 ELECTROSTATIC PRECIPITATOR INSULATION & LAGGING -
CONTRACT COMPLETION FOR INCORP INDUSTRIES LLC**

BACKGROUND

On December 13, 2022, City Council approved preliminary plans and specifications for Unit 8 Electrostatic Precipitator Insulation & Lagging. This project was to replace the lagging and insulation on the precipitator, the ductwork running between the Unit 8 boiler and the electrostatic precipitator units, along with the ductwork running between the precipitator units and the regenerative air heater.

A contract was awarded on February 14, 2023, to Incorp Industries, LLC, of Evansville, IN, in the amount of \$1,603,640 (inclusive of Iowa sales tax).

There was one change order. Change Order No. 1 was to remove and replace additional insulation and lagging due to deterioration on the inlet and outlet ducting, in the amount of \$226,500 (inclusive of sales tax.)

All the requirements of the contract have been met by Incorp Industries, LLC and the Engineer has provided a certificate of completion.

Funding for the Unit 8 Electrostatic Precipitator Insulation and Lagging Project was budgeted in the FY 2022/23 Capital Improvement Plan in the amount of \$2,000,000 for engineering and construction.

ALTERNATIVES:

1. Accept completion of the contract with Incorp Industries, LLC, of Evansville, IN, for the Unit 8 Electrostatic Precipitator Insulation and Lagging project in the amount of \$1,830,140.
2. Delay acceptance of this project.

CITY MANAGER'S RECOMMENDED ACTION:

The project has now been completed in accordance with the approved plans and specifications. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1 as stated above.

Engineer's Statement of Completion

Project: Unit #8 Electrostatic Precipitator Insulation and Lagging	Date of Contract: February 14, 2023
Owner: City of Ames Power Plant	Contract No.: 2023-093
Engineer: City of Ames Electric Services	Contractor: Incorp Industries, LLC

I hereby state that the **Unit #8 Electrostatic Precipitator Insulation and Lagging** project has been satisfactorily completed in general compliance with the terms, specifications, and stipulations of said contract.

The work was completed on August 31, 2023.

I further state that the retainage may be released in accordance with the contract documents.



Date 10/3/23

Kris Evans, PE

Power Plant Engineer

City of Ames Electric Services



Smart Choice

Public Works Department

515 Clark Avenue, Ames, Iowa 50010
Phone 515-239-5160 ♦ Fax 515-239-5404

September 28, 2023

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

RE: Quarry Estates Subdivision 3rd Addition Financial Security Reduction #5

Mayor and Council Members:

I hereby certify that sidewalk pavement, PCC 4" required as a condition for approval of the final plat of **Quarry Estates Subdivision, 3rd Addition** has been completed in an acceptable manner by **Topline Construction of Pleasant Hill, Iowa**. The above-mentioned improvements have been inspected by the Engineering Division of the Public Works Department of the City of Ames, Iowa, and found to meet City specifications and standards.

As a result of this certification, it is recommended that the financial security for public improvements on file with the City for this subdivision be reduced to **\$31,005.00**. The remaining work covered by this financial security includes Outlot D Landscaping -Trees, Conservation Area Maintenance, and Stormwater Management.

Sincerely,

A handwritten signature in blue ink that reads 'John C. Joiner'.

John C. Joiner, P.E.
Director

JJ/cc

cc: Finance, Planning & Housing, Subdivision file

Quarry Estates Subdivision, 3rd Addition
Financial Security Reduction #5
September 27, 2023
Page 2

Description of Remaining Work Covered by this financial security	Unit	Quantity
Outlot D Landscaping - Trees	EA	16
Conservation Area Maintenance	AC	7.2
Stormwater Management	LS	1



Smart Choice

Public Works Department

515 Clark Avenue, Ames, Iowa 50010
Phone 515-239-5160 ♦ Fax 515-239-5404

September 27, 2023

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

RE: Quarry Estates 4th Addition Financial Security Reduction #4

Mayor and Council Members:

I hereby certify that storm sewer pipes, aprons and the residential sidewalks, PCC 4", items required for approval of the final plat of **Quarry Estates #4 Addition** have been completed in an acceptable manner by **various home-builders**. The above-mentioned improvements have been inspected by the Engineering Division of the Public Works Department of the City of Ames, Iowa, and found to meet City specifications and standards.

As a result of this certification, it is recommended that the financial security for public improvements on file with the City for this subdivision be reduced to **\$29,350.00**. The remaining work covered by this financial security includes street trees, stormwater management, seeding and turf restoration as shown in attachment.

Sincerely,

A handwritten signature in blue ink that reads 'John C. Joiner'.

John C. Joiner, P.E.
Director

JJ/cc

cc: Finance, Planning & Housing, Subdivision file

Quarry Estates 4th Addition
Financial Security Reduction # 4
September 27, 2023
Page 2

Description	Unit	Quantity
Turf Reinforcement Mats, Type 4	SQ	5
Native Seeding (Swales)	AC	0.5
Native Seeding	AC	5
Street Trees	EA	27



Smart Choice

Public Works Department
515 Clark Avenue, Ames, Iowa 50010
Phone 515-239-5160 ♦ Fax 515-239-5404

September 27, 2023

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

RE: Quarry Estates 6th Addition Financial Security Reduction #1

Mayor and Council Members:

I hereby certify that electric lights, item required for approval of the final plat of **Quarry Estates #6 Addition** have been completed in an acceptable manner by **various contractors**. The above-mentioned improvements have been inspected by the Engineering Division of the Public Works Department of the City of Ames, Iowa, and found to meet City specifications and standards.

As a result of this certification, it is recommended that the financial security for public improvements on file with the City for this subdivision be reduced to **\$71,880.00**. The remaining work covered by this financial security includes street trees, stormwater management, seeding and turf restoration as shown in attachment.

Sincerely,

A handwritten signature in blue ink that reads 'John C. Joiner'.

John C. Joiner, P.E.
Director

JJ/cc

cc: Finance, Planning & Housing, Subdivision file

Quarry Estates 6th Addition
Financial Security Reduction # 1
September 27, 2023
Page 2

Description	Unit	Quantity
COSESCO	AC	8
PAVMENT, HMA SURFACE 2"	SY	2889
SIDEWALK PAVEMENT, PCC 4"	SY	160
PEDESTRIAN RAMPS, PCC 6"	SY	17
DETECTABLE WARNING PANELS	SF	32
MANHOLE ADJUSTMENTS	EA	4
STREET TREES	EA	21



Smart Choice

Public Works Department

515 Clark Avenue, Ames, Iowa 50010
Phone 515-239-5160 ♦ Fax 515-239-5404

September 27, 2023

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

RE: Ag Innovation Center Financial Security Reduction #1

Mayor and Council Members:

I hereby certify that the portion of the Watermain and portion of the Sanitary Sewer, required as a condition for approval of the final plat of **Ag Innovation Center** have been completed in an acceptable manner by **various contractors**. The above-mentioned improvements have been inspected by the Engineering Division of the Public Works Department of the City of Ames, Iowa, and found to meet City specifications and standards.

As a result of this certification, it is recommended that the financial security for public improvements on file with the City for this development be reduced to **\$42,440.00**. The remaining work covered by this financial security includes portion of watermain, portion of sanitary sewer and sidewalks, PCC 4".

Sincerely,

A handwritten signature in blue ink that reads 'John C. Joiner'.

John C. Joiner, P.E.
Director

JJ/cc

cc: Finance, Planning & Housing, Subdivision file

Description and Quantities of Activities to be completed and accepted

Item	Quantity	Unit
PCC Sidewalk, 4"	60	SY
Street Trees	2	EA
COSESCO	1.2	AC

ITEM#: 26
DATE: 10-10-23
DEPT: Finance

COUNCIL ACTION FORM

SUBJECT: IN-PERSON ACCEPTANCE OF CREDIT/DEBIT CARDS BY CUSTOMER SERVICE

BACKGROUND:

In September 2022, staff submitted a report to the City Council concerning the acceptance of credit card payments for utility fees and parking tickets (original report attached). That report was in response to the Council's request for information regarding the City's ability to facilitate in-person credit card payments.

To provide additional context, the City currently accepts credit cards as a payment method for the following locations and purposes:

- Community Center (In person and Online)
- Homewood Golf Course (In person)
- Furman Aquatic Center (In person)
- Ice Arena (In person)
- Finance Office (In person)
- Ames Public Library (In person and Online)
- CyRide (In person)
- Police Records (In person)
- Resource Recovery (In person)
- Animal Control (In person and Online for donations)
- Administrative Services (In person and Online)
- Rental Housing (In person and Online)
- Parking Tickets (Online)
- Utility Billing (Online)

In each of the above-noted areas the City absorbs the card processing fee with the exception of Parking Tickets and Utility Billing. The processing fees vary, but on average, the per-transaction fee is approximately 2.62% of the total transaction.

The City currently offers the following payment methods for both utility bills and parking ticket payments:

1. Check/Money Order (by mail, in person at City Hall, and the drive-up drop boxes at City Hall and Welch Avenue)
2. Cash (in person at City Hall)
3. Credit card payments (online only; customers are assessed a fixed fee of \$3.00 for parking tickets and \$3.50 for utility bills)

Additionally, for utility bills only, there are two additional options:

1. Automated Clearing House (ACH, which is the most economical method for the City to collect recurring payment at approximately \$0.09/transaction)
2. Bill payment services offered by financial institutions

In FY 2022/23, a total of 102,000 online credit card payments were processed for Customer Service, an increase of 27% over the prior year. As a comparison, in FY 2022/23, 43,000 in-person payments were received at the Customer Service counter.

The major obstacle to providing credit card acceptance is the question of how to address per-transaction fees. Because these costs are not integrated into the City's utility rate structure, and because the fees can become substantial when assessed on large transactions, staff has explored several potential fee structure options. The most cost-effective approach appears to be to utilize the services of the City's existing financial software provider, CentralSquare. Its system would enable Finance Customer Service to accept credit cards at the counter for a cost of \$2.99 per transaction.

In order to maintain consistency and prevent undue costs to the City, staff recommends passing this charge along to the customer as a convenience fee, mirroring our online credit card payment system. **It is important to note that due to the use of a fixed fee instead of a percentage of the transaction, CentralSquare imposes a total transaction limit of \$450.**

Security remains a significant concern when it comes to collecting and transmitting credit card data. **The proposed system will not involve the City in the retention or storage of any sensitive information, and all data transmission will be encrypted through the credit card company's system. This model significantly reduces the City's vulnerability and protects customers who opt for this payment method.**

CentralSquare has offered two credit card readers to the City at no cost and has committed to implementing the necessary system changes within the available hours, building on a previously completed project. Consequently, there is cost to the City to implement the in-person acceptance of credit cards. Once Council approval is received, staff anticipates a timeline of approximately two weeks for implementation.

Because this new credit card acceptance arrangement does not involve payment between the City and the financial system vendor, the Council is not being asked to approve a contract. Instead, Council is being asked to provide direction regarding the fee arrangement staff has proposed, or to direct staff to pursue an alternative (e.g., absorbing the fees instead).

ALTERNATIVES:

1. Direct staff to accept over-the-counter credit card payments, with the transaction fee initially established at \$2.99 per transaction (paid by the customer) and the transaction limit initially established at \$450 per transaction.
2. Direct staff to evaluate alternate payment methods and models related to credit card transactions.
3. Direct staff to accept over-the-counter card payments while absorbing the card processing fees, and to present a proposal for increased utility rates and parking fines to account for the increased expenses.
4. Continue to accept online card payments, but not over-the counter.

CITY MANAGER'S RECOMMENDED ACTION:

Credit card acceptance has increased dramatically over the past several years. It is increasingly the preference of Ames' customers to be able to pay using this method. However, accepting credit cards can expose the City to significant per-transaction costs. Staff has identified a solution that provides for credit card transactions and allows those wishing to use the card to pay the transaction cost, rather than spreading these costs to all utility bills and parking tickets. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative #1, as described above.

Staff Report

**ACCEPTANCE OF CREDIT CARD PAYMENTS
FOR UTILITY FEES AND PARKING TICKETS**

September 2, 2022

BACKGROUND:

At the June 14, 2022 City Council meeting, the Council requested a memo from staff regarding the capability to accept credit/debit cards in City Hall for utility and parking ticket payments.

It should be noted that credit card payments currently are accepted, but only online (in-person credit card payment is not currently made available). One of the key policy issues related to the acceptance of credit cards are the per-transaction fees associated with accepting credit card payments. The fees associated with credit card payments are substantial and can be expected to increase if the availability is expanded. Currently, customers paying online with a credit card pay an additional fee for credit card processing. The cost associated with the credit card processing is therefore not absorbed into the utility rate structure.

This staff report will provide information regarding current payment options and additional payment methods along with estimates of potential costs and other impacts.

PAYMENT OPTIONS AND COSTS:

There are several different methods available to pay utility bills and parking tickets.

1. Check (by mail, in person at City Hall, the drive-up drop box at City Hall)
2. Cash (in person at City Hall, the drive-up drop box at City Hall)
3. Credit card payments (online only)

Additionally, for utility bills only, there are two additional options:

1. Automated check handling (ACH, often referred to as auto bank debit)
2. Bill payment services offered by financial institutions

Credit card companies charge a fee to merchants for acceptance of credit card payments; in the credit card industry this fee is referred to as a “merchant discount rate.” The fee is a percentage of the transaction amount and varies based on certain factors such as how the card is presented, type of card, etc. The typical cost of this fee to the City is around 3 to 4 percent of the transaction. With a 3% fee, the cost to process a typical \$120 residential utility bill is \$3.60. **The City’s two vendors providing online credit card processing for utilities and parking tickets assess customers a**

fixed fee (\$3.00 for parking tickets and \$3.50 for utility bills) rather than a percentage.

In comparison, providing for automated check handling (ACH) payments of recurring utility bills is a highly cost-effective option. The current fee for processing a payment through the ACH system is \$0.09 per transaction.

It is important to note that parking and utility credit card systems are different. The entire parking enforcement and billing system was integrated into a single vendor that specializes in parking enforcement in 2020. Therefore, changes to how credit cards are accepted for utilities will not affect how credit cards are accepted for parking tickets (and vice versa), unless the City takes action to implement changes to both systems.

If the Council wished to accept credit cards for utility payments in person, one policy decision is whether to absorb the cost of the merchant discount fee within the utility rate structure or to decide to charge a fee to the customer as we currently do with the third-party credit card payment arrangement.

Assuming the payments received via ACH and bank bill pay continue to be paid in that manner, the remaining utility transactions (cash, check, and existing credit card), if converted 100% to credit card transactions processed by the City, would generate approximately \$1,000,000 in card company fees owed by the City. Additionally, per-transaction charges totaling over \$100,000 would be incurred to the City's utility billing vendor to connect to the card processor systems.

These are significant costs and would need to be included in the utility rate structure. For some perspective, it currently costs about \$1.8 million for utility customer service, including all the costs to read meters and billing processing and collection. The open acceptance of credit cards is estimated to increase the cost of this service by 55%.

For parking tickets, the same question applies. However, at the time the third-party online credit card servicer was made available, staff's desire was to offer the most convenient and cost-effective method of processing parking tickets. Given the challenging financial status of the Parking Fund, it was important that any costs to the City be kept to a minimum.

ENVIRONMENTAL IMPACT OF PAYMENT OPTIONS:

To meet the Council Value of environmental sustainability, the Council may want to consider providing incentives or disincentives to reduce the frequency of customer travel to City Hall to conduct business that can be done electronically (such as making payments). Making payments at City Hall at the counter or drive through at the drop box are the least environmentally sustainable options since most customers drive to conduct these transactions.

Options also exist that eliminate printing and mailing of monthly bills. The option for billing notice by e-mail in combination with ACH payment is by far the least expensive and most environmentally friendly billing and payment option.

OPTIONS AVAILABLE TO ACCEPT CREDIT:

If the City Council wished to accept credit cards in person at City Hall, the following options are available:

1. **Full acceptance of credit cards for all types of payment.**
This could include in person at City Hall, online fully integrated into the utility customer account system and automated payment. This option would require additional security for storing credit card information on the same system with other personally identifying information. Software and hardware upgrades would be necessary. Under this option the City could consider placing a transaction dollar limit to help control fees; however, other utilities have found that some customers will simply make multiple payments to get around the limits.
2. **Add a payment kiosk in City Hall.**
This option will allow customers to come to City Hall with their credit card and make a payment to the existing third-party vendors rather than doing so online, which may be helpful if those customers do not have routine access to the internet. The kiosks are widely available and have the potential for the addition of payments for other services the City offers.
3. **Accept cards at the counter in City Hall but through a third party.**
This option would likely involve charging fees equivalent to what customers would be charged if they paid with a credit card online. Some hardware and software upgrade costs would be expected with this option, but these are likely less than Option 1.

With all these options, the Council would need to determine whether to continue to charge processing fees as a separate cost, or to increase utility rates and parking fines and absorb the processing fees into the Customer Service operation.

Staff Report

**ACCESSORY DWELLING UNIT (ADU)
PUBLIC OUTREACH SUMMARY**

October 10, 2023

BACKGROUND

On June 21, 2023, City Council directed that staff proceed with public outreach regarding proposed regulations for allowing Accessory Dwelling Units (Attachment C) and Duplexes within low density residential zoning districts city-wide. This direction was the culmination of a several month effort that began with a March workshop discussing infill, directives of Ames Plan 2040, and identifying neighborhood compatibility considerations. This report provides all public feedback and includes a discussion of zoning issues to be resolved in order to proceed with zoning text amendments.

PUBLIC OUTREACH EFFORTS:

Public outreach efforts began in earnest in August and extended until the beginning of October. Outreach was combined for both accessory dwelling units (ADUs) and duplexes. These resources included a city newsletter article, webpage, alerting registered neighborhood association contacts, online survey for open comments, brochure, press releases, four open houses, Eco-Fair booth, and two KOHI radio appearances. Specific details of each of these efforts are included in the Addendum. The webpage was attractively designed with information about “what an ADU is,” the proposed regulations, a link to the ADU & duplex brochure, the open house schedule, frequently asked questions, and public inviting comment with a link to the online ADU survey.

Staff intentionally designed the four open house meetings in an effort to diversify and test our outreach strategies for meetings. The four meetings were geographically dispersed with indoor meetings at the Public Library and Airport Terminal and outdoors at the Inis Grove and the Tahira and Labh Hira parks. The four outreach meetings themselves had low attendance. We discovered that those that attended primarily were interested in the details of the ADU regulations and how they could apply to their interest of having an ADU. Turnout at the various locations was driven by individuals’ personal schedules, rather than the location. People attended the meeting that best fit their schedule, regardless of location. Only a small number of people stopped by that were not previously aware of the meeting, because they saw the event. Staff does not feel that we gained significant participation or awareness with our choice of locations for the open houses.

The outreach program included a large number of social media posts to create awareness of the proposed changes and to direct people to the online survey tool for feedback. Staff did not solicit feedback within social media, but a number of people left comments or posts. Although these did not address the specific issues of the survey, this general feedback has been included as Attachment E. The City’s Public Relations Officer reported

a large volume of impressions with social media posts and a relatively high click rate for more information about ADUs as was our intended goal.

PLANNING & ZONING COMMISSION (P&Z):

A presentation about ADUs and duplexes being proposed within the city's low density zoning districts was given at the October 4th P&Z Meeting. The presentation included background information about the proposed regulations, a summation of staff's outreach efforts, and next steps. No specific recommendations were required or offered at the meeting. Commission questions addressed size limits, bedroom limits, requirements for a foundation/utilities (restrictions on trailers/mobile units), appearance of structures, ability to rent, and lot coverage standards.

Historic Preservation Commission (HPC):

A discussion of ADUs in the Old Town Historic District was included on the September 11th Historic Preservation Commission (HPC) Meeting Agenda. Staff went through the requirements of Chapter 31, related to Design Criteria and Design Guidelines for granting an ADU a Certificate of Appropriateness in the Old Town Historic District. All ADUs would be subject to Commission approval under current requirements.

The HPC requested that several clarifications to the Old Town Design Criteria be added, so that ADUs could be better accommodated in the review process:

- Garages with ADUs attached will not require a porch
- A 2-story minimum will not be required
- A raised foundation (minimum 18 inches) will not be required
- Flexibility related to ADU footprint will apply compared to design criteria

FEEDBACK RECEIVED REGARDING ADUs (through October 5th):

Staff directly or indirectly had contact with approximately 325 people over the past two months. The participants included 132 from the open houses & EcoFair (comment cards received from 18 at these events); 187 respondents from the online survey; and six correspondence comments [via in person, phone calls, emails, or letters].

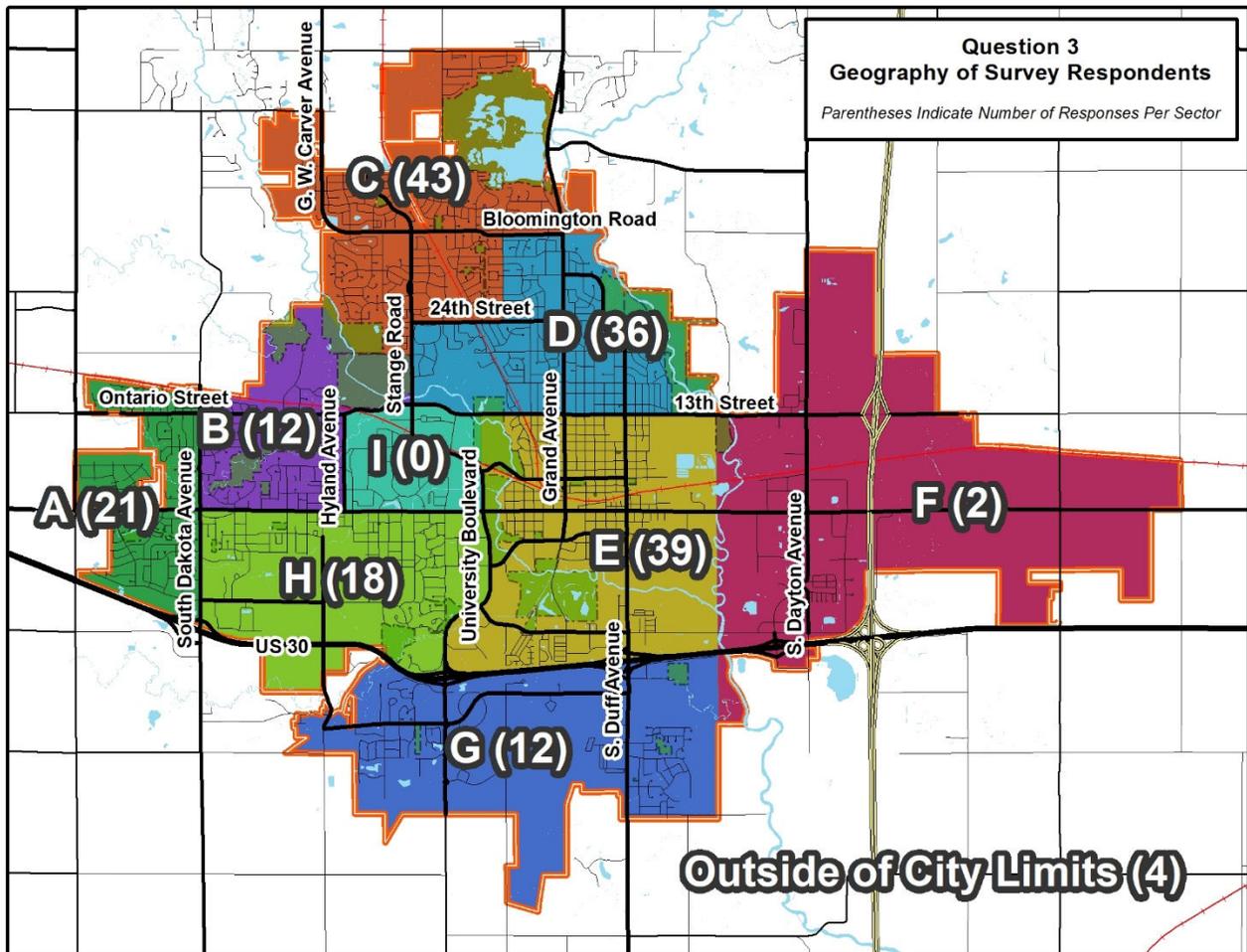
The online Survey was completed by 187 people. The survey was short in format trying to identify location of respondents, ownership of a single-family dwelling, understanding of ADU concepts, interest in building an ADU within 3 years, opinions on if regulations are too stringent, or are the proposed rules too permissive. **Full listing of responses and comments are included within the Addendum.** A map of online survey participation is on the next page.

Select Results of the Online Survey:

- 78.6% Single-family homeowners within Ames
- 75.94% of survey respondents were familiar with the ADU concept.
- 42.24% (79 survey respondents) indicated an interest in building within the next 3 years- either "yes" or "maybe".

Survey respondents indicated that the proposed regulations are:

- Too restrictive – 24.04% (44)
- Fair Balance – 30.05% (55)
- Too permissive – 27.32% (50)
- Unsure – 18.58% (34)



Respondents from Areas C, D & E represented areas with the highest survey participation. These areas also had the greatest number of existing single-family dwellings to loosely correlate to participation. Notably Area C has the most territory with likely covenant restrictions on having an ADU.

62.34% (96) survey respondents did not believe that the proposed standards were an impediment to building an ADU. However, 43% (39) of the interested in building an ADU group indicated a concern about impediments, which is slightly higher than the overall average of 38%.

The survey allowed for individual comments on specific standards as being too strict or too permissive. These comments are included in the addendum. 58.6 % of the specific comments are from interested in ADU respondents. The standards that were most frequently stated as an impediment were the parking requirement of 1 space, which is

primarily a concern for sites with a one car garage or single width driveway condition. The size of the units also was mentioned frequently both as limiting, as well as too permissive.

In addition, 71.69% (119) survey respondents indicated that the proposed standards are not incompatible with neighboring properties while 28.5% indicated concerns about compatibility. The most commonly expressed concerns were related to space/lot size and privacy issues. Some people thought ADUs would devalue properties as a change of their existing neighborhood character.

ZONING STANDARDS:

For the original public outreach, staff prepared an outline of the proposed standards, graphics explaining the standards, and Frequently Asked Question (FAQ) handouts. Most questions and comments were covered by these resources, but additional issues did arise. In response to the public input and questions about the proposed standards, staff has identified the following issues as needing clarifications and potentially amendments to coincide with the ADU ordinance amendments. The HPC comments were already described above, but they fit into this category of changes needed to Chapter 31 to generally allow for ADUs.

Section 29.1101. Single-Family Conservation Overlay District (O-SFC)

The O-SFC was adopted on April 22, 1997, for the purpose of conserving the existing single-family residential character of the area identified, generally from Grand Avenue to Duff Avenue and from 7th Street to 11th Street. The area includes a cap on total dwelling unit of 648 units, created in 1997. The zoning standards are designed to preserve single family residential architectural character with limited ability to create additional dwellings. Two issues need to be resolved regarding accounting for the ADUs towards the cap and which design standards apply. **Staff proposes to exclude the ADUs from the unit cap since they are considered accessory to a single-family home.**

Secondly, O-SFC includes a number of architectural design requirements regarding 6:12 roof pitch, entrances/porches, solid/voids, width, orientation, and foundation heights. Many of these standards are difficult or unnecessary to apply to accessory buildings without unduly limiting ADU options. **Staff proposes that the architectural standards do not apply to ADUs and only apply to principal structures.** Alternatively, the standards could be adjusted to only apply in certain situations such as a corner lot where structures facing the street may still be required to apply the compatibility standards.

Maximum Size/Floor Area

Many questions related to clarification of how floor area was calculated in relation to the 900 square foot limit. Current standards and definitions will include the gross area of the structure measured at exterior perimeter of the structure that is under a roof. It includes garage area, porches, basements, and living area. If an ADU is built above a garage, the total size of both floors combined cannot exceed 900 square feet, the same with a basement.

Bedroom restrictions are one bedroom for an ADU. A bedroom is defined in the Zoning Ordinance. It includes any habitable area greater than 70 feet that is not otherwise a living room, kitchen, bathroom, hallway. **An additional room as a den, office, or other living space will not be permitted.**

Building Height

Many people have what they consider a “1.5-story” house, meaning habitable living area within the form of the roof, attic space does not count. By zoning definitions, this is a 2-story house, which would allow an ADU of two-stories on the property if desired.

The height limit for ADUs is 80% of a principal structure. One concern was how the height limit would apply to these 1.5 story houses or other shallow roof pitch homes and if a second story would truly be functional with the 80% limit. Staff believes functional space can be created with a 2-story unit that can meet the current 80% height limit requirements but would likely not be able to maximize the size to full extent of the 900 square foot gross floor area limitation. **If there is a concern about the 80% limit, the height limit could be set at a maximum value of 20 feet to allow for greater second floor functionality.**

Lofted space would be subject to building code requirements for how to configure such space. **A loft would not be a second story in and of itself. Depending on layout and configuration it may or may not be counted against the bedroom limitation.**

Basements

Basements would be allowed with an ADU, but they are restricted in a number of ways. Basements are defined within the zoning definitions and are more than 50% below grade and are not counted as a story. However, they would count towards the gross floor area limitation of 900 square feet as defined within the zoning ordinance. **Having a basement may conflict with the one-bedroom limitation depending on the overall floor plan of the ADU and may not be viable as part of the ADU.**

Other Habitable Space

Currently zoning does not permit the creation of habitable space in accessory buildings, except a pool house. A number of inquiries were interested in allowances for more habitable space that would not necessarily be used as an ADU. Some of these questions involve having to add a parking space, connections of utilities, and multiple rooms in the structure. **At the time final language is written, we will have to review if creation of habitable space has mandatory requirements of ADUs for consistency or if other allowances may be permissible.**

Near Campus Neighborhoods

For rental dwelling units within the Near Campus Neighborhoods, occupancy is determined by the number of bedrooms within a dwelling unit, as listed in the records of the Assessor’s Office or the Inspections Division on January 1, 2018. Near Campus

Neighborhoods include: CCOAMS, Colonial Village, Edwards, Oak-Riverside, Oak-Wood-Forest, SCAN, and Westside.

In each dwelling unit, the following number of adults are allowed:

- One Bedroom: 3 Adults
- Two Bedrooms: 3 Adults
- Three Bedrooms: 3 Adults
- Four Bedrooms: 4 Adults
- Five or More Bedrooms: 5 Adults

For a property with an ADUs, since only one of the structures can be a registered rental, only one of them would be subject to the occupancy restrictions in the Rental Code. Additionally, the creation of the ADU will not allow for an increase in the bedroom count for rental purposes of the principal dwelling.

Rental Code/Owner Residency

The proposed regulations require owner residency on site and limit the property to rental of one of the two units, not both. **At the time the Zoning Ordinance is amended, the Rental Code will also require amendments to address property registration and letter of compliance process, including property owner residency requirements and transition of ownership if a rental.** Some transition time between ownership will be accommodated for a current lease and residency of a new owner. **Annual verification of residency will likely be needed with the property registration.**

OPTIONS:

Option 1 - Direct staff to proceed with preparing a draft ordinance for public hearings related to text amendments to Chapter 31, Historic Preservation, Chapter 29, Zoning Ordinance to adopt ADU standards consistent with draft regulations and to exempt ADUs from O-SFC. Chapter 13 Rental Code would be updated as needed as well.

Given the divided public input received (with no one side having an overwhelming majority) and given the City Council's desire to support additional housing opportunities within the city, the City Council may determine that proceeding with public hearings for a zoning text amendment as proposed is the next step.

Option 2 - Direct staff to modify specific standards for ADUs and proceed with drafting a final ordinance and having public hearings as described in Option 1.

Given the diverse public comments received, the City Council may find compelling reasons to consider amendments to the proposed ADU regulations in regards to allowed zoning districts, O-SFC design standards, and Chapter 31 design standards, in support of the Council's goal to provide diverse and compatible housing opportunities within the city.

If City Council finds specific requirements to be too stringent, they could be modified to encourage construction of ADUs with changes to parking, size limits, coverage expectations, walkway, etc.

If the Council finds that the proposed regulations do not satisfactorily address neighborhood character and compatibility, the standards could be revised addressing height, size, setbacks, design, etc.

Option 3 - Direct staff to engage in further public input, before Council determines how to proceed.

Staff has pursued multiple avenues for reaching out to the public and inviting public comment. **Staff believes that the comments received represent a wide gamut of interests and that additional public outreach is not needed.** However, the City Council may determine participation is lacking from specific interests and that additional input should be captured and considered before proceeding with a decision on a zoning text amendment. If so, the City Council should direct staff as to the entities to be contacted for additional input before proceeding with text amendments.

Option 4 - Do not proceed with an Amendment to the Zoning Ordinance at this time.

Given the divided public input received (with no one side having an overwhelming majority), the City Council may determine that they do not wish to proceed with public hearings for a zoning text amendment at this time.

STAFF COMMENTS:

The public input process provided a robust number of specific comments. Based upon the diversity of responses and the survey question about the balance of the standards, staff believes the draft regulations generally are workable as drafted and meet the City Council goal to reasonably allow for ADUs with single-family homes in all neighborhoods. Other related changes to O-SFC and the Historic District are recommended as well as the changes needed to implement the draft regulations.

Public comments included some specific suggestions to address changes that could make the proposed regulations more or less stringent. Staff would need direction from Council on any priority concerns or issues to address that differ from the draft. Option 2 outlines different issues or approaches the Council could identify as needing changes.

If City Council selects Option 1 or 2 and directs staff to proceed with finalizing an ordinance, it will take staff working the City Attorney office approximately 4 weeks or more to create final ordinances for public hearings. Changes to Chapter 31 will require HPC review and changes to Chapter 29 will require P&Z review for recommendations before final City Council consideration.

ADDENDA **PUBLIC OUTREACH EFFORTS**

The following summarizes staff's public outreach efforts:

Webpage. A webpage was set up in July that included details on the proposed regulations and open house opportunities (www.CityofAmes.org/AddHousing). It also included an opportunity to provide feedback via a survey and also included a Frequently Asked Questions page. An email and phone number were provided for those with additional questions or comments.

Brochure. A brochure was created summarizing the proposed regulations and including graphic examples. A link to the brochure was included on the webpage site and hard copies were made available at the open houses and in the corridor outside of the Planning and Housing Department.

CitySide article. A Utility Bill CitySide article and information on the webpage was included in August & September utility mailings.

Neighborhood Groups. Representatives from the city's list of neighborhood groups were contacted at the onset of the public outreach effort.

Press Releases. Two press releases ran in the Ames Tribune on August 14th and September 15th as well as numerous social media blasts during August and September.

Open House Opportunities. Over the last few months, staff has held five open house opportunities at various locations around the city. These included:

- Monday, Aug. 21 5:30-7:30 pm
Library – Brown Auditorium, 515 Douglas Avenue
- Thursday, Sept. 14 5:30-7:30 pm
Hira Park – Shelter, 3622 Woodland Street
- Monday, Sept. 18 5:30-7:30 pm
Ames Municipal Airport – Lobby and Multi-purpose Room, 2520 Airport Drive
- Monday, Sept. 25 5:30-7:30 pm
Inis Grove – Walnut Shelter, 2500 Duff Avenue
- Saturday, Sept. 30 5:30-7:30 pm
ECO Fair – City Hall Parking Lot

The open houses included graphic examples showing how an ADU might fit on three different sites, information on what to consider, and copies of the brochure and frequently asked questions. A comment box was provided for giving comment and a computer was made available for filling out the Online Survey. Email information was gathered so that staff could continue to be in touch with the participants. Brochures were also made available in the corridor outside of the Planning and Housing Department. Those attending the open houses primarily left comments regarding Accessory Dwelling Units, rather than Duplexes.

Speaking Engagements. Kelly Diekmann spoke on the KOHI radio twice.

SURVEY RESULTS (187 Respondents)
 (through 10-06-23, 9:30 am)

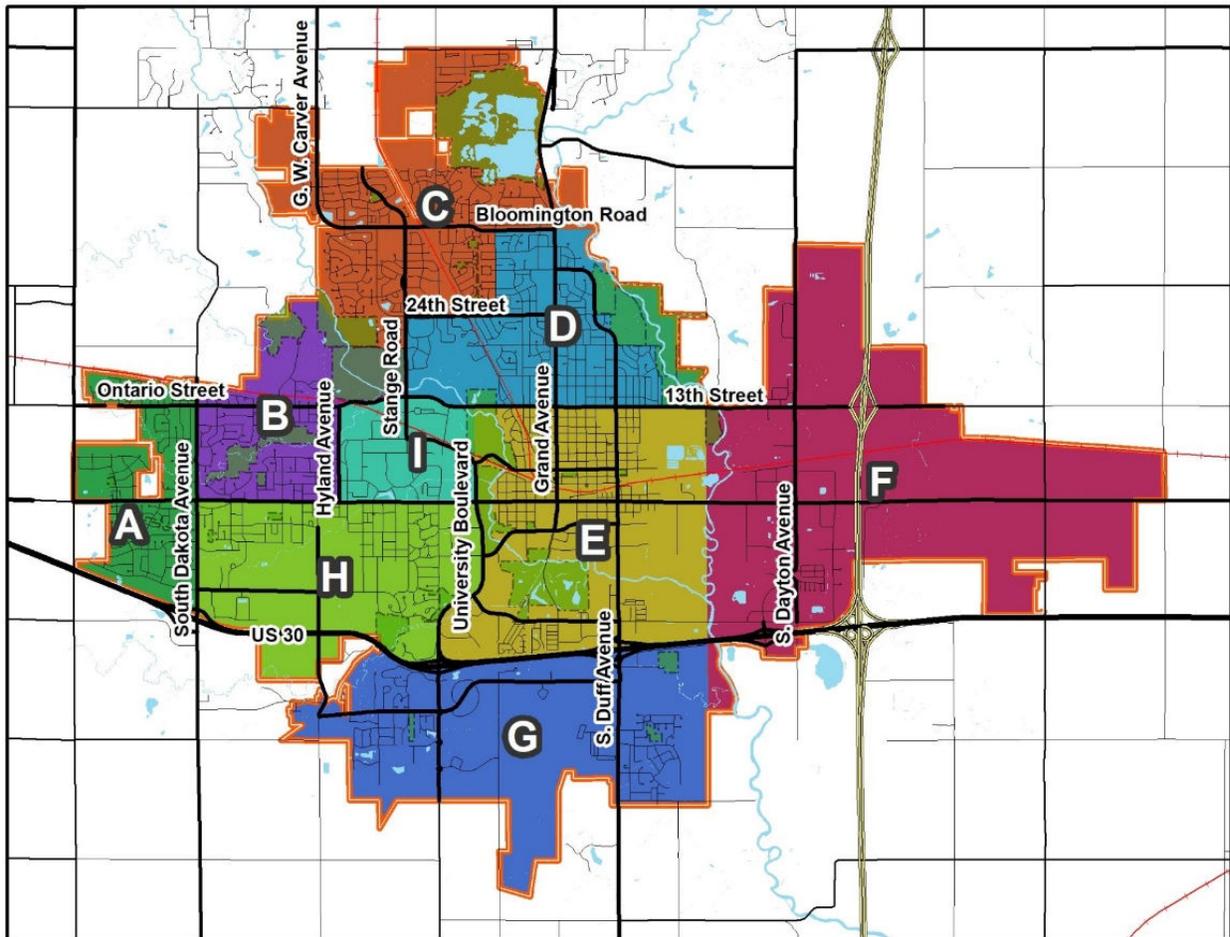
Q.1. Are you a resident of Ames?

Yes	97.86%	(183)
No	2.14%	(4)

Q.2. Do you own a detached, single-family home within Ames?

Yes	78.61%	(147)
No	19.79%	(37)
I do not live in Ames	1.60%	(3)

Q.3. In what part of Ames do you currently live? (total 187)



A - West of South Dakota Avenue (all neighborhoods)
 11.23% (21)

B - West of Campus, north of Lincoln Way (Ontario, Ross Road, Oakwood, Woodland, Toronto, Phoenix)
 6.42% (12)

C - North Ames, north of campus, west of Hoover Avenue (Ada Hayden, Stange, Bloomington, 24th Street)	22.99%	(43)
D - North Grand and East, north of 13th and east of Hoover Avenue	19.25%	(36)
E - Central & Downtown, south of 13th Street and east of loway Creek, S. 3rd and S. 4 th	20.86%	(39)
F - East, east of South Skunk River	1.07%	(2)
G - South, south of Highway 30	6.42%	(12)
H - South Campus, South of Lincoln Way to South Dakota Avenue, Trip, Dotson	9.63%	(18)
I - Campus	0%	(0)
I do not live in Ames	2.14%	(4)

Q.4. Were you familiar with Accessory Dwelling Unit (ADU) concepts prior to now?

Yes	74.94%	(142)
No	24.06%	(45)

Q.5. Do you have an interest in building an ADU?

Yes, within the next 3 years	17.11%	(32)
Maybe, within the next 3 years	25.13%	(47)
I have no interest in building an ADU within the next 3 years	57.75%	(108)

Q.6. What is the primary reason you might consider adding an ADU to your property? (Mark all that apply.)

Accommodating a Family Member	32.17%	(83)
Rental income	17.05%	(44)
Ability to age in place	16.28%	(42)
Other	6.59%	(17)

- Save farmland by better infill
- Increase affordable housing
- Office/she shed
- Workspace with amenities in detached building. Increased home value to future home buyers.
- Diverse Neighborhood
- I do not want an ADU next door
- Supporting Density/a more walkable and bikeable city

- Covenants—people paid a lot of money to be in a single family area by choice
- Lot size and distance from neighbors
- Not allowing for an office
- Inability to have an attached structure or convert an current unused portion of existing structure.
- Minimum lot size is not large enough
- Size restrictions
- Too much city oversight and control; let private covenants prevail.
- Prefer 1200 sq ft living space so I could have an office. I didn't find any remarks about basements.
- Parking- I don't think this is necessary for ADU use cases. Also, the ADU may only be two-stories if the principal residence is two-stories. Some one-story homes could have a two-story garage or outbuilding depending on the age of the property structures.
- Lot coverage
- One Bedroom, Size
- Parking and sidewalk requirement
- The requirements for parking and the maximum backyard coverage are too stringent. I believe they should be removed altogether.
- Setback requirements would be a big impediment for converting existing (grandfathered) garage structures into an ADU - the parking regulations also seem very restrictive - it seems it would require roughly 3 spots WIDE, minimum - which just seems like a pretty serious impediment to ADU adoption, and somewhat counter to the goal of encouraging cycling, walking/walkable neighborhoods, public transit ridership/usage.
- Noise extra electrical wires
- Minimum parking requirements
- Foundation and attached to utilities. Why not mobile small homes and/or off grid??
- Size limits
- Define “foundation”. Is a slab adequate? A crawl space? A full basement?
- Don't need ADU
- Setback, not being able to use more than 25% of rear
- Do not allow them

- The 1 bedroom requirement a lot of Tiny House have a lofted space that serves as the bedroom but maybe wouldn't technically qualify as a bedroom.
- Would like a loft, not a second story. Also, would have difficulty with driveway and parking. Narrow driveway.
- Only having 1 primary resident
- Parking requirement - bad requirement on many levels. Please remove.
- Size of the unit
- HOA rules, this is a stupid idea
- 900 total sq feet when attached to existing garage
- Parking requirement
- The additional parking requirement may be troublesome for in-town properties; may be worth consideration to add ability to opt out of parking requirement if tenant is unable to drive due to a documented disability
- Sidewalk requirement to driveway
- For family member only
- Required on site parking leads to excessive concrete in neighborhoods where street parking is available and common
- How close to build the ADU to the house or property line
- Backyard only
- The parking / driveway requirements are likely too strict.
- The parking requirement. Many people wanting an ADU will not need parking for an elderly relative. In our neighborhood additional parking in back would be impossible. No need for foundations if home is mobile.
- Parking. There is not enough now.
- 2nd bedroom should be allowed-go by maximum sq ft. Only
- Sidewalk requirement, parking requirement
- Setback standard, rear yard coverage
- That the ADU has to be 200 ft from home. That larger garden sheds are considered ADU if you're urban fringe
- Setback for two story building could be reduced
- The ADU parking space and sidewalk, and the not greater than 25% of backyard, could serve as an obstacle. I am also not sure if there are other types of ADU-like housing that the regs would prohibit, like mobile housing including tiny homes.
Note: I live 1/2 mile outside of Ames city limits in the urban fringe and while not

technically in the city limits, close enough to care about potential future restrictions of ADUs for people in the urban fringe.

- Parking, in an age of e-bikes, it's doable without a parking requirement.
- Limiting only one unit on the property being able to be a registered rental. If the current owner occupant sells the property to an investor it will be very difficult to enforce occupancy in both dwellings.
- Future issues with investors purchasing properties with an ADU. This would lead to the city inspectors having a lot more work to go into the increase in registered rental properties.
- ADU parking
- Parking
- Lot coverage, rear yard coverage
- Do not allow them
- Why only one bedroom? Seems like a weird place to draw the line. What is someone wants the option to have a large guest bedroom/.etc.

No 62.34% (96)

Q.10. Are there any proposed standards that you believe would make ADUs incompatible with neighboring properties?

Yes - if so, which standard(s) 28.31% (47)

- Only the ones I stated above
- No minimum lot size. This should not be allowed on lots smaller than 0.5 acre.
- We already see a problem with tiny homes/trailers being parked in back yards, above ground pools sunk into the ground with no safety fence, and derelict trailers and cars parked all over properties. The city already isn't enforcing existing code. Having additional build and placement access, particularly in a college town where rents are high is inviting more abuse of good property upkeep and responsible placement. We have a trailer next door within 2 feet of a fence line and right off of our front yard. These things aren't being used to house elderly family. They're for personal owner use, and only those without an HOA will likely suffer property value losses.
- Lot size, drainage, driveways and parking, among others
- No where does this allow for citizens to object to this proposal in its totality. Seems as though it's already been decided and that this is a foregone decision.
- They would devalue the existing property making that neighborhood less desirable—the more things like this added to Ames will make purchasing in Ames less desirable.
- I don't feel we should have two structures on a single lot!
- General allowance.
- After removing rental cap a lot of houses were sold for rentals, the quality of life has significantly deteriorated, this will be another way to cramp more students

because for sure there will be a way to get around owner occupancy requirement, H zone is already overrun by students we don't need more. Why not build a manufactured home neighborhood with affordable housing for Ames residents outside of already dense enough areas and extend CyRide route to accommodate it.

- That the ADU comply with existing structures. A two story ADU should not be allowed if most homes are single story. Basically, an ADU should not invade or jeopardize existing privacy.
- Many cities have now banned these types of homes for short term rental due to the lower socioeconomic demographic that while small in number has significantly disrupted neighborhoods when they can only rent and can't afford typical housing/rentals. A nomadic lifestyle for some with few items owned and can be a bit more transient in nature.
- 900sq feet is more than most of older houses in the area. If it is ADU maybe it needs to be smaller than the main house maybe up to 4-500 sq ft
- Any ADU will negatively affect neighbors.
- An ADU next door would devalue my home.
- Already fenced-in yards & trying get equipment back to yards between houses.
- It would make a more dense population in our neighborhood.
- The standards need to be clear that mobile homes are prohibited. (This is due to their short life expectancy.)
- Privacy
- Off-street parking does not accommodate guests/visitors and would add to congestion on the street.
- Rentals - I'm concerned about ADUs becoming Airbnb's for ISU games rather than serve as housing for those who need it.
- 900 square foot maximum is too large and out of proportion for a unit limited to one bedroom. 900 square feet is almost 80 percent of my home. If my home were 80 per cent smaller it would still have 2 bedrooms, 2 bathrooms, a kitchen and a living room dining room space. 900 square feet is 125 percent of the house next door and larger than several houses in my neighborhood. Reduce the maximum square footage. A 900 square foot home is NOT the same as a currently existing 900 square foot garage. The intensity and times of uses are completely different.
- The setback requirements
- All of them
- Lot size
- Parking
- You are fussing about curb appeal and fences, now want to do this? Ridiculous.
- Too crowded
- See parking response from question 9 [The additional parking requirement may be troublesome for in-town properties; may be worth consideration to add ability

to opt out of parking requirement if tenant is unable to drive due to a documented disability]

- Lot size
- As a realtor in Ames, I think ADU would seriously hurt property values.
- If family member
- 900 square feet is way too big for almost all lots in Ames. Allowing an ADU to be used for a rental would destroy neighborhoods. The extra traffic that would come along with an ADU would be a hardship on newer streets that are narrower and on court and circle drives.
- 3-foot setback is not enough, and ADUs should have to be landscaped/screened so neighbors don't have to look at an ugly building.
- House prices are already high in Ames. Only people who own a million-dollar home and have extra land will build an ADU. Please spend your time helping first time home buyers. This idea makes no sense! Why would the average Ames resident who can barely afford their house and put food on the table care about an ADU.
- Parking. there is not enough now.
- All of them
- Single home neighborhoods do not need more rental properties thrown into the areas.
- A second 2-story structure on one lot
- Needs to take into account that ADU's disrupt neighbors.
- Neighboring rental ADUs would likely lower my property value / ability to seek my house in a reasonable amount of time.
- I do not believe most neighborhoods would want this. It takes away from privacy, causes more disruption, and it wouldn't be ideal.
- There would be increased traffic and less privacy for the neighborhood residents. For these reasons it would make any neighborhood less desirable for families with children.
- Construction only 3 ft from property line is too close. 3 Yds would be much more appropriate
- Allowing them
- My neighborhood is already packed. I hate everything about this. It will mostly be greedy, awful landlords that build these. I hate it.

No 71.69% (119)

SUMMARY OF CORRESPONDENCE RECEIVED

Supports:

- Anastasia Tuckness of 1323 Clark states, “I think adding the capability of ADUs and increasing duplex options is a great idea. I think Ames would benefit from having creative ways to house more people in town. I live just north of old town Ames and have lived in Ames for 25 years, and personally hold a value of sustainability, which I think would be in line with this type of initiative.” [email, Sept. 2023]
- Gary Snyder, property owner of rental property at 3214 Lettie St commented, “Great idea!” [phone call, Aug. 2023]
- Winston Rosinger at 322 Hickory Drive, “Loves the idea of an ADU!” [phone call, Aug. 2023]
- Curt Hoffmeister supports the idea and hopes to build an ADU by next summer [phone call, Sept. 2023]

Parking:

Dione McElroy, property owner at 2115 Friley Rd has concerns over increased density if there are no restrictions on the number of ADUs that could occur within a block. Additionally, she is concerned over the one additional space not accommodating multiple guests and visitors. She requests that any new ADU construction would require a signed consent from the neighbors on both sides, in back, and across the street. [phone call, Sept. 2023]

- Does not support additional parking requirement for ADUs [Facebook, Sept 2023]

Allow Conversions:

- Winston Rosinger at 322 Hickory Drive would like to convert his basement space to an ADU. The existing basement is currently unfinished. The proposed regulations do not allow such a conversion even though this would be the most economical way to provide an ADU. [phone call, Aug. 2023]

Near Campus Occupancy Limitations:

- Gary Snyder, property owner of rental property at 3214 Lettie St commented that ADUs would have “much success in the student housing area.” However, staff pointed out that he was located in a Near Campus Neighborhood and would not be able to increase the occupancy there. He stated, “That’s too bad!” He “welcomes a discussion with any of the City Council members” on this topic and can be reached at 515- 291-7048. [phone call, Aug. 2023]
- Winston Rosinger at 322 Hickory Drive also lives in a Near Campus Neighborhood asked how the occupancy limitations would apply for an owner-occupied property with two adults. [phone call, Aug. 2023]

Opposed:

- Sally Burchfield, property owner at 2704 London Drive is “Opposed to ADUs in Ames.” She feels it will take away from the spaciousness of Ames and make it feel cluttered. [drop-in, Sept. 2023]

WRITTEN COMMENTS **RECEIVED AT OPEN HOUSES & ECOFAIR**

Supports:

- “Great idea on ADU.”
- “I am happy to see the city allowing more diversity in housing. We are past the age to do it ourselves, but we want others to do “tiny” homes or smaller houses. We are using too much farmland. We have many single people today that need small homes. The less regulations I support.”
- “I think it’s a great idea. How will this impact population and safety for community?”
- “ADUs in Ames is a great idea! Allowing property owners more options regarding their property. What a good idea for keeping grandparents close, yet independent, in a little house of their own in the back.”
- “I think this is a grand idea!”
- “This is a great idea.”
- “Yes, please pass this.”
- “Seems very well thought through and I agree!”
- “I support accessory dwelling units.”
- “ADU is a great idea- looks like you have some basic ideas.”
- “ADUs in Ames is a great idea! Love the idea of urban infill & increasing affordable housing options! So awesome!”
- “I am impressed that the City of Ames is considering this- Good job! Please keep the momentum going. Also- Please consider creating little “villages” of small houses designed for 55+ as well as others. Not everyone can afford Green Hills, Northcrest, or Northridge. Thank you for your work on this!”
- “This town needs affordable housing. Yes, please to ADUs and good housing policy.”

Parking:

- “I hate parking requirements... You are trying to house people, not cars!”
- “Parking requirement will be significant obstacle for potential builds.”

Size:

- “How can anyone build an ADU over a garage given the 900 gross sq ft max?”
- “For 2-story option, 900 sq ft is too small. Most 2-car garages are already 600-900 sq ft. More reasonable would be to limit 2nd floor to same or smaller footprint of 1st floor.”
- “Please reduce the maximum square footage of an ADU from 900 sq ft to no more than 550 sq ft. Usage of an ADU is very different from garage usage.”

Setbacks:

- ‘So- our existing garage that is only 3 ft from the property line cannot have an ADU added above it, because it does not meet the 2-story setback of 8 ft- right? Too bad.”
- “Provide an opportunity for exception from setback for non-conforming garages.”
- “3 ft setback is too small.”

Rear Yard Maximum:

- “25% of rear yard not a necessary regulation.”

- “25% should be the maximum size.”

Allow Conversions:

- “Why only new construction and no single-family conversions to accommodate?”
- “Given shrinking household sizes, why not support conversion to Duplex or ADUs within existing houses?”
- “Several options for attaching [to existing house] would be a sensible approach. A great idea in general.”

Owner-Occupancy:

- “The owner living on-site is an absolute requirement!”
- “Also, worried about homeowners who built ADU and have to sell under duress and may need option to rent primary home.”

Other:

- “How would occupancy be applied in Near Campus neighborhoods?”
- “Make it clear that ADUs could be used as a Short-Term Rental so that neighborhood has the correct expectation.”
- “Worked for Ames resident as a caregiver- Trying to find her a wheelchair accessible housing – Options here VERY IMPORTANT!!”
- “Appreciate that separate utilities are an option.”
- “Offer pre-approved site plans”

ATTACHMENT A Webpage

[Government](#) » [Departments/Divisions I - Z](#) » [Planning](#) »

ADUS & DUPLEXES

Font Size: [+](#) [-](#) [+](#) [Share & Bookmark](#) [Feedback](#) [Print](#)



ADUs & Duplexes

In an effort to expand housing opportunities and diversify housing choices, the Ames City Council is exploring policies around allowing accessory dwelling units (ADUs) and duplexes within single-family neighborhoods. City Council is seeking feedback on these new options. **Please see [Survey and other links below](#).**

ADUs are also called second units, granny flats, or mother-in-law units. They are accessory living areas smaller than and detached from the primary single-family home, but still have a bedroom, kitchen, and bathroom. Duplexes are attached two-family dwellings, sometimes called twin homes, that are two independent living spaces and are not linked with a single-family home. Currently, City Code limits options for duplexes and second units in single-family neighborhoods. Some private covenants within subdivisions also limit these uses.



There is a national interest in having more housing choices as costs increase. The City is exploring more housing choices within existing neighborhoods that complement the surroundings. This was a goal outlined in Ames Plan 2040 that improves choice, sustainability, and vitality.

The proposed standards for ADUs include a size limit of 900 square feet, one bedroom, one parking space, and that the property owner reside in either the primary home or the ADU, which allows for one unit on the property to be rented if desired. Duplexes are proposed with design standards to address design compatibility related to the existing neighborhood.

This topic will return to City Council in the fall and will include all the collected public input.

[ADUs - Proposed Regulations](#)

[Duplexes - Proposed Regulations](#)

Webpage, continued

Open House Schedule

Learn more about new housing options, potential policy changes, and ask questions. Open Houses will be held:

- **Monday, Aug. 21;** 5:30-7:30 pm; Ames Public Library – Brown Auditorium, 515 Douglas Avenue
- **Thursday, Sept. 14;** 5:30-7:30 pm; Hira Park – Shelter, 3622 Woodland Street
- **Monday, Sept. 18;** 5:30-7:30 pm; James Herman Banning Ames Municipal Airport – Lobby & Multi-purpose Room, 2520 Airport Drive
- **Monday, Sept. 25;** 5:30-7:30 pm; Inis Grove – Walnut Shelter, 2500 Duff Avenue
 - Alternative Rain Location: Homewood Golf Course Clubhouse, Community Room, 401 E. 20th Street

ADU Brochure

ADU Survey

The City Council has been discussing infill housing opportunities and would like your feedback on allowing accessory dwelling (ADUs) within single-family zoning districts city-wide as an opportunity to create additional housing options within Ames. **Please take the [ADU Survey](#)! We need your feedback!**

Duplexes Survey

The City Council has been discussing infill housing opportunities and would like your feedback on allowing Duplexes within single-family zoning districts city-wide as an opportunity to create additional housing options within Ames. **Please give us your opinion on the proposed [Duplex Regulations](#). We need your feedback!**

Prior Meetings & Workshops, Timeline

- City Council Infill Housing Workshop - March 21, 2023
 - [Staff Report](#)
 - [Presentation](#)
 - [Video with Council's Discussion](#)
- Staff Report Follow-Up to City Council - April 25, 2023
 - [Staff Report](#)
 - [Video with Council's Discussion](#)
- Staff Report Follow-Up to City Council - June 27, 2023
 - [Staff Report](#)
 - [Presentation](#)
 - [Video with Council's Discussion](#)
- Community Outreach - July-September 2023(See Open House Schedule above)
- Report on Community Comments to City Council - October 2023
- City Council to Determine Next Steps - October-November 2023

FAQs - ADUs & Duplexes

Additional Questions?

Contact Eloise Sahlstrom at Eloise.Sahlstrom@cityofames.org or 515-239-5400.

Stay in touch!

To stay informed about future ADU and Duplex developments, [please sign up here](#).

ATTACHMENT B Brochure

-PROPOSED STANDARDS- ACCESSORY DWELLING UNITS (ADUs) & DUPLICES IN SINGLE- FAMILY NEIGHBORHOODS



In an effort to expand housing opportunities and diversify housing choices, the Ames City Council is exploring policies around allowing accessory dwelling units (ADUs) and duplexes within single-family neighborhoods.

This brochure illustrates these concepts and is part of the City's 2023 outreach effort. We seek your input.



For additional helpful information on what is proposed, go to:
www.CityOfAmes.org/AddHousing

- DUPLEXES - NEW CONSTRUCTION ONLY WITH DESIGN STANDARDS

- A Duplex is a building located on one lot that includes two independent residences attached to each other.
- Proposed in single-family neighborhoods as "new construction" only (no conversions or additions).
- Design standards focus on roof type, building orientation and garages. Garage and driveway pattern of the block is to be considered.
- The standards do not change the Historic District or the Single-Family Conservation Overlay District requirements.

GARAGE & DRIVEWAY PATTERN EXAMPLES



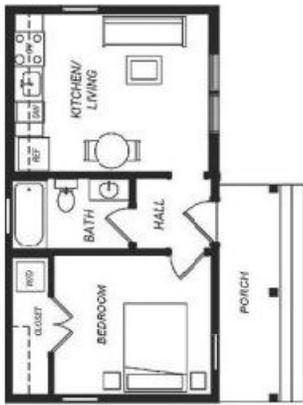
Phone: 515.239.5400
E-mail: planning@cityofames.org

PLEASE TAKE OUR SURVEY

SEE OUR WEBPAGE AT:
www.CityOfAmes.org/AddHousing

WHAT IS AN ACCESSORY DWELLING UNIT?

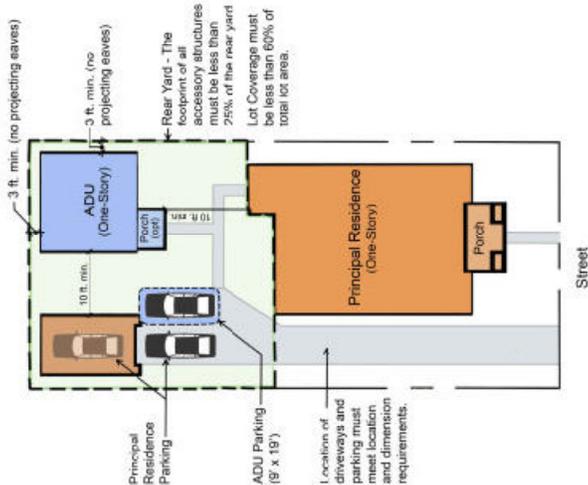
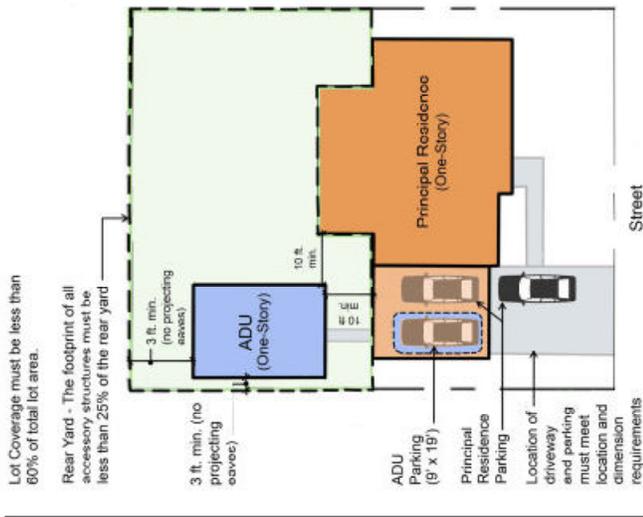
- Smaller, detached dwelling unit on the same property. Also known as a granny flat or guest house.
- Functions independently with its own bathroom and kitchen.
- Required to be on a foundation and have utility connections.



CONSIDERATIONS

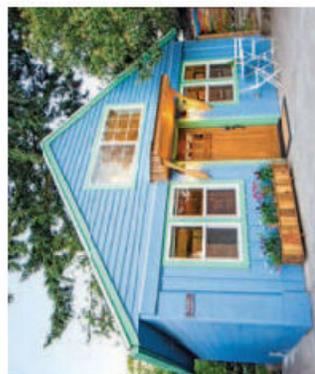
- Subdivision private covenants may prohibit ADUs and Duplexes.
- One additional parking space is required for a total of three parking spaces on a paved surface.
- The addition of an ADU plus existing accessory buildings cannot exceed 25% of the rear yard.
- The size of the ADU cannot exceed 900 sq. ft. and one bedroom.
- Total coverage of all impervious area must be less than 60% of the total lot area.
- The standards do not change Historic District or Single-Family Conservation Overlay District requirements.
- The owner of the property must reside on-site.

WILL AN ADU FIT ON MY PROPERTY?



WHAT ABOUT GARAGE CONVERSIONS AND TWO-STORY ADUs?

- **GARAGE CONVERSIONS:** Fire walls may be required.
- **PARKING:** Must still provide required number of parking spaces.
- **ABOVE GARAGE RESTRICTION:** Principal Residence must be two-story. Height cannot exceed 80% of house height.



ATTACHMENT 'C'
Proposed Accessory Dwelling Units Regulations (06-27-23)

ADUs are permitted in the following zoning districts: R-L, R-M, UCRM, FS-RL, FS-RM, and F-PRD. ADUs are permitted on any single-family residential lot having an existing principal building, unless the use is prohibited by subdivision covenants.

- One accessory dwelling unit is allowed per lot.
- Property owners of a lot with a two-family dwelling lot cannot add an ADU.

Accessory dwelling units may only be created as new construction that results in a dwelling that is detached from the principal building. The detached accessory dwelling may be created from a garage retrofit or may be new construction creating a new standalone building.

Independent Dwelling Unit. The ADU must function independently from the principal building. It must include its own bathroom and kitchen facilities and be connected to public utilities, including water and sanitary sewer. Separate metering is not required but is allowed.

Foundation. Whether constructed on site or premanufactured, a dwelling must be placed upon a foundation.

Lot size. There is no minimum lot size, a nonconforming lot would be subject to the underlying zoning standards for construction of a new structure.

Setbacks and Separation. Detached ADUs have the same setbacks as other accessory buildings: A one-story ADU in the rear yard may be located 3 ft. from the rear or side property line; A two-story ADU side setback of 8 ft., but still may be 3 feet from the rear. ADUs may not be located in the front yard. Corner properties generally require a 15 ft. setback. A 10 ft. separation is required between buildings internal to the lot to meet building code.

Nonconforming Setbacks. An existing accessory building that does not meet the required setbacks may be converted into an accessory dwelling unit, as long as degree of non-compliance is not increased as defined within Article III of the Zoning Ordinance.

Size. ADUs have the same gross floor area limitations as other accessory buildings: maximum of 900 square feet. If an ADU is attached to an existing garage, the entire building cannot exceed 900 square feet. There is no minimum unit size.

Rear Yard Coverage. The total footprint of all accessory buildings may not occupy more than 25% of the rear yard. The rear yard is the entire area between the primary dwelling and the rear property line, not just the rear setback area.

Height/Stories. ADUs have the same height requirements as other accessory buildings, based upon the height of the principal building:

- The ADU may not exceed the height of the principal building.

Proposed Accessory Dwelling Units Regulations (06-27-23), continued

- Accessory buildings on the same lot with a principal building that is taller than one story shall not exceed 80% of the height of the principal building or 20 feet, whichever is lower.
- Height is measured to the mid-point of sloped roof or the highest point of a parapet or flat roof.
- The ADU may only two-stories if the principal residence is two-stories

One Bedroom. The accessory dwelling may only have one bedroom. Any area separated from the one bedroom, living area, kitchen, and bathroom that exceeds 70 square feet will be counted as a bedroom per the definitions of the Zoning Ordinance.

Garage Conversions. Garages may only be converted to an accessory dwelling if parking requirements are met.

Parking. One off-street parking space is required for the accessory dwelling in addition to the two spaces required for the principal building. Tandem style parking spaces (where access to a given space may be blocked by the designated parking space of another vehicle) may count toward meeting the parking requirements of this section as long as not more than two cars are in tandem. All parking spaces must be paved. Paving in the front yard is not permitted per 29.406 of the Zoning Ordinance.

Driveway. A paved driveway is required. For lots accessible from an alley, any new driveway shall be constructed in the rear yard with access only from the alley. The driveway leading from an alley to the entrance of a garage shall be either 8 feet from the property line abutting the alley or a minimum of 20 feet from the property line abutting the alley.

Sidewalk. A sidewalk is required to connect the primary exterior entrance of the accessory dwelling with the paved parking area.

Owner Occupied for One Dwelling. The property owner's primary residence shall be in either the principal building or the accessory dwelling. A notice of limitation on rental shall include a recorded affidavit from the property owner confirming their understanding of rental and occupancy requirements. This language will not permit a LLC or other non-natural person to be considered owner-occupied.

Rentals. Only one of the two units may be a rental. Any ADU or principal building that is intended for use as a rental must be registered with the city and have a valid rental permit. All requirements of the Rental Code (Chapter 13) apply.

Occupancy in Near-Campus Areas. In Near-Campus Areas, the principal building and accessory dwelling together are considered one dwelling unit for the purposes of determining occupancy requirements related to bedroom counts.

Lot Coverage: Development of the site is subject building coverage limitations (35%), impervious area limitations (60%), and rear yard coverage limitations (25%).

Proposed Accessory Dwelling Units Regulations (06-27-23), continued

Overlay Zone. If the property is located in an overlay zone, such as SF-COD, it may be subject to additional design standards. In the event of conflict between overlay regulations and the regulations included herein, the more prescriptive regulations shall control. In the event of conflict between these regulations and the historic preservation regulations, the historic preservation regulations shall control.

Within the Old Town Historic District, additions to existing garages or demolition and replacement of garages are subject to approval from the HPC. Many of these situations may not support changes to contributing historic garages in order to facilitate ADUs.

ATTACHMENT 'D'
Proposed Changes to Chapter 31, Historic Preservation (10-10-23)

Section 31.15 Design Guidelines.

(10) Garages and Accessory Buildings (including Accessory Dwelling Units).

(k) Garages and Garages that include an ADU are not required to have a porch.

(l) ADUs may be one-story.

(m) ADUs are not required to have a raised foundation and may located slab-on-grade.

(n) The footprint requirement is to be applied with flexibility depending on the size of the proposed ADU and if the property is a corner lot.

ATTACHMENT 'E' Social Media Comments Received

Post – Oct. 3

Housing is something we all want, and variety is important. To expand housing and provide more choices, the Ames City Council is considering policy changes to allow accessory dwelling units (ADUs) and duplexes within single-family neighborhoods. Learn more about ACUs and duplexes, and share your thoughts by going to: www.CityOfAmes.org/AddHousing

This survey closes tomorrow, so if you'd like to give your input, now's the chance!

Impressions: 2,868

Engagement: 293

Likes/Loves: 7

COMMENTS:

Amy Bleyle

I looked at the survey and it's geared towards people who might be interested, and have the means to get an ADU. Also there was no place for comments.

Karen Evans

I don't care for the idea of doing this city wide. Some of us chose to live in a single family housing area because we want that traditional family dynamic neighborhood to raise our families in. This takes away that choice if implemented all over the city. Maybe in new developments it would be fine, that way you could choose to move to one of those neighborhoods if it's what you like.

Keegan Haines

Karen Evans "Traditional" (invented less than 100 years ago) 🤔🤔. I live in one of the neighborhoods you're talking about and I don't have any idea what you mean. If one out of five properties welcomed somebody who needs housing into an ADU, the feeling of my neighborhood wouldn't change at all. And one in five is EXTREMELY ambitious at this point. Also, many developments restrict ADUs by covenant or HOA, so "entire city" is also wrong

Megan Slade

Karen Evans I'm curious what the dynamic is you're discussing. As someone who lives in a "traditional" neighborhood it's very outdated. We live near Sawyer and I feel like we are one out of 3 families with young children in the area. I hardly see people out socializing and if I do it's people of a much older generation typically just out on a walk. While I'd love a more social neighborhood associated with these "traditional" neighborhoods it's just not what's happening (at least on my block!)

Karen Evans

That's sad to hear. I grew up in the Sawyer area when it was all single family homes and it was wonderful. I still have friends out there and they said it all changed when some of the homes started being rented out. I have since moved to a neighborhood that is almost completely young families with children. People are out interacting every day and kids play together until streetlights come on at night. It's great to have that again! You and your husband Keegan should consider finding a neighborhood like this for your kids as it would be wonderful for them. It isn't outdated like you say and actually would be a wonderfully positive thing for not only the kids growing up in Ames but for young parents and our seniors. It enhances the sense of unity and community among neighbors. It's nice to know all of your neighbors and hear the kids out playing, riding bikes, walking their dogs, or having block parties in the summer or helping each other with snow in the winter. It brings people together. I wish that for everyone's kids here in Ames. Just my point of view, and like yours, just as valid with many Ames residents.

Keegan Haines

Karen Evans Our point is that we already live in a single-family neighborhood with 'traditional values,' you say Sawyer 'used to be all single family homes' it literally hasn't changed since the 60s. So later on in your message you changed your point to..... blaming renters? You're not making a strong case defending exclusionary zoning. You're just saying "your single-family neighborhood probably isn't single-family enough, go try another one." Yes, you're astute in noting there are a variety of factors that give neighborhoods different qualities, but in our case you're describing two different areas of town that are both zoned low-density residential (single family). So you haven't done anything to defend your point that

adding one family per every few lots is going to somehow destroy your dear institutions. The conviviality you cherish is proven to be found less in low density development and more often when there are more people in a smaller area in a community. And that doesn't always mean apartments, it can just mean smaller lot sizes and more creative solutions to add detached housing, such as ADUs.

Karen Evans

Wow, didn't realize that you were so intolerant of other points of view. And I grew up in the Sawyer neighborhoods and lived there, on the west side, from the 60's through the 90's and I and my many friends still living there know first hand that it has changed greatly. As I said, I'm not against ADUs and duplexes in totality, I just think that traditional low density housing neighborhoods should continue intact so that everyone is represented. Maybe you need to stop trying to exclude people who don't see things as narrowly as you do. There should be room for both.

Megan Slade

Karen Evans responded to the wrong person here!

However, part of the reason so much has changed is because we have older families without children living in the same homes who no longer participate in younger family activities. Adding in more housing allows for new generations to still filter into these areas instead of having a stagnant growth. 🙄

The difference I see between our neighborhood and others is that there aren't younger families in these (non rented) single family homes. Are there some? Of course. But the harsh reality is that most people my age can't afford a home and need to rent which alienates these families into single areas. 🙄

Sarah Larkin

Want? Housing is a need.

Post - Oct. 2

What kind of housing would you like to see in your neighborhood?

The Ames City Council is exploring policies around allowing accessory dwelling units (ADUs) and duplexes in single-family neighborhoods. ADUs are smaller, detached living units from a primary single-family home. Duplexes are attached two-family dwellings, sometimes called twin homes, that are two independent living spaces and are not linked with a single-family home.

Take a survey and learn more about the options at: www.CityOfAmes.org/AddHousing
This survey will be available until Tuesday, October 3.

Impressions: 5,947

Engagement: 912

Likes/Loves: 10

Angry: 3

COMMENTS:

James Timberland

No.

Jimmy Douglass

James Timberland would you explain your answer instead of just saying no?

Ronald Schappaugh

One that isn't a construction company

Dan Gorman

Ronald Schappaugh

can we all just buy a lot and build our own house?

Michelle Crawford Barker

I would like to see something done about the properties that look like junk yards.

Amy Bleyle

It seems to me the ADUs only benefit construction companies and people who already have a home, and could make more money renting. What we really need is a centrally located village of tiny homes that people could rent at low cost so they don't have to live in the street. Neither one of these issues actually solves the problem of affordable housing. But it sure benefits people who are already pretty well off.

Matt Dake

Amy Bleyle ^^this

Eric Weber

Amy Bleyle Just no, Build it and they will come, do we need more subsidized unemployables in the city ? Let's concentrate of employment not welfare !

Dan Gorman

Eric Weber you mean like San Francisco?

Eric Weber

Dan Gorman yes

Dan Gorman

Amy Bleyle what is low cost to you?

Amy Bleyle

Dan Gorman well. For individuals who don't have a source of income, probably a sliding scale. One cannot get a job if they are living on the street. Nor can they get one if they have mental health or addiction problems, but living on the streets only makes that worse.

Dan Gorman

Amy Bleyle so no number

Dan Gorman

Amy Bleyle there are plenty of people coming into the country with no jobs and probably drug problems. Should they live in these houses as well?

Dan Gorman

Carolyn J. Severson no not overnight, but it would be a great start

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Dan Gorman

Carolyn J. Severson no not overnight, but it would be a great start

Deb Turner

Amy Bleyle we have some. They're called mobile homes and they're great if you take care of them. I've lived in flummerfelt parks since 2016 saved me a lot of money considering how much I see people dump into rent 🙄.

Zac Abrams

Deb Turner mobile homes can be a low cost way to enter the housing market, but they have some big drawbacks. Loans are harder to get and at a higher interest rate. Parks have lot rent that can be raised at any time and change rules at their will. Reselling requires not only finding a financially qualified buyer, but also one

who will qualify with the park. Mobile homes tend to depreciate, or appreciate far slower than the rest of the housing market. Parks also can (and frequently do) restrict owners from renting their units out. Many realtors don't want to list a mobile home. All together, buying a mobile home can be a low cost way to enter housing market, but can also prove to be a financial hurdle in the long term for those looking to upgrade or buy into the traditional housing market.

Deb Turner

Zac Abrams sure, but I'm not sure how much appreciation is gonna help the person living in an ADU. There's not enough tiny home options. Be pretty cool if there were.
They do have lot rent, but my property taxes are like \$120... a year. And I don't pay for trash, sewer, water. It's not half bad

Eric Weber

A bad idea ! Just NO! And if you are stupid enough to do it no racist exclusions for places with covenants !

Natalie Dickerson Rekemeyer

Many places allow ADU's so people's parents can live there and have the help of their family.

Galadriel McCollum

Natalie Dickerson Rekemeyer yes! We are struggling with this right now. We want to build a tiny home to accomodate aging family members, but we can't with the current restrictions. The current restrictions heavily effect those of us in the urban fringe.

Frances Anderson

Greta Anderson

Michael Antenucci

Build affordable commercial buildings that small businesses can lease for around \$500-\$600 a month. That's what Ames needs, I can't find a location in the entire county that wouldn't bankrupt me. It's literally impossible for someone to start a small business in this city.

RD Roberts

Preach 🙌

Deb Turner

Michael Antenucci this is a serious problem though.. I nearly moved the business to ankeny because there were such terrible options in ames for small commercial spaces.

Michael Antenucci

Deb Turner ya it's truly not a city that wants to provide space for new businesses that don't make 200K plus a year in profit. No small business can afford \$1,200 a month for a space then in most cases pay property tax on top of that. Then add in utilities, insurance, & tax. It's really unfortunate because it would keep so many graduates and entrepreneurs in Ames if this was an option.

Cliff Barker

How many college kids paying 500 a month can fit in a 500sqft "adu"? Vote yes to find out! And don't say there are gonna be rules, they don't apply unless you're caught.
LOL

Carolyn J. Severson

Cliff Barker Yep.

Dustin Miller

Affordable

Jane Anderson Hurd

Please focus on houses that are empty, harboring pests and rodents. And, how about that patch of weeds on Lincoln Way and Clark. Embarrassing.

Charles James

People are paying well over two grand for rent. Why don't you make it where the landlords are supposed to do their jobs. And then they're supposed to get it done in a certain amount of time. Properties that I've seen the people have rented out or crap. I think you need to enforce some rules on landlords because it's getting ridiculous. If they have to raise rent then they should have to provide more maintenance. I think it should be a rule

Sam 'Snyder' Ausborn

I would like the trap house on trip shut down. But I'm told by officer Devveney it's not in the budget. I'd like a budget that gives the police enough money for the people of West Ames.

Justin Leer

NO. ...a granny pod, YES. THIS, NO.

Winter Willow

Yes, should be landowners choice in 'free' USA.

Carolyn J. Severson

I can see it already in my neighborhood. More places for ISU students to live and party in the back yard.

Post 3 – Sept. 27

In an effort to expand housing opportunities and diversify housing choice, the Ames City Council is exploring policies around allowing allow accessory dwelling units (ADUs) and duplexes within single-family neighborhoods.

ADUs are smaller, detached living units from a primary single-family home. The ADU would include a bedroom, kitchen, and bathroom.

Duplexes are attached two-family dwellings, sometimes called twin homes, that are two independent living spaces and are not linked with a single-family home. Currently, City Code limits options for duplexes and second units in single-family neighborhoods. Some private covenants within subdivisions also limit these uses.

Share your thoughts by taking the survey on this page: www.CityOfAmes.org/AddHousing

The survey will be available until next Tuesday, October 3.

Impressions: 8,126

Engagement: 924

Likes/Loves: 52

COMMENTS:

Annika Gray

Sweet, I love this!

Megan Slade

Yes!!! We need more of this 

Megan Slade

Keegan Haines

Keegan Haines

Megan Slade I've been keeping up with it a little bit, I almost went an open house at the airport last week but needed to get home to you and the kids

Grant Nordby

Cedar Rapids did this a couple of years ago. Uptake has been slow due (I think) to challenges getting these projects financed, but those that have been built have been a nice addition to the housing stock. No negative impacts to neighborhoods, I'd say.

Vicki Duchene

Would love to see a Tiny Home village in Ames!!!

Brett Steelman

Would love to see something like this happen! Potentially infill?? If these ADU's were to be placed in neighborhoods more centralized than on the outskirts, they would likely be more sought after.

James Timberland

Actually, this is a very bad Idea. You devalue the entire neighborhood by authorizing backyard shanties. Yet, you don't authorize a mother-in-law suite that might enhance property values. Whose stupid idea was this? There is no lack of real estate in the Ames area. This is dumb from the word go.

David Martin

James Timberland What do you mean that a mother-in-law suite wouldn't be authorized? Maybe I don't know what you mean by that term & how it is different than the proposed ADUs

Aaron Eischeid

The parking requirement in the proposed regulation are bad on many levels. Many ADUs would not induce any more parking demand even in car centric areas due to shared vehicles etc. But also, given one goal of ADUs is urban infill where people in closer proximity & where walking and biking are valid options, and given parking minimum rules actively work against the goals of walk-able places, it is a bad rule to attach to this policy.

In short, we need housing for people, not cars.

David Martin

Aaron Eischeid You stated your concern well, please share it with the City Council. You can email them all at once via mayorcouncil@amescitycouncil.org. They don't necessarily see comments on Facebook posts

Valley View Farm

It's about time a city in Iowa has joined the rest of the country. California has been doing this for years! Now Des Moines needs to consider this.

Staff Report

DUPLEXES PUBLIC OUTREACH SUMMARY

October 10, 2023

BACKGROUND

On June 21, 2023, City Council directed that staff proceed with public outreach regarding proposed regulations (Attachment B) for allowing Accessory Dwelling Units and Duplexes within low density residential zoning districts city-wide. This direction was the culmination of a several month effort that began with a March workshop discussing infill, directives of Ames Plan 2040, and identifying neighborhood compatibility considerations.

PUBLIC OUTREACH EFFORTS:

Public outreach efforts began in earnest in August and extended until the beginning of October. Outreach was combined for both accessory dwelling units (ADUs) and duplexes. These resources included a city newsletter article, webpage, alerting registered neighborhood association contacts, online survey for open comments, brochure, press releases, five open houses, and two KOHI radio appearances. Specific details of each of these efforts are included in the Addendum. The webpage was attractively designed with information about “what a duplex is,” the proposed regulations, a link to the ADU & duplex brochure, the open house schedule, frequently asked questions, and public inviting comment with a link to the online duplex survey.

PLANNING & ZONING COMMISSION (P&Z):

A presentation about ADUs and duplexes being proposed within the city’s low density zoning districts was given at the October 4th P&Z Meeting. The presentation included background information about the proposed regulations, a summation of staff’s outreach efforts, and next steps. No specific recommendations were required or offered at the meeting. There were limited comments about duplexes other than acknowledgment of the design compatibility requirements compared to the ADUs and the limited applicability because of the new construction requirement.

FEEDBACK RECEIVED REGARDING DUPLEXES:

There was much less feedback received regarding duplexes than ADUs where comments were received from 45 respondents (through October 5th). Of this total, 42 comments were from the online survey.

The survey for duplexes was different than the ADU survey with only the one open-ended question: “Please provide any comments on the new duplex regulations.” **There was not an overwhelming response from either those against or those in favor. Development interests were concerned about the design criteria requirements while others were concerned about the change in character of an area with**

duplexes. Approximately 25% of the respondents were against all duplexes. Remaining comments were a mix of specific issues, conditional concerns, or supportive of allowing them. The complete listing of all comments received related to duplexes are included in the Addendum.

Near Campus Overlay:

As part of the review process staff has identified a need for direction on how to consider the bedroom/occupancy limitation of the Near Campus Neighborhood Overlay within the Rental Code. As proposed a new duplex can be constructed on any lot that is vacant. An existing house can be demolished and replaced with a new duplex. The unique issue within the Near Campus area is the bedroom/occupancy limitation based on the bedroom count of a principal dwelling from 2018.

The current language does not address a new structure that replaces a 2018 structure, but the intent was to not encourage intensification of rental units in this area. Staff believes the language would limit occupancy of a new duplex to that of the 2018 structure before it was demolished. This approach is logical within the Rental Code, but difficult to manage in real life situations when the construction of a duplex could legitimately be for a nonrental purpose, but be set up a future situation for rental that would not comply.

City Council could specifically address standards for the residential low-density areas of the Near Campus Overlay by not allowing for duplexes to be built in order to avoid this issue, modify the Rental Code to address allowing for full occupancy of duplex units as a new structure, or take no action to amend either the duplex regulations or rental code.

OPTIONS:

Option 1- Direct staff to proceed with public hearings for a zoning text amendment for the proposed duplex regulations, based upon the current draft.

Given the divided public input received (with no one side having an overwhelming majority) and given the City Council's desire to support additional housing opportunities within the city, the City Council may determine that proceeding with public hearings for a zoning text amendment as currently drafted is the next step.

Option 2 - Direct staff to proceed with public hearings for a zoning text amendment for the proposed duplex regulations, based upon amended regulations, including prohibiting within the Near Campus Neighborhoods zoned RL.

Given the diverse public comments received, the City Council may find compelling reasons to consider amendments to the proposed regulations, in support of the Council's goal to provide diverse housing opportunities within the city. Council could identify specific changes to the proposed regulations that would then be followed by public hearings for the zoning text amendment.

Option 3 - Direct Staff to engage in further public input, before Council determines how to proceed.

Staff has pursued multiple avenues for reaching out to the public and inviting public comment. Staff believes that the comments received represent a wide gamut of interests and that additional public outreach is not needed. However, the City Council may determine participation is lacking from specific interests and that additional input should be captured and considered before proceeding with a decision on a zoning text amendment. If so, the City Council should direct staff as to the entities to be contacted for additional input before proceeding with text amendments.

Option 4 - Do not proceed with an Amendment to the Zoning Ordinance at this time.

Given the divided public input received (with no one side having an overwhelming majority), the City Council may determine that they do not wish to proceed with public hearings for a zoning text amendment at this time.

STAFF COMMENTS:

Staff believes that the current draft standards continue to be an appropriate comprise option of allowing for duplexes to be built while trying to integrate with existing and new neighborhoods. Although the design requirements will add cost and require builders to consider site specific situations, maintaining design standards is consistent with policies of Plan 2040 for design context to apply to housing decisions for infill. In addition, the new construction requirement also limits the applicable of this allowance for duplexes compared to allowing additions or conversions of existing houses. **Therefore, no substantive changes to the draft standards are proposed by staff.**

ADDENDUM

PUBLIC OUTREACH SUMMARY

Webpage. A webpage was set up in July that included details on the proposed regulations and open house opportunities (www.CityofAmes.org/AddHousing). It also included an opportunity to provide feedback via a survey and also included a Frequently Asked Questions page. An email and phone number were provided for those with additional questions or comments.

Brochure. A brochure was created summarizing the proposed regulations and including graphic examples. A link to the brochure was included on the webpage site and hard copies were made available at the open houses and in the corridor outside of the Planning and Housing Department.

CitySide Newsletter article. A Utility Bill CitySide article and information on the webpage was included in August & September utility mailings.

Neighborhood Association. City staff emailed the City Neighborhood Association contacts alerting them to the public outreach efforts.

Press Releases. Two press releases ran in the Ames Tribune on August 14th and September 15th as well as numerous social media blasts during August and September.

Open House Opportunities. Over the last few months, staff has held five open house opportunities at various locations around the city. These included:

- Monday, Aug. 21 5:30-7:30 pm
Library – Brown Auditorium, 515 Douglas Avenue
- Thursday, Sept. 14 5:30-7:30 pm
Hira Park – Shelter, 3622 Woodland Street
- Monday, Sept. 18 5:30-7:30 pm
Ames Municipal Airport – Lobby and Multi-purpose Room, 2520 Airport Drive
- Monday, Sept. 25 5:30-7:30 pm
Inis Grove – Walnut Shelter, 2500 Duff Avenue
- Saturday, Sept. 30 5:30-7:30 pm
ECO Fair – City Hall Parking Lot

Copies of the brochure and frequently asked questions were made available at the open houses. A comment box was provided for giving comment and a computer was made available for filling out the Online Survey. Email information was gathered so that staff could continue to be in touch with the participants.

Those attending the open houses primarily left comments regarding Accessory Dwelling Units, rather than Duplexes.

Speaking Engagements. Kelly Diekmann spoke on KOHI radio about the opportunities for comment on the initiative on two occasions, one in August and one in September.

SURVEY RESULTS (42 Respondents, thru October 5th)

Please provide any comments on the new duplex regulations:

- Too many parking spaces required, too much pavement required.
- I'm in favor of anything that encourages more infill development and more walkable neighborhoods.
- Anything we can do to make housing more affordable and accessible is a win. Shelter is a human right!
- The city should keep the current limited options in place for duplexes/ twin homes. Twin homes should only be allowed as transitional structures between apartments and single-family homes, or the like.
- Good idea. However, I would also like the city to also do more to utilize all of the apartments we have and work with companies and landlords to make rent more affordable for those of us who are permanent Ames' residents who cannot afford to buy a home due to costs in Ames but want to live here and want to live in a rental.
- It is most undesirable to begin to add duplexes in single family neighborhoods!! We are strongly against this plan! Are you trying to ruin the living conditions that Ames is known for? People purchased in these single-family neighborhoods to protect their families and home values. You are trying to break covenants that have been established for the protection of the area development that buyers chose and valued.
- Do not want them in our subdivision.
- Do not want any rentals in our subdivision.
- Entirely unfair that an owner-occupant cannot convert an existing part of their home into another yet. Whether that be an ADU or duplex. It unfairly benefits property developers not existing homeowners.
- I really support allowing duplexes in single-family neighborhoods, and I appreciate that Ames is taking steps to try to make housing more affordable for people. The only complaints I have are that I think the parking regulation should be modified such that, if the unit is only a single bedroom, then the unit should be allowed to have only a have only a single parking spot instead of all units requiring two spots.
- Already many rentals and duplexes in this neighborhood near campus
- Increasing population density doesn't improve vitality (unless it is measured by a number of drunk students per sq ft), it decreases value and quality of life for neighboring properties.
- Ridiculous regulation: Window patterns shall be logically designed to the proportions and spacing of single- family homes in area. For example, second floor windows shall generally be aligned with first floor.

- ALL FOR IT
- It sounds like you're sticking your fingers into becoming a city-wide HOA.
- Let's keep duplexes and single-family residences separate. A new duplex on my street would bring my property value down and negatively affect the long-time property owners.
- I think the following are much too stringent: lot coverage of 60%, setback, no conversions, and parking requirements.
- Thank you for working to provide lower cost housing in Ames. It is sorely needed and is a necessary requirement for responsible government. I have no complaints about the proposal.
- I am not in favor of allowing these additional dwellings on residential lots. I feel it will result in unkept and/or abandoned dwellings as time passes. Feel it will lead to friction in neighborhoods due to appearance and congested properties.
- Consider including modern HVAC systems as requirements. There are companies building subpar duplexes and still putting window-type A/C units in the walls!! Please, no! Please include regulations that provide for up-to-date isolation between units, or construction orientation to help. Consider duplexes that would allow more people to age in place without needing to move to a retirement community at an incredible expense. Basements? I think so in Iowa! If not full, at least partial. A newer, Average Joe duplex that is energy efficient in a decent part of town that doesn't rent for an arm and a leg, would be of interest to us as we near semi-retirement. We currently rent a duplex at a \$1.00/sq ft main floor in Kate Mitchell area. Thank you. Dawn Andersen.
- I'm concerned that new developments will prohibit duplexes in their covenants and this won't actually do anything to promote constructing new duplexes.
- There are already 3 duplexes on our block. There is definitely a density issue.
- We have been following this discussion with interest. Our company (Friedrich) owns a lot at 320 Jewel that previously had a duplex dwelling. It has been used as an illustration by Staff as part of the narrative on this topic. The former owner had it taken down with plans of rebuilding. Unfortunately, after demolishing the structure, he discovered the regulations for single-family dwellings in the area would not permit reconstruction of a duplex. In view of the fact, that there was a duplex here previously...there is a duplex next door and other multifamily nearby. In addition, Ames has a shortage of homes and rentals for residents...we see the intensification of existing residential areas as necessary to help meet the demand for housing. We are supportive of allowing new duplexes/townhomes in single family residential zones as proposed by staff.
- I don't understand why these restrictions on duplexes exist (for instance, that an existing house cannot be turned into a duplex). Multi-family housing offers economic, environmental, and social benefits to many communities, so I'm not sure why there are restrictions that may discourage people from pursuing such housing options.

- As our country moves toward recession and worse, it is important to allow duplexes and ADUs in Ames. More families struggle to provide housing for their extended family. Allowing ADUs and Duplexes to be built close to existing homes would help financial stability and would also help emotional stability and provide a stronger sense of community. It would help bring better mental health for those families.
- I am completely against the addition of a 2nd living area added to single family homes. The zoning was set up to protect, preserve and maintain property values and living spaces.
- We need more family places. Not just college housing. Families want to live here too.
- I want single-family living, not duplexes. I think both of these proposals are bad ideas. I find it frustrating that the city keeps trying to pack more people into less space. It makes me want to sell my house and move to a rural location.
- I support the regulations as written.
- Build neighborhoods with sufficient street width to accommodate parking on both sides. Then this concept will work well. At present you want to add more people, so more vehicles and limited parking. It is already an issue don't complicate it more.
- Garage regulations seem excessive.
- No problem with duplex structures
- They seem reasonable to me.
- I'd like to see more options for Ames' residents to buy and build wealth. If new duplexes are added in my neighborhood, I'd want them to be for purchased by the persons living there - NOT rentals. These duplexes need to add to available inventory for purchase, not take away usable land for companies to make more profit from.
- More housing options is a good thing.
- Neighborhoods should stay single dwelling houses
- I am in favor of this new regulation
- I am in favor of allowing duplexes in residential neighborhoods.
- I think this would be a great idea
- As a person who purchased in a home zoned for single family homes, I do not wish for duplexes to be allowable in all neighborhoods. It would enhance crowding in existing neighborhoods.
- No -brainer. Wild that this is still a zoning rule

WRITTEN COMMENTS
RECEIVED AT OPEN HOUSES & ECOFAIR

Allow Conversions:

- “Given shrinking household sizes, why not support conversion to Duplex or ADUs within existing houses?”

SUMMARY OF CORRESPONDENCE RECEIVED

Supports:

- Anastasia Tuckness of 1323 Clark states, “I think adding the capability of ADUs and increasing duplex options is a great idea. I think Ames would benefit from having creative ways to house more people in town. I live just north of old town Ames and have lived in Ames for 25 years, and personally hold a value of sustainability, which I think would be in line with this type of initiative.” [email, Sept. 2023]

Design Standards:

- Justin Dodge of Hunziker Companies does not support Design Standards for Duplexes as written. [His letter to City Council, Sept. 2023 is included on the following page.]



August 14, 2023

To: Ames Mayor and City Council

From: Justin Dodge, Hunziker Companies

Re: Comments on proposed duplex criteria

Dear Honorable Ames Mayor and City Council,

Thank you for discussing the possibility of building duplexes in our community. We think duplexes have been a successful building category in the past and believe there is a great opportunity for building them in the future.

Hunziker Construction has built numerous townhomes/duplexes in the surrounding communities in recent years. They have been a very popular option for residents, tenants and investors. Pictured below is an image of one of these homes.



This duplex is on two lots but would fit on an 89-foot-wide lot with 8-foot side yard setbacks. It is a very efficient design featuring three bedrooms, two and a half bathrooms and a double garage. We take pride in all our homes, and this design is no exception.

Under the proposed criteria for duplexes, we would not be allowed to build this as a duplex in Ames for two reasons:

1. The proposed criteria limits each unit to a single stall garage
2. The garage face in front of the house face, and potentially the window alignment.

We believe this design is compatible with most of our existing neighborhoods. Additionally, we can make minor changes to the exterior façade to incorporate attributes which would match the roofline to the rooflines of existing surrounding homes if needed.

We are asking for minor amendments to the proposed criteria to allow duplexes like the one pictured.

We would also ask for the option of a two-car garage for each unit. This would allow tenants to store vehicles inside instead of forcing vehicles to the driveway or the street. I believe most neighbors would be very supportive of this allowance.

Thank you for your time and continued commitment to making Ames a great place to call home.

Sincerely,



Justin Dodge, Hunziker Companies
105 S 16th St, Ames, IA 50010
justin.dodge@hunziker.com

ATTACHMENT A Brochure

- DUPLEXES - NEW CONSTRUCTION ONLY WITH DESIGN STANDARDS

- A Duplex is a building located on one lot that includes two independent residences attached to each other.
- Proposed in single-family neighborhoods as "new construction" only (no conversions or additions).
- Design standards focus on roof type, building orientation and garages. Garage and driveway pattern of the block is to be considered.
- The standards do not change the Historic District or the Single-Family Conservation Overlay District requirements.

GARAGE & DRIVEWAY PATTERN EXAMPLES



-PROPOSED STANDARDS- ACCESSORY DWELLING UNITS (ADUs) & DUPLEXES IN SINGLE- FAMILY NEIGHBORHOODS



In an effort to expand housing opportunities and diversify housing choices, the Ames City Council is exploring policies around allowing accessory dwelling units (ADUs) and duplexes within single-family neighborhoods.

This brochure illustrates these concepts and is part of the City's 2023 outreach effort. We seek your input.



Phone: 515.239.5400
E-mail: planning@cityofames.org

PLEASE TAKE OUR SURVEY

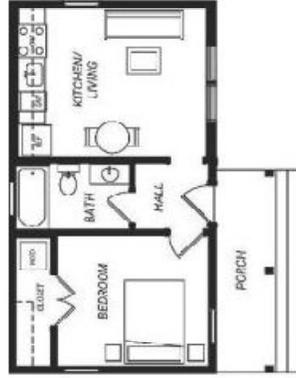
SEE OUR WEBPAGE AT:
www.CityOfAmes.org/AddHousing



For additional helpful information on what is proposed, go to:
www.CityOfAmes.org/AddHousing

WHAT IS AN ACCESSORY DWELLING UNIT?

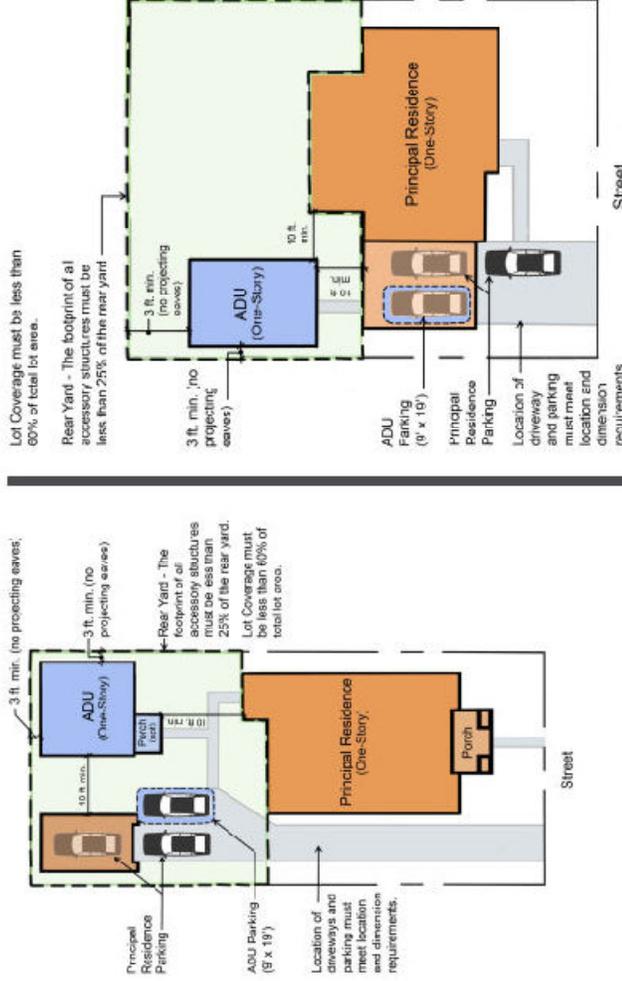
- Smaller, detached dwelling unit on the same property. Also known as a granny flat or guest house.
- Functions independently with its own bathroom and kitchen.
- Required to be on a foundation and have utility connections



CONSIDERATIONS

- Subdivision private covenants may prohibit ADUs and Duplexes.
- One additional parking space is required for a total of three parking spaces on a paved surface.
- The addition of an ADU plus existing accessory buildings cannot exceed 25% of the rear yard.
- The size of the ADU cannot exceed 900 sq. ft. and one bedroom.
- Total coverage of all impervious area must be less than 60% of the total lot area.
- The standards do not change Historic District or Single-Family Conservation Overlay District requirements.
- The owner of the property must reside on-site.

WILL AN ADU FIT ON MY PROPERTY?



WHAT ABOUT GARAGE CONVERSIONS AND TWO-STORY ADUs?



- **GARAGE CONVERSIONS:** Fire walls may be required.
- **PARKING:** Must still provide required number of parking spaces.
- **ABOVE GARAGE RESTRICTION:** Principal Residence must be two-story. Height cannot exceed 80% of house height.

ATTACHMENT 'B'
Proposed Duplex Unit Regulations (06-27-23)

Allowed Use. Two-family dwellings are permitted on any residential lot, unless the use is prohibited by existing subdivision covenants. Two-family dwelling units only may be built as a newly constructed structure, conversions and additions are prohibited.

Independent Dwelling Units. Each dwelling unit must function independently from one another. Each must include its own bathroom and kitchen facilities and be connected to public utilities, including water and sanitary sewer. Separate metering is not required but allowed. Conversion of an existing single-family home to two units is not permitted.

Lot size. Minimum of 7,000 square feet.

Setbacks. Two-family dwellings are subject to the building setbacks for the zoning district where the property is located. Generally, these are: 25 ft. (front); 25/15 ft (corner front); 6 or 8 ft. (side); and 20 ft. (rear).

Nonconforming Setbacks. An existing principal building that does not meet the required setbacks may have an addition constructed to include a second unit, as long as the degree of non-compliance is not increased.

Lot Coverage. The total impervious area (buildings and paving) may not exceed 60% of the lot.

Bedrooms. Duplexes do not have a limitation on bedroom counts.

Architectural Style and Building Height. To determine this requirement, the block face must be evaluated to define any particular character defining features for entries, roofs, orientation, and garages. Does the block face have a uniform architectural style that is prevalent? If so, describe what features the duplex design has incorporated.

Roof Design. Incorporate roof forms from the block face evaluation that represent compatible styles, this can include hipped roofs, gables, and dormers.

Entrances. Each dwelling unit shall have its own entrance.

- One primary entrance of the duplex shall be clearly identifiable and not set substantially behind the front façade. The main entrance location(s) and design shall create either the appearance of definable unit(s) or shall be situated in a way that assists in the appearance of the structure as one unit with a side or rear entry for the second duplex unit.
- It is recommended that corner lots have one entrance facing each street.

Windows & Transparency.

- Street facing façades shall include at a minimum 15% solid to void ratio for the front facade. This prevents blank walls that create a blocked-off street frontage. This is the solid to void ratio requirement in the SF-COD overlay.
- Window patterns shall logically designed to the proportions and spacing of single family homes in area, for example second floor windows shall generally be aligned with first floor windows. Placement of closets, stairwells, bathrooms and other floor plan elements must be designed to accommodate this standard.

Parking.

- Two paved parking spaces are required per unit (four spaces in total) with one of the two spaces provided in a garage.
- A paved driveway is required.
- Tandem style parking spaces (where access to a given space may be blocked by the designated parking space of another vehicle) may count toward meeting the parking requirements of this section as long as not more than two cars are in tandem.
- If creating a parking lot of more than four spaces, landscape buffering is required.

Garage and Driveway Placement Patterns. In established neighborhoods, the placement of garages and driveways must match the predominant pattern found on the street block. However, in all areas side loading and rear placed garages are allowed. The intent is for new construction to be compatible with the existing neighborhood by replicating these features. Within established neighborhoods, there are three garage/driveway patterns that emerge:

1. A flush or nearly flush front-loaded garage accompanied by a driveway not having a width greater than 20 feet (most predominant pattern).
 - Garages that protrude from the front façade are not allowed, unless it can be documented that this pattern is existing and prevalent on the street block.
 - The garage face shall not exceed in width more than 50 percent of the width of the front façade.
 - Driveways widths must conform to the garage standards, of minimum and maximum widths. Such as 1 car up to 14 feet, 2-car up to 20 feet, and 3-car+ up to 24 feet.
2. An attached or detached garage located at the rear of the house or in the rear yard accompanied by a narrow driveway usually along one side of the house.
 - Locate the garage at the rear of the duplex or as a detached garage in the rear yard.
 - Alternatively, the garage may be located a minimum of 18' from the front of the duplex.
 - Driveways widths must conform to the garage standards, of minimum and maximum widths. Such as 1 car up to 14 feet, 2-car up to 20 feet, and 3-car+ up to 24 feet. The driveway width may be expanded in the rear yard.
3. Attached or detached garage located at the rear of the house or in the rear yard accessed from an alley.
 - Garages shall be located either at the rear of the duplex or as a detached garage in the rear yard.
 - Any new driveway shall be constructed with access only from the alley. The driveway leading from an alley to the entrance of a garage shall be either 8 feet

from the property line abutting the alley or a minimum of 20 feet from the property line abutting the alley.

Additionally, detached garages shall comply with the accessory building regulations described in Sec. 29.408(7), for location within setbacks, and building height and size.

Sidewalk(s). Entrances must connect to public sidewalks.

Rentals. Any dwelling unit that is intended for use as a rental must be registered with the city and have a valid rental permit. All requirements of the Rental Code (Chapter 13) apply.

Lot Coverages: All development must meet lot coverage and building coverage limitations.

Overlay Zone. If the property is located in an overlay zone, it may be subject to additional design standards. In the event of conflict between overlay regulations and the regulations included herein, the overlay regulations shall control.

Staff Report

**REQUEST FOR A TEXT AMENDMENT TO CHAPTER 22.31 –
PUBLIC IMPROVEMENT REQUIREMENTS FOR PULLMAN STREET
AND CARNEGIE AVENUE****BACKGROUND:**

At the August 22 City Council meeting, the City Council referred to staff a letter from the property owner at 1923 Pullman Street to consider amending the City's requirement for Public Improvements related to "missing infrastructure" for paving streets and utilities. Specifically, the letter references the conditions of Pullman and Carnegie that are not paved and do not have sanitary sewer extensions.

Currently, all of Carnegie Avenue from Lincoln Way to Pullman Street and large portion of Pullman Street west of Whitney Avenue are unpaved, have no sidewalks, and have no sanitary sewer service. This area is zoned General Industrial. Water service does exist. The owner's property is situated toward the middle of the block on Pullman (See attached maps). The closest paved street connection and sewer line is approximately 380 feet to the east at Whitney Avenue. This area is one of few areas of the City with unpaved streets that are subject to the full improvement requirements.

This request is in response to recent discussions with the property owner regarding a potential new cold storage building and parking the owner would like to construct on their property on Pullman. The City's ordinance requires that with the construction of a new principal building or addition on a lot that corresponding public improvements are completed, which in this case include extension of public sanitary sewer, paving of the street extension, and a sidewalk along the frontage.

The property owner would like relief from these standards as the cost for these improvements would far exceed the value of any property improvements on this small site and financial capability of the owner. The site can continue to be used as is with its existing building or as outdoor storage with no public improvement requirements. Separate from this owner's request, staff has had similar discussion with an abutting property owner about construction of a small shop with the same requirements.

Chapter 22 Streets and Sidewalks:

The City adopted the "missing infrastructure" ordinance in 2015 as part of Chapter 5 (Building Code) and Chapter 22 (Streets and Sidewalks) to ensure developments made "fair share" improvements and did not burden the City as a whole for new improvements. The ordinance addresses needs related to new or upgraded buildings on existing properties with incomplete infrastructure that did not otherwise trigger improvements or

extension of infrastructure without a subdivision. The Chapter 22 improvement requirements are based upon typical subdivision improvement requirements. The ordinance has been a vital tool to ensure sidewalks, shared use paths, row dedication, and other frontage improvements occur at the time of new development on previously platted lots.

Although remodeling and additions have a 20% hardship provision capping improvement costs, all newly constructed principal buildings require full improvement regardless of cost. **The City has received previous requests in other instances for limited sidewalk deferrals or payment-in-lieu options. This is the first request for a full waiver of the improvement requirements. Typically, the greatest challenge to meeting the ordinance requirements is when a property does not directly abut existing improvements and there is a large gap. Partial improvements of streets are typically not viable and Public Works does not desire these types of improvements without connecting to other facilities.**

In this instance, unless many properties were merged for a much larger scale project, it is unlikely any one owner would be able to afford the required public improvements. Staff reviewed the estimated cost of improvements and considered whether an assessment project for all properties with frontage if it would be feasible. State law limits the amount of an assessment to no more than 25% of the property's value, which in this case would likely be exceeded. Given the valuation of properties in this area, minimal costs would be assigned to properties and the City would have a significant share of the costs.

OPTIONS:

Staff believes it is an appropriate time to review the thresholds within Chapter 22 to make missing infrastructure improvements. This request is focused on unpaved streets and utilities, but staff would also like to review how the requirements apply within the Prairie View Industrial Area for large industrial sites. Staff believes the remodeling threshold of \$100,000 should also be increased to reflect increased values of improvements since the ordinance was adopted.

To address the issues specific to Pullman, staff has outlined three options for an ordinance amendment to Chapter 22:

Option 1: Allow for limited development of existing properties with waiver of installation of any or all Public Improvements.

The proposed Pullman project is on a small site with a low intensity use that does not have high traffic volumes or require sanitary sewer service. City Council could create a building size or use threshold for low intensity uses that would be able to have most or all public improvements waived if they cannot be readily extended. All building code requirements would still apply, including requirements for water service to meet fire protection requirements. Such uses would include storage

facilities, small industrial service uses and potentially small offices. High intensity uses would be required to install improvements to City Standards.

Option 2: Exclude specific streets from paving requirements/improvements.

Allow for development of existing properties with no use restrictions and completely exclude specific unpaved streets from requirements for public improvements, such as Pullman and Carnegie. This would allow any development to be proposed of any intensity and would exempt the developer or owner from installing public improvements based upon relative feasibility of completing the improvements. This option works best within the limited areas for development that exist on unpaved streets in Ames and the likelihood that these areas will not burden the road or utility system with large, intense developments.

Option 3: Develop a Capital Improvement Plan project to improve unpaved streets and allow for conditional waivers and in-lieu options.

This option could consider using street assessment or connection district funding mechanisms to make improvements in the area. From a cursory review of the Pullman and Carnegie area and full road and sewer improvement costs, property assessments would not be able to fund the full improvements since many of the properties are small and have limited improvement values. If the street assessment process cannot cover all of the costs, the City would be responsible for the remainder of costs.

Option 4: Decline the request and take no action.

In this situation a landowner would have to weigh the costs and benefits of making improvements. If a building is not viable, then the land in General Industrial can still be used for outdoor storage that does not trigger improvements. This option defaults to low intensity uses that would be highly unlikely to ever overburden areas with limited and missing infrastructure.

STAFF COMMENTS:

The Council should note that the referral request does not ask for the City to make any improvements, but requests that the owner not be obligated to make the improvements if they can otherwise meet City codes for use of the property.

Specifically for the Pullman and Carnegie area, staff's view is that for smaller existing properties, making public improvements as required would have a relatively high cost compared to the onsite improvements. Some small-scale development would likely not create major impacts to existing infrastructure. **Amending the ordinance to create flexibility for waivers based upon use or location would be beneficial option to facilitate small low intensity projects (Option 1). An ordinance amendment based**

upon Option 2 would allow for a broader exemption than a waiver process based upon a defined exception.

If the City Council chooses to proceed with initiating a change to Chapter 22 it would require prioritization with other referrals. Staff tentatively plans bring the complete referral list and work plan to City Council on October 24. If City Council moves forward, staff would also address any needed language changes related to the \$100,000 hardship threshold and how larger industrial sites comply with the missing infrastructure requirements.

Attachment A – Letter to Council

August 15, 2023

mayorcouncil@cityofames.org
Steve.shainker@cityofames.org

I am contacting you in regards to an addition on an existing building located at 1923 Pullman. Currently, on this lot there is water, gas, electric and fire protection (hydrant) in place.

I am requesting an exemption on Pullman Street of hard surface and sanitary, Ordinance Chapter 22.31, until the City of Ames comes up with a long-term infrastructure plan for Pullman and Carnegie Avenue.

Sanitary sewer is currently 330 feet east and is an unworkable elevation. There are no existing sidewalks anywhere in this remote location.

Thank you for your consideration

Samshaffer@me.com

515-203-5510

Bob Shaffer at 515-203-7619

Attachment B- Location Map

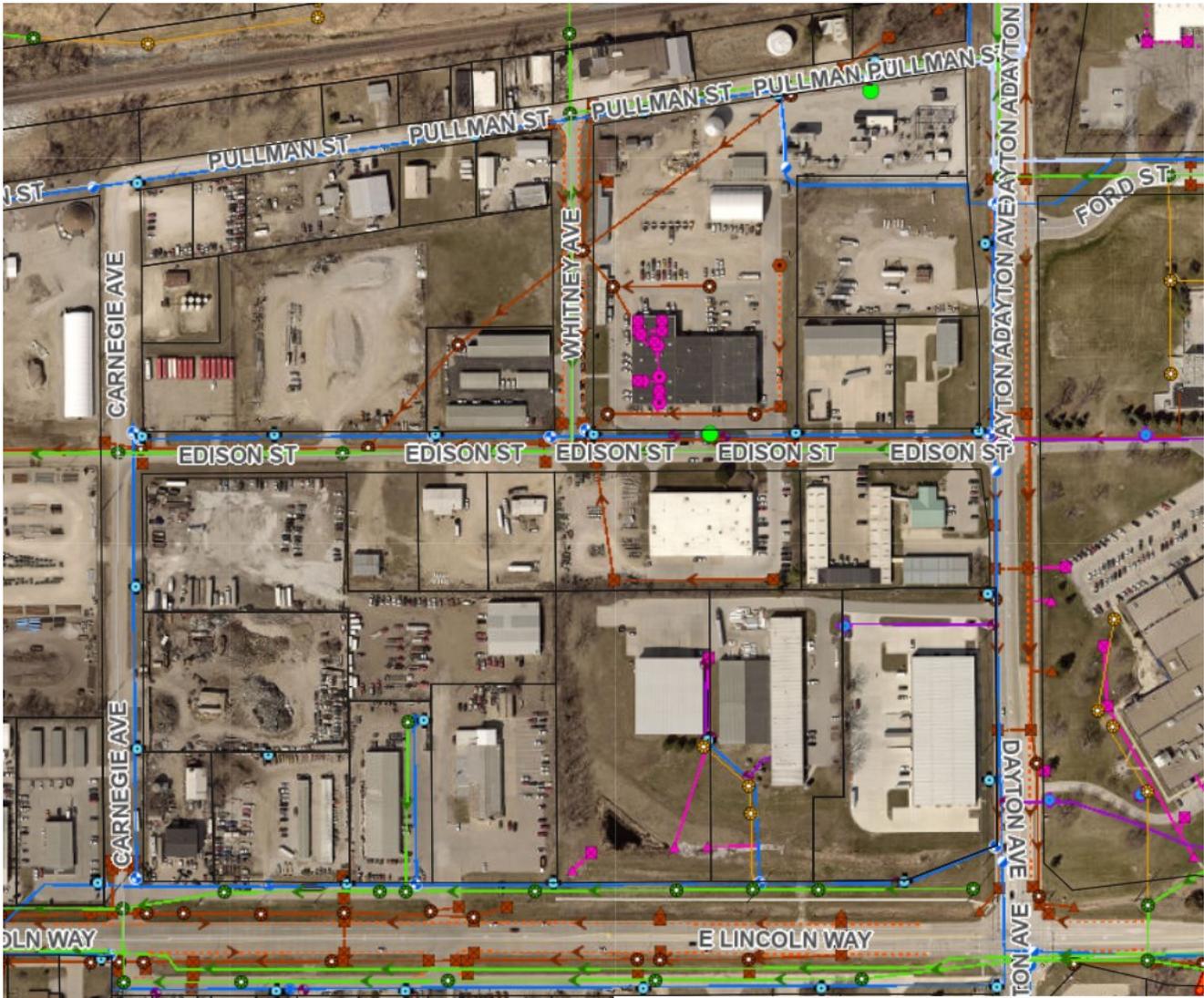


1923 Pullman Street Location
Pullman Street & Carnegie Ave



- Legend**
- PARCELS
 - STREET LABELS - ALL @ 50000FT
 - Private
 - - - ISU Road
 - City Road
 - County Secondary
 - County Hwy
 - State Hwy
 - US Hwy
 - US Interstate Hwy

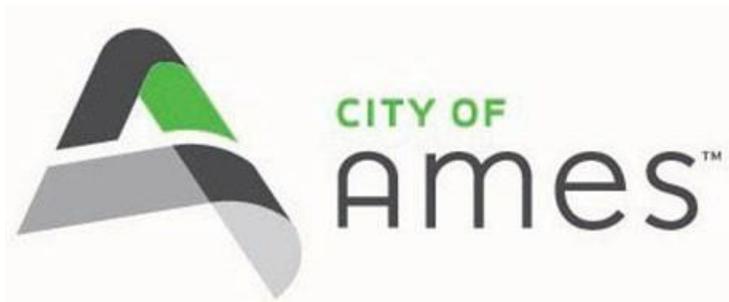
Excerpt of Utilities for Pullman Area
Green-Santiary Sewer
Blue-water mains



41st Annual Report

Ames Residential
Satisfaction
Survey

2023



2023 Ames Resident Satisfaction Survey

41ST ANNUAL STATISTICAL REPORT

The City of Ames, Iowa, conducts an annual satisfaction survey of residents. In April 2023, the City mailed questionnaires to 1,350 city residents whose names were randomly selected from the City of Ames utility customers list (population= \sim 20,000+). Additionally, 1,000 Iowa State University (ISU) students were randomly selected from a mailing list generated by the ISU Office of the Registrar. Stratified random sampling was used to have representation from the students based on classification (sophomore to graduate levels). First-year students were intentionally excluded from the ISU sample due to their minimal exposure to and use of the City of Ames' services.

Utility bill customers received a 12-page survey booklet via the U.S. mail. The booklet included the same standard benchmarking questions as were presented in the 2022 survey. There was a modification to the wording of the question focused on diversity, equity, and inclusion; additional questions on recycling and options, questions about CyRide (public transit), and some updating of questions.

The survey was also available online. A link to the online survey was provided in the letter of introduction that was mailed out with the paper version of the survey. This link ensures that only randomly selected respondents have access to the survey. The online survey was available in five languages: English, Spanish, Chinese, Arabic, and Korean.

The selected ISU students received the same online survey via email developed using the Qualtrics Survey Software. The analysis was completed with assistance from Nora Ladjahasan, Amy Logan, and Eli Wilson from the Institute for Design Research & Outreach, College of Design, Iowa State University.

This statistical report summarizes results from 596 respondents who returned usable questionnaires: 298 came from Ames utility bill customers, referred to as non-student residents in this report (50%) and another 298 from ISU students (50%). Fifteen percent of non-student residents ($n=46$) took the online survey. This is slightly higher than last year (11%, or 22 non-student respondents). No one responded to the online survey using any of the other languages available.

Only 298 surveys from the students were included in the analysis to have the same representation as the non-student residents. Incomplete surveys and those who had lived in Ames for a shorter period of time were excluded from the student samples.

The response rate for the Ames residents' group (non-student residents) was 22% and 30% for ISU students. The overall response rate for this year is 26%, which is 3% higher than last year (23%).

The number of questionnaires mailed or emailed included an oversampling of students in order to come up with the desired sample size that reflects target populations. The sample size needed to confidently generalize the findings was 382 for both groups (95% confidence level and a confidence interval of 5). The 596 completed surveys indicate that we are 95% confident that the questions are within $\pm 4.0\%$ of the results if everybody participated in the study. In other words, the findings or the data significantly reflect the responses of the total population. For more details on calculating sample size, refer to: <https://www.checkmarket.com/sample-size-calculator>.

Respondents' Personal and Social Characteristics

Table 1 illustrates the personal and social characteristics of respondents who completed the questionnaire. Column 1 lists characteristics of the respondents who participated in the survey. Column 2 shows personal and social characteristics of Ames residents collected from secondary data sources such as the U.S. Census and world population review. Columns 3-7 show personal and social characteristics of the individuals who completed surveys between the years of 2019 and 2023.

Of the respondents in this year's survey, there are more male respondents than female respondents (58% and 39%, respectively). This follows a trend in 2020. However, in the past two years (2021 and 2022), there were more female participants in the survey. Three percent of the respondents opted not to respond to the gender question, and another 1% indicated the third category (non-binary/3rd gender). Male respondents are higher than the census statistics (54%).

A majority of respondents were White (87%), 6% were Asian, 3% stated "Other," 1% were Black or African American, and 3% preferred not to answer. The racial composition was the same as last year. The survey also asked respondents if they identified as having Hispanic or Latino heritage. Three percent of respondents preferred not to answer the question on whether they are of Hispanic or Latino heritage. Of those responding to the survey question, only 6% indicated they were of Hispanic or Latino heritage. A majority (94%) were not. This is the same as last year.

Educational attainment was another demographic characteristic requested in the survey. Sixty-three percent of the respondents have bachelor's degree or higher (including some grad work and graduate degree) which is 2% higher than the 2022 secondary data estimate <https://worldpopulationreview.com/us-cities/ames-ia-population> (<https://www.towncharts.com/Iowa/Education/Ames-city-IA-Education-data.html>).

Sixty-one of the respondents are employed (30% had full-time employment, 31% part-time). Twenty-eight percent were retirees, which is higher than last year (23%). Nine percent declared that they were unemployed (this is higher than the July 2023 labor department estimate of 2.8% unemployment rate from https://www.bls.gov/eag/eag.ia_ames_msa.htm, July 2023).

Thirty-four percent of respondents reported their household income to be less than \$25,000, 15% reported their income to be between \$25,000 and \$49,999, 22% reported earnings of \$50,000 to \$99,999, and another 29% of respondents make more than \$100,000 annually. Compared to previous surveys, there were more respondents with a household income of \$100,000+ (21% for 2022, 18% for 2021).

Table 1. Demographic Characteristics

Characteristic	2022/2023 2nd Data	Survey Year				
		2019	2020	2021	2022	2023
Length of Residence						
Less than 1 year	-	1	<1	0	1	12
1-3 years	-	30	33	35	34	24
4-6 years	-	20	23	27	24	12
7-10 years	-	8	5	5	8	6
More than 10 years	-	41	38	33	34	46
Gender*						
Female	46	57	44	57	55	39
Male	54	42	54	41	42	58
Non-binary/3rd Gender				1		
Prefer not to answer		1	1	1	2	3
Age (18 and over)*						
18-24	60	33	46	37	36	34
25-44	15	29	21	31	27	23
45-64	15	19	16	14	14	16
65-74	7	11	11	11	13	16
Over 75	3	9	6	7	10	10
Education **						
Some HS	3	<1	<1	<1	1	<1
HS diploma	12	5		5	3	6
Some college	24	29	39	30	30	31
College degree	61.3	25	30	22	23	27
Some grad work		9	6	13	13	9
Graduate degree		30	20	30	30	27
Employment Status***						
Employed part-time	97.2	3	34	37	36	30
Employed full-time		31	3			
Retired	-	20	16	18	23	28
Unemployed	2.8	1	15	8	10	9
Full-time homemaker	-	8	<1	1	1	2
Household Income****						
Less than \$25,000	27	36	42	40	42	34

\$25,000-\$49,999	22	16	16	19	16	15
\$50,000-\$74,999	18	13	10	15	14	12
\$75,000-\$99,999	10	11	10	8	6	10
\$100,000 +	23	24	22	18	21	29

* <https://www.census.gov/quickfacts/fact/table/amescityiowa#>

** <https://www.towncharts.com/Iowa/Education/Ames-city-IA-Education-data.html>

*** https://www.bls.gov/eag/eag.ia_ames_msa.htm (July 2023)

**** <https://worldpopulationreview.com/us-cities/ames-ia-population> (2023)

More than half of the survey respondents (53%) own their residence; the others rent. Most renters (74%) reported renting due to their short-term stay in Ames. Other reasons for renting were lack of adequate income (45%), followed by little or no upkeep (15%), and more security (8%) (Table 2).

Respondents who are homeowners differ from renters on several personal and social characteristics. Homeowners have lived in Ames longer than renters (28.7 years and 5.7 years, respectively). Of those who have lived in Ames more than 10 years, 79% are homeowners. On the other hand, 62% of the renters have lived in Ames for less than 4 years.

Not surprisingly, the average age of respondents who are homeowners (59 years old) tends to be older than renters (28 years old). Of those between 25 and 44 years old, almost half (49%) are renters. Of those between the ages of 45 to 64, nine out of 10 (92%) are homeowners. In contrast, 98% of those under 25 years of age are renters, and 97% of full-time college students currently rent. For those with a college degree or higher, 67% are homeowners and 33% are renters.

Finally, homeowners typically have higher household incomes than renters. Eighty-six percent of homeowners earn \$50,000 or more, whereas only 16% of the renters earn more than \$50,000. (Statistics from this paragraph are not shown in any tables.)

Table 2. Housing Characteristics

Characteristics	2023** 2nd Data	Survey Year				
		2019	2020	2021	2022	2023
		Percent				
Housing type						
Rent	58	49	55	57	53	47
Own	42	51	45	43	47	53
If rent, for what reason?						
Short-term stay in Ames	-	75	77	77	79	74
Lack of adequate income	-	40	39	37	44	45
Little or no upkeep	-	32	24	23	26	15
More security	-	10	5	6	7	8
Location of home						
Northwest	-	42	42	46	40	50
Southwest	-	29	32	29	34	25
Northeast	-	16	11	14	11	12
Southeast	-	12	15	11	15	12

*<https://worldpopulationreview.com/us-cities/ames-ia-population>

Respondents also were asked to identify the location of their home in Ames, as seen on Figure 1 below. Fifty percent of the respondents reside at the northwest part of the city (compared to 40% in 2022), 25% are from southwest (34% in 2021), 12% from northeast (11% in 2021), and 12% from southeast side (15% in 2022) (Figure 1).

There are more respondents from northwest and northeast parts of the town compared to last year and less from southwest and southeast parts.

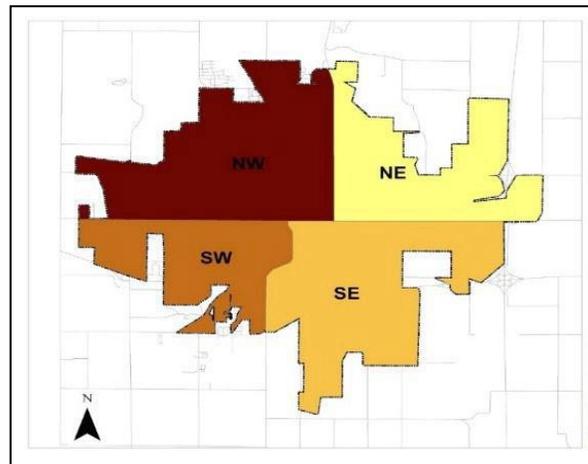
Figure 1. Geographic Sections

50% = Northwest

25% = Southwest

12% = Northeast

12% = Southeast



Priorities for On-Going Services

Respondents were asked to indicate their priorities for the upcoming City budget by indicating allocation levels (less, same, or more) on various services paid for by property or sales taxes. Budgeted funding amounts for each of the services were indicated. Table 3 shows the residents' preferences about spending priorities. A majority of respondents reported that they would like the City of Ames to spend the same amount as the previous year on all 10 service priorities. Over 86% of the respondents agreed that fire protection should remain at the same funding level as last year.

On a scale of 1 to 3 (1 – less spending, 2 – same spending, and 3 – more spending), nine out of ten of the programs received an average score of 2.1 or higher, indicating that most residents are pleased with the current budget. The budget for law enforcement received a score of 1.9. An average score below 2.0 indicates that although a majority of respondents (61.3%) would like the spending to remain the same, there was a strong enough minority (23.7%) who would like less spending to bring down the average score.

Other ongoing services that received high support for funding reductions were arts programs (Public Art and COTA) (16.1%) and the Ames Public Library (13.1%); however, both also received similar support in favor of raising funding: arts programs (22.7%) and APL (18.4%). There were several ongoing services that received strong support for increased funding. The services that had the highest support for increased funding included 28.8% of respondents supporting more spending on Ames Animal Shelter & Animal Control, followed by 27.6% on human service agency funding (ASSET), and 27.1% for CyRide public transportation. These findings are in Table 3.

Table 3. On-going Service Priorities, 2023

On-going Service (budgeted amount)	Should the city spend?			
	Less (1)	Same (2)	More (3)	Average
Ames Animal Shelter & animal control (\$575,970) (n=455)	8.1	63.1	28.8	2.2
Human service agency funding (ASSET). (\$1,832,931) (n=449)	9.1	63.3	27.6	2.2
CyRide (public transit) (\$2,120,043) (n=450)	9.3	63.6	27.1	2.2
Recreational opportunities (\$1,060,520) (n=454)	10.1	66.1	23.8	2.1
Parks activities (\$1,723,765) (n=455)	10.3	66.8	22.9	2.1
Arts programs (Public Art & COTA) (\$275,458) (n=453)	16.1	61.1	22.7	2.1
Land use planning (both current and long-term) (\$988,029) (n=451)	11.5	70.5	18.0	2.1
Fire protection. (\$6,408,376) (n=456)	3.7	86.2	10.1	2.1
Ames Public Library (\$4,955,060) (n=452)	13.1	68.6	18.4	2.1
Law enforcement (\$11,150,551) (n=452)	23.7	61.3	15.0	1.9
Other (please specify _____) (n=71)	11.3	63.4	25.4	2.1

“Other” Suggestions for On-Going Services

Respondents were asked to specify “Other” on-going services that they felt needed funding or priority. Fifteen respondents provided responses. The topics included environmental concerns, recycling/garbage, traffic planning, public education improvement, as well as several additional requests. Several people commented that they feel things should remain status quo.

- Community Amenities
 - Cultural Attractions
 - Dog Park. Apparently got a new access system. Made everyone sign up for it. Never implemented it.
- Community Planning
 - Historic preservation
 - Land Regeneration
- Environmental/Climate Concerns
 - Carbon reduction
 - Renewable energy
- Other
 - Increase the size of the gnome.
 - Schools are very poor in Ames.
 - Technical equipment
- Status Quo
 - N/A
 - Same
- Transportation Planning
 - Traffic Planning
 - Unclog our roads! More lanes, widen roads before development arrives. Ames

tends to let businesses and apartment building sprout up and then realize our roads are inadequate to handle the traffic volume.

- Waste Disposal
 - Garbage + Recycling
 - Recycling services

Table 4 shows the five-year trends of the “spend more” responses for ongoing City services. In 2023, the categories that received the most support for increased spending were Ames Animal Shelter and Animal Control, with 29% of respondents suggesting an increase in funding, followed by ASSET (human services funding) with 28%. It should also be noted that there is fairly strong support for increased funding four additional categories: CyRide (27% of respondents), Recreational Opportunities (24%), Parks Activities (23%) and Arts Programs (23%).

This year, the most noteworthy change was an 8% drop in support for more funding for law enforcement (23% in 2022 to 15% in 2023). Comparing 2022 to 2023, the other nine categories had year-to-year changes of between 1% and 4%. Over the past three years, CyRide public transportation services has become a stronger priority for respondents to receive additional funding, moving from only 13% supporting an increase in funding in 2021, then jumping to 24% on the 2022 survey and 27% in 2023.

Table 4. Trends in “Spend More” Responses for On-going Services (%)

Survey Year	2019	2020	2021	2022	2023
Services					
Percent					
Human Service Agency funding (ASSET)	22	25	27	32	28
Ames Animal Shelter and Animal Control	29	28	20	26	29
Art programs	20	23	28	25	23
Park activities	19	23	16	25	23
Recreational opportunities	18	21	9	25	24
CyRide (public transit)	18	19	13	24	27
Law enforcement	17	15	27	23	15
Land use planning (Both current and long-term)	18	15	18	21	18
Ames Public Library	15	16	28	17	18
Fire protection	11	11	27	12	10

When comparing the demographics of respondents with their support of certain services some statistically significant differences have been identified. The demographic data examined included years lived in Ames, age, gender, full-time student status, home ownership, education, employment status, household income, and geographic residence in town. No significant difference in budget increase/decrease by race (Whites versus non- whites) and by geographical residence (four quadrants of the city) were found.

These groups of respondents **supported increased spending** for the following programs and services:

Arts Programs (Public Art & COTA)

- No specific group

Fire protection

- Female

- High school diploma or GED

Human service agency

- Non-student residents
- Female

Law enforcement

- Non-student residents
- Homeowner
- Long-term residents (more than 10 years in Ames)
- Older respondent (older than 75 years of age)
- Homemaker
- \$50,000 - \$74,999 income
- High school diploma or GED

Ames Animal Shelter and Animal Control

- Female

Ames Public Library

- Some Graduate work
- Older respondent (older than 75 years of age)
- Works Full-time

Land use planning (both current planning and long-term)

- ISU Student
- Male

Park activities

- Middle-age respondent (25-44 years of age)
- Renter

Recreational opportunities

- Middle-age respondent (25-44 years of age)
- Long-term residents (7-10 years in Ames)

CyRide (public transit)

- Female
- ISU student
- Short-term residents (less than 1 year in Ames)
- Renter

Comments on Priorities for On-Going Services

The most common response from respondents pertaining to funding priorities was that they were unsure of how money should be spent. Many claim to not be well informed enough to make decisions on how the City of Ames should be allocating its funds and to what program or service. One respondent said, "Difficult to say less/same/more without a more detailed discussion of what those effects would be on services." Another said, "Thank you for the information, but I have no context for making these judgements."

Further respondents commented most on City spending. Commenters ranged from desiring the City to spend more on services and programs to desiring less involvement of City funds. The most common sentiment in the spending category was that the City should reallocate current spending to other categories. For example, "Ames should investigate shifting costs from Law Enforcement

activities and towards human services activities to provide more preventative and structural assistance for those in need,” and “If we give more resources to food sovereignty efforts, we’ll have less need for law enforcement.”

Several respondents noted that the city should spend less overall. “Reduce the size (and cost) of government to the few necessary and proper functions. The City of Ames has government that is currently far too large and involved in far too many areas.” Also, “Spend less tax dollars overall.”

One respondent was concerned about inflation, and how City spending is not on par with the disparity in value. “I checked ‘same’ meaning increase for cost of operation due to inflation. The spending must increase with inflation lately.”

Beyond spending action, a few commenters displayed their satisfaction with city services and programs, but more specifically, the library. One said, “[the] Library is great resource for a wide range of community services (library, community meetings, lectures, programs) and the people served.” Another said, “I think it’s great we support the library so much. It provides so many services.”

Commenters also weighed in on the value of City services as well as social services, and how both areas have room for improvement. For City services improvement, some said, “I would love more money going towards fixing the roads around Ames.” “Traffic South - North increased horribly since high density developments south of HWY 30 bypass. Duff and Grand Ave. are huge bottlenecks with added lights and stops.” In terms of social service improvement, many comments revolved around needs for the arts, children, and mental health. “More free activities for children would be a huge bonus for our community.” One also said, “More needs for the arts.”

Finally, two commenters weighed in on long term planning in the city budget, and they claimed their dissatisfaction in its effects. “Land planning has been largely a failure in this town. Seems like a lot of money has gone into it and whoever has the money gets to make the plans.” Another said, “No benefit apparent from land use planning. Long term plans not followed; short term plans don’t work.”

For additional and specific comments, see the appendix.

Capital Improvement Priorities

Respondents were asked to prioritize seven suggested capital improvement project (CIP) areas. Table 5 shows respondents’ 2023 capital improvement priorities. This year, the three highest priorities were reconstruction of existing streets (89% rated this as a somewhat or very important priority), traffic flow improvements (82%) and storm water drainage improvements (78%). Reconstructing existing streets received a mean value of 3.3 based on a 4-point scale (1- not very important, 2 - not important, 3 - important and 4 - very important). Twenty-one survey respondents answered with “other” specified priorities, listed below. There were several comments about ways to improve bicycle and pedestrian infrastructure as well as road/traffic improvements. Additionally, respondents provided comments addressing the City’s sustainability efforts.

Table 5. Capital Improvement Priorities, 2023

	<u>Somewhat or Very Unimportant</u>	<u>Somewhat or Very Important</u>	<u>Average*</u>
	%	%	
Reconstructing existing streets	11	89	3.3
Traffic flow improvements	18	82	3.3
Storm water drainage improvements	22	78	3.1
Greenway trails (recreational) improvements	24	76	3.0
Improvements to existing parks	24	76	2.9
Off-street bike facilities (commuter) improvements	34	66	2.8
On-street bike facilities (commuter) improvements	38	62	2.7
Other, specify	19	81	3.1

*1=very unimportant; 2=somewhat unimportant; 3=somewhat important; 4=very important

Other responses: (n=21)

- Bicycle Infrastructure
 - Bike lanes separate from car traffic.
 - Bike paths, keep them off the street, not safe.
 - Completely pave area on south side of south 16th from University to the school between the road and the bike path
- Crime
 - The crime on campus
- Nothing
 - N/A
- Pedestrian Infrastructure Improvements
 - Continued emphasis on pedestrian mobility, more traffic signals and timing
 - Pedestrian friendly areas
 - Sidewalks (x2)
- Public Transportation
 - CyRide
- Recreational Improvements
 - Indoor therapy pools
 - Make a second dog park in northern Ames
 - More activities for kids
- Sustainability Efforts
 - Clean energy
 - Food Forest
 - Long run climate planning
 - Recycling
- Traffic Flow Improvement
 - Dangerous intersections
 - Emphasis on traffic improvement!!!! Please find a way to get people to drive the speed limit. Always like 10mph below.
 - Neighborhood roads

- Water
 - Water hardness quality

Table 6 shows trends in survey respondents' views of the CIP priorities in the last five years. Two of the top three project priorities have remained quite consistent over the past five years: (1) reconstructing existing streets and (2) traffic flow improvements. This year, storm water drainage improvements (78%) narrowly edged out greenway trails (76%) and existing park improvements (76%) for the third priority spot.

In 2023, most of the CIP priorities held steady from the previous year. Although reconstructing existing streets continues to hold the top priority, the percentage of people indicating this was a very high or somewhat important priority rose 5% from 84% in 2022 to 89% in 2023. This year, there was also a slight increase in the priority of storm water drainage improvements from 73% in 2021 to 78% in 2023.

Table 6. Trends in Capital Improvement Priorities

<u>Service</u>	Survey Year				
	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>
	Percent very or somewhat important				
Reconstructing existing streets	86	83	83	84	89
Traffic flow improvements	81	81	78	83	82
Storm water drainage improvements	80	80	73	75	78
Greenway trails (recreational) improvements	62	62	77	77	76
Improvements to existing parks	63	63	78	76	76
Off-street bike facilities (commuter) improvements	57	57	69	67	66
On-street bike facilities (commuter) improvements	55	55	66	65	62
Other	60	60	96	68	81

Survey respondents ranked their three highest CIP priorities. Table 7 shows the results of those rankings. Reconstructing existing streets was ranked the highest priority followed by traffic flow improvements, and improvement to existing parks as the three highest priorities in 2023.

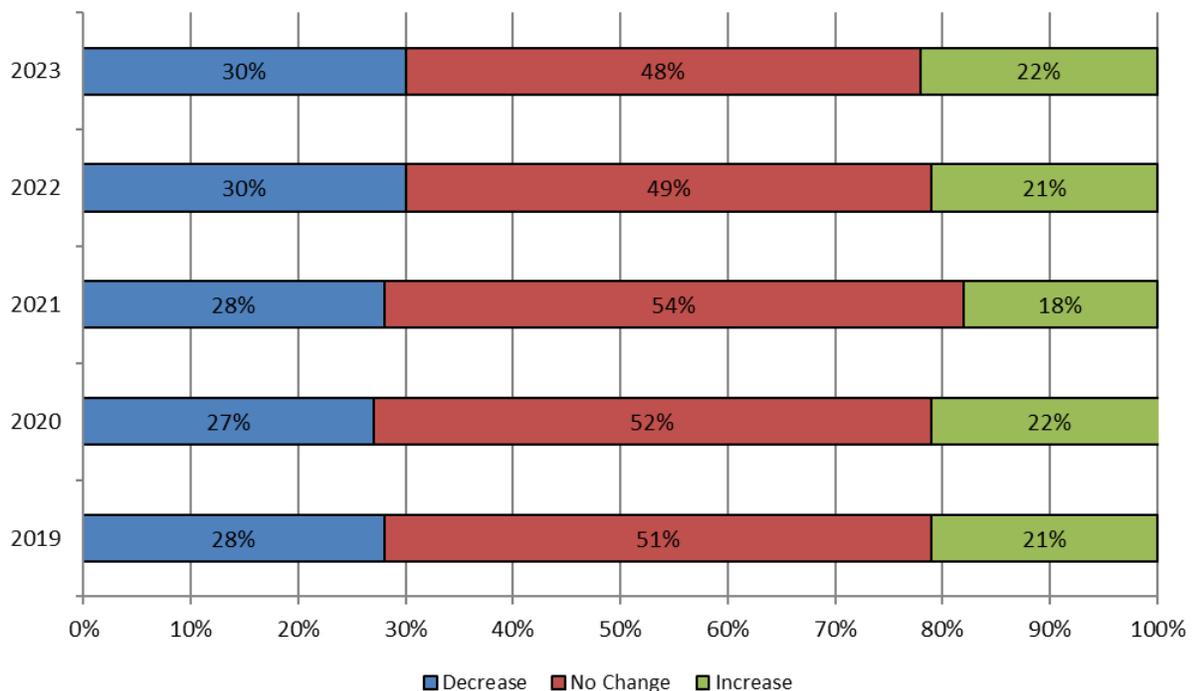
Table 7. Ranking of Capital Improvement Priorities, 2023

Capital Improvements	1st Priority (n=439)	2nd Priority (n=433)	3rd Priority (n=429)
Reconstructing existing streets	32.8	21.0	12.6
Traffic flow improvements	29.2	21.5	19.1
Improvements to existing parks	8.7	11.1	16.8
Storm water rainage improvements	7.7	17.3	15.9
Greenway trails (recreational) improvements	7.5	8.8	15.2
On-street bike facilities (commuter) improvements	7.3	9.2	8.6
Off-street bike facilities (commuter) improvements	4.6	10.6	9.6
Other	2.3	0.5	2.3

Property Tax Adjustment

The city levy for the next year is \$10.20 per \$1,000 of taxable valuation. This means that the City portion of the property tax on a \$100,000 home in Ames is about \$557 after rollback. When respondents were asked their view about adjusting property taxes next year, 48% indicated they would prefer no change, 30% suggested decreasing property taxes, and 22% suggested an increase in property taxes. Figure 2 shows preferred property tax adjustments over the past five years. This year, the percentage of respondents indicating they would prefer a decrease in property tax remained unchanged (30%) from 2022. Twenty-two percent would accept an increase in property tax, which is also slightly more compared to last year (21%). The percentage of “no change” decreased by 1% (from 49% in 2022 to 48% in 2023).

Figure 2. Trends in Preferred Property Tax Adjustments for Next Year



Resident Satisfaction with City Services

Respondents were asked to rate their level of satisfaction with nine services provided by the City of Ames. Responses were based on a scale of 1 to 4 (1 = “very dissatisfied”, 2 = “somewhat dissatisfied”, 3 = “somewhat satisfied”, and 4 = “very satisfied”) as well as a fifth option, “don’t know.” Figure 3 shows the level of satisfaction with city services continues to be high. From 2019 to 2023, all nine services were rated highly (satisfied to very satisfied) by the respondents.

In 2023, the residents’ satisfaction levels were similar to last year for all nine services provided by the City of Ames. Figure 3 shows that in the past five years, the level of satisfaction was steady with only minimal changes. The satisfaction levels for fire and rescue, public library services, and CyRide were slightly lower than in the 2022 survey. Public nuisance enforcement (e.g., noise, over-occupancy, yard upkeep) consistently receives the lowest overall rating among city services.

Figure 3. Perceived Satisfaction Levels on Services, 2018-2022 (1=very dissatisfied; 4=very satisfied)

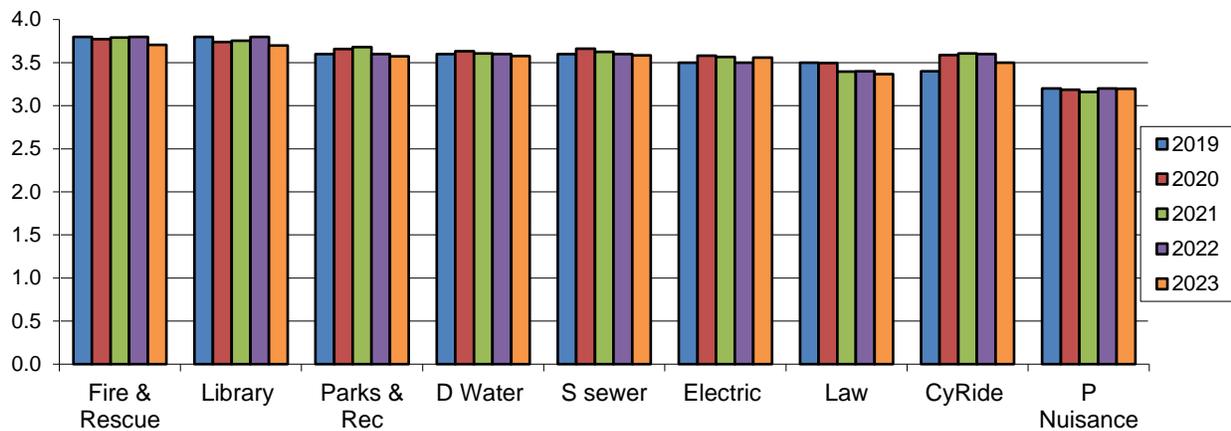


Table 8 summarizes respondents’ satisfaction with city services. Overall, respondents are quite pleased with city services, as five of nine service areas received more than 95% “somewhat or very satisfied” responses. Respondents were least satisfied with public nuisance enforcement services, with only 83.5% of respondents “somewhat or very satisfied,” followed by law enforcement services (87.3%).

Table 8. Summary Table of Satisfaction with City Services (removing “don’t know”)

	<u>Very/Somewhat Dissatisfied</u>	<u>Very/Somewhat Satisfied</u>
Fire & Rescue Services (n=367)	2.2	97.8
Library Services (n=393)	3.3	96.7
Sanitary Sewer System (n=427)	4.4	95.6

Parks & Recreation Services (n=450)	4.7	95.3
Electric Services (n=437)	4.8	95.2
CyRide Bus service (n=361)	6.6	93.4
Drinking Water Services (n=452)	8.8	91.2
Law Enforcement Services (n=417)	12.7	87.3
Public Nuisance Enforcement (n=381)	16.5	83.5

Comments on City of Ames Services

Respondents made comments in one of two categories. The first was their level of satisfaction with the city’s services as a whole, and the second was their thoughts on specific services. For feelings on overall services, the majority of respondents claimed city services in Ames were satisfactory.

Comments include:

- “Ames is a great city to live in thanks to its great services.”
- “It's pretty popular to complain about things, including Ames (I'm looking at you "Ames People"), but overall, Ames is a pretty good place to live. I moved here 30 years ago to go to school and haven't been able to pry myself away. Good job. Keep up the good work.”
- “We have never used the fire rescue services, but otherwise we’ve had a great experience with all of the above.”
- “I recognize that law enforcement staffing levels are a challenge everywhere. I hope that Ames will retain high standards and provide incentives to attract quality staff.”
- “City provides good to very good services.”

Of those who were unsatisfied, topics mentioned range from parking enforcement to appearance on streets. One commenter said, “Could be better. Need to realign their goals and stop focusing so much on things that aren't necessary like parking and bar enforcement,” and another said, “I wish Ames had stricter regulations around height and color of signage, especially along Duff Avenue and Lincoln Way. When cities limit signage to street level with a consistency in colors, the streets just look nicer. Also, if I had a magic wand, I would bury electric wires. I know it is expensive, but what a difference it makes in the look of neighborhoods and the city overall.”

The rest of the comments highlight a specific city service with issues or things they like about them. Topics include parking, nuisance enforcement, CyRide, City website, stormwater, trash, parks and recreation, and library.

- “Need to send out a letter to all about dog barking (excessive) barking. Owner just releases their dogs into the backyard to do whatever with no obedience or control or care for the people around them.”
- “Love to see more free/expanded mass transportation - cut down on oil/fossil fuel consumption.”
- “For storm sewers we need to keep developing these catch basins to trail pits for holding water and flood mitigation.”
- “We need recycling and food waste services.”
- “Adult parks and rec (sports leagues) need better organization and communication.”

For additional and specific comments, see the appendix.

Police Department

Survey respondents were asked to provide their opinions on priority areas for law enforcement by indicating if the Ames Police Department should give less, the same, or more emphasis to 16 law enforcement activities. Over 50% of respondents indicated the emphasis should be the same for every category, except sex-related offenses investigation and marijuana-related crime enforcement. Table 9 shows respondents' priority preferences for Ames Police Department activities from the 2023 survey.

While most people indicated that law enforcement activities should remain constant, 53% of respondents indicated sex-related offenses investigation should be considered for additional priority. Only 1.6% suggesting less emphasis. Other policing activities that people specified should have additional emphasis included domestic violence and family dispute resolution (39.7%), violent crimes investigation (39.4%), crime prevention and education activities (37.5%), and illegal drug use prevention and enforcement (35.3%).

Over one third of respondents agreed that parking laws enforcement (37.6%) and marijuana-related crimes enforcement (36.4%) should receive less emphasis from law enforcement. Over the past five years, parking laws enforcement has remained a consistent area that respondents agree should have less emphasis from law enforcement. Marijuana-related crimes enforcement has only been on the survey since 2022 but has also received similar support for less emphasis by law enforcement; last year 42% of respondents were in favor of less emphasis. Other categories that respondents felt should receive less emphasis included speed limit enforcement (19%), alcohol-related crime enforcement (17%), noise law and nuisance party enforcement (15%), and illegal drug related crimes enforcement (12%).

Table 9. Future Emphasis for Police Department Activities

<u>Police Department activity</u>	<u>Less</u>	<u>Same</u>	<u>More</u>
Sex-related offenses investigation (499)	1.6	45.5	52.9
Domestic violence & family dispute resolution (501)	2.4	57.9	39.7
Violent crimes investigation (498)	0.6	60.0	39.4
Crime prevention and education activities (501)	3.0	59.5	37.5
Illegal drug use prevention and enforcement (501)	11.8	52.9	35.3
Fraud & identity theft investigation (501)	2.4	67.1	30.5
Alcohol-related crime enforcement (506)	16.8	61.3	21.9
Residential patrolling (505)	9.5	69.7	20.8
Noise law and nuisance party enforcement (503)	14.9	65.4	19.7
Speed limit enforcement (506)	19.2	62.3	18.6
Animal control and sheltering (507)	5.3	76.5	18.1
Juvenile crimes investigation (504)	6.0	77.4	16.7

Traffic control and enforcement (505)	10.5	72.9	16.6
Marijuana-related crime enforcement (503)	36.4	48.1	15.5
Business district patrolling (500)	8.2	82.0	9.8
Parking laws enforcement (505)	37.6	53.9	8.5

Table 10 shows five-year trends for police department activities that should receive “more emphasis.” A majority of survey respondents (53%) indicated that sex-related offense investigation needs “more emphasis.” Other categories with strong support for additional emphasis include domestic violence/family dispute resolution (40%), violent crime investigation (39%), crime prevention and education (38%), illegal drug use prevention and enforcement (35%), and fraud & identity theft investigation (31%).

The trends for areas that need more emphasis have generally remained consistent. Nine out of 16 police activities reported similar numbers between the 2023 and 2022 surveys (change between 0% to +/-2%), which include sex-related offenses investigation (-1%), domestic violence/family dispute resolution (+2%), violent crimes (-1%), crime prevention/education (0%), illegal drug use prevention and enforcement (+2%), alcohol-related crimes enforcement (-1%), noise and nuisance party enforcement (0%), marijuana-related crime enforcement (+2%) and business district patrolling (+2%).

Several policing activities saw larger percent increases from the previous year which might be areas for additional consideration, these activities included residential patrol (+8%), traffic control and enforcement (+7%), fraud & identity theft investigation (+5%), speed limit enforcement (+5%), and parking laws enforcement (+4%).

Table 10. Trends in “More Emphasis” for Police Department Activities

Police Department activity	Survey Year				
	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>
	Percent				
Sex-related offenses investigation	51	55	54	54	53
Domestic violence/family dispute resolution	30	41	33	38	40
Violent crimes investigation	34	38	37	40	39
Crime prevention and education activities	38	34	34	38	38
Illegal drug use prevention and enforcement	35	32	29	33	35
Fraud & identity theft investigation	25	23	26	26	31
Alcohol-related crimes enforcement	23	16	19	23	22
Residential patrolling	19	19	19	13	21
Noise laws and nuisance party enforcement	18	20	22	20	20
Speed limit enforcement	15	13	12	14	19
Animal control and sheltering	18	19	15	15	18
Juvenile crimes investigation	13	14	11	14	17
Traffic control and enforcement	11	10	11	10	17

Marijuana-related crime enforcement	-	-	-	14	16
Business district patrolling	7	9	8	8	10
Parking laws enforcement	5	6	5	5	9

Comments on Police Department (n=48)

The police department received positive comments from the survey. Here are examples:

- “Overall, I feel like the police department does a good job. I feel very comfortable and safe living in Ames.”
- “Friendly and helpful.”
- “Police are very visible in the community. I rarely go around town and don’t see at least one officer.”
- “Police have a tough job, and we must respect that and show patience when dealing with law enforcement.”
- “You all are amazing, and we’re blessed to have such dedicated public servants. Thank you. You deserve deep gratitude.”

The majority of respondents detailed positive experiences with the Ames Police Department; however, the next most common response detailed a lack of knowledge or unawareness. “Not totally informed or familiar with Ames Police Department.” Another respondent suggested additional information about where crimes are taking place, “I wish Ames Police were able to put out a crime warning like ISU does for sexual assaults and related offenses that happen off campus. I know a lot of those things happen on properties not affiliated with the university and it would be nice to know of patterns of behavior off campus as well as on.”

There was a group of respondents who noticed an excess of traffic violations and suggested increasing emphasis on irresponsible drivers throughout the city.

- “Need more enforcement on driving while talking on cell phone or texting while driving.”
- “Traffic - Ames has gotten worse with people. Turning in front of me when I have right of way. Cell phone use is a problem, running lights and stop signs, turning left in front of me from right lanes.”
- “We really wish there were more efforts at enforcing the speed limit and stop sign violations but that’s pretty minor stuff in the big picture. We appreciate the community outreach. We don’t know whether the police should do more or less of the big list in Section E but we think the police are doing a fine job and thank them for their hard work.”

These comments point to a feeling of danger on the roads as many use the roadways daily for transportation.

Several survey respondents advocated for more outreach from the Ames Police Department, but a similar amount noted that the outreach efforts were satisfactory and did not require more emphasis. Respondents saying they want more outreach said, “Would like to see more community out-reach design of police patrolling - Get out of the cars!” Another said, “Limited contact - no knowledge of activities listed.” Respondents claiming they were satisfied with current levels of outreach said, “Well-run, great public outreach.” Another said, “They have always been great in my

experience. I appreciate their communicative and outreach.”

Also related to the issue of sexual assault, one respondent commented, “With Ames being a college town I think there needs to be less emphasis on alcohol related issues because it is going to happen whether cops like it or not. I think the emphasis needs to be more on things like sexual assault and how to do things safely.” Another felt more could be done regarding sexual assault, “Ames police dept. is living in the DARK AGES when it comes to sexual assault and harassment. Those officers need education. This is based off of personal experience with my daughter.”

In the discussion of Police funding, respondents had mixed ideas. One respondent called for more funding of the police department, “if we had the money all areas need more.” Another respondent disagreed and commented:

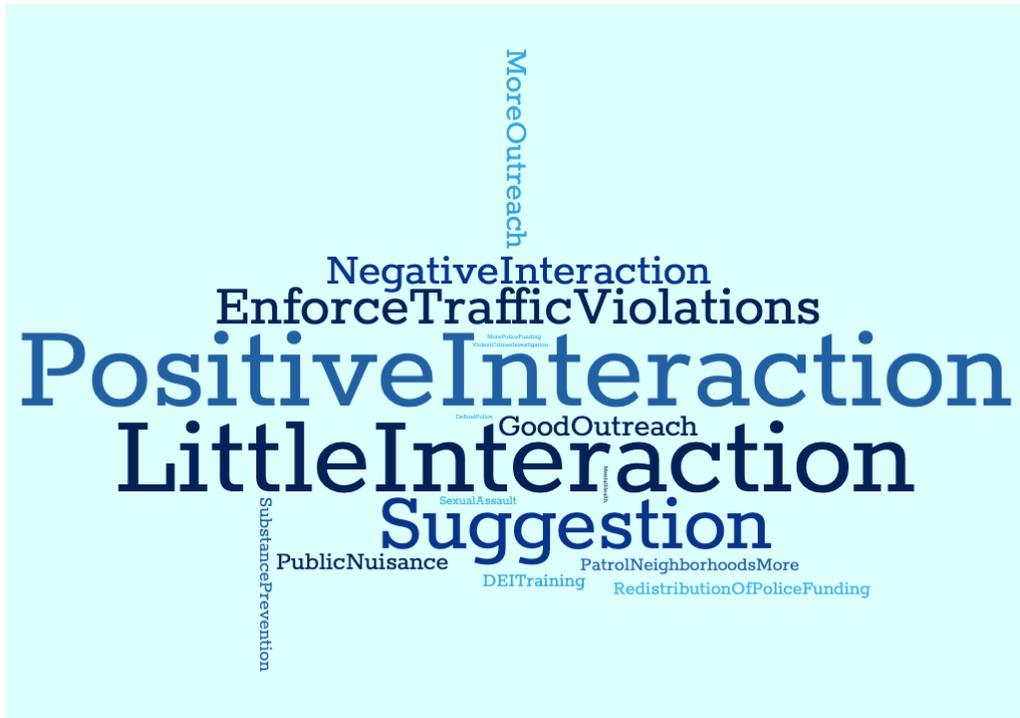
“Defund this department and give funds to schools, fire department, parks and recreation, and anything else. They do not need to have an airplane for traffic surveillance. They do not need body cameras every other year. They need to have teachers teach them how to make do on a budget that is slashed. This department serves the city as a standing militia and not the public. Remove the green dot for safe place as it is a slap in the face and disrespectful as their job is primarily to place blame and fine the community. Move money into having counselors and psychologist without weapons to respond to mentally ill and nonviolent crimes. If there is heavy money given to the department there needs to be monthly deep thorough department wide investigations on individuals and finances. Give the public ability to call the departments insurance providers to question their integrity and premium prices as a form of holding the department accountable. Provide educational hate and racism deconstruction courses to eliminate biases.”

Beyond this, the majority of commenters discussing police funding called for the redistribution of police funds. One said, “For a city of this size, it seems that there are lots of police vehicles and personnel. I presume that is largely due to the presence of ISU. So, look for ways (to the extent that this is not already happening) to shift the cost of this large presence onto those populations (young undergraduate students) that make it necessary. Also, reduce its size to the minimum required. For example, a much smaller police presence is needed during the summer. This is a legitimate role of government, but it can almost certainly be done more cost effectively than it is now.”

Other topics of concern included mental health, DEI training, and better enforcement of nuisances.

The word cloud is the visual representation of the comments. (Figure 4). For original responses, please refer to the appendix.

Figure 4. Comments on Police Department



Fire Department

Survey respondents reported their satisfaction with Ames Fire Department activities. Table 11 shows respondents’ satisfaction ratings. For each activity, at least 53% of survey respondents responded with “Don’t know” (which was excluded in the analysis in Table 11). Nearly all the respondents were somewhat/very satisfied with emergency response times (98%) efforts followed by 97% approval for emergency medical response, extinguishing fires, and fire prevention and community outreach.

Table 11. Satisfaction with Fire Department Activities (“don’t know” removed)

Fire Department Activity	Very/Somewhat Dissatisfied	Somewhat/Very Satisfied
Emergency response time (n=215)	2	98
Emergency medical responses (n=391)	3	97
Extinguishing fires (n=148)	3	97
Fire prevention and community outreach (n=247)	3	97

Comments on Fire Department (n=76)

Twenty-nine of comments were from respondents who said they never needed the services from the Ames Fire Department and/or had little experience dealing with the fire department. Generally, this group assumed the Fire Department was doing a good job and were thankful to have not needed their services.

Many of the comments provided positive feedback regarding the Ames Fire Department. Several of them mentioned how grateful they were for times they needed assistance. One respondent commented on the retrieval of a neighbor's pet cat. Another example included a quick response to a call, noting, "Called 911, Rapid response - Police efficient responders - Live in Windsor Oaks - Senior Center - Quiet - No sirens - Quick response."

Respondents provided positive outreach experiences. There were several comments on education programs. One student stated, "Good open houses for children. Information on how to access services to check/replace batteries for fire and carbon monoxide home detectors." Another said, "Great open house event in 2022! Great for the kids!"

While most of the comments were positive or stated that services were not used, some mentioned that they had no current knowledge. "I know very little about the fire department." And "I do not hear much, good or bad, about the fire department."

One person suggested that the City of Ames should consider building a fire station on the north side of town for faster response time for residents out there where a lot of development is happening. "Suggestion - build another station north Ames, far quicker response to northern residents."

For additional and specific comments, see the appendix.

Figure 5. Comments on Fire Department



Ames Electric Services

Survey respondents were asked a series of questions regarding Ames Electric Services, including questions about power outages, satisfaction with various aspects of the Electric Services department, and SunSmart Ames project. Almost two-thirds (72%) of the respondents have their electricity in their homes provided by the city in 2023.

The number of respondents who have experienced a power outage fluctuates every year and is nearly always connected to weather conditions. Table 12 demonstrates this fluctuation. Between 2019-2020 around one-third of respondents reported experiencing a power outage. By 2020, that number climbed to 48%, and in 2021, over 80% of those surveyed reported experiencing an outage due to the community-wide power outage resulting from the uncertain windstorm of derecho in August 2020. However, the rate sharply declined to 43% in 2022 and 53% of respondents in 2023 reported experiencing a power outage. Eighteen percent of respondents experienced a power surge which affected their computer operations in 2023, compared to 12% in 2022.

Table 12. Respondents’ Experience with Electric Service Interruption

<u>Service outage</u>	Survey Year				
	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>
Experienced power outage	34	48	80	43	53
Experienced power surge which affected computer operations	12	18	24	12	18

Table 13 shows satisfaction rates with Electric Department services. “Does Not Apply” responses were excluded in this analysis. Ninety-six percent of Ames customers were somewhat or very satisfied with the quality of power, and 93% were satisfied with the ease of reporting an outage. There was also a high rate of satisfaction with the response of employees (92%) and time to restore service (88%).

Respondents indicated favorable rates of satisfaction for the communication of progress in restoring services (87%). Almost a quarter (24%) of respondents reported being very/somewhat dissatisfied with electric rates.

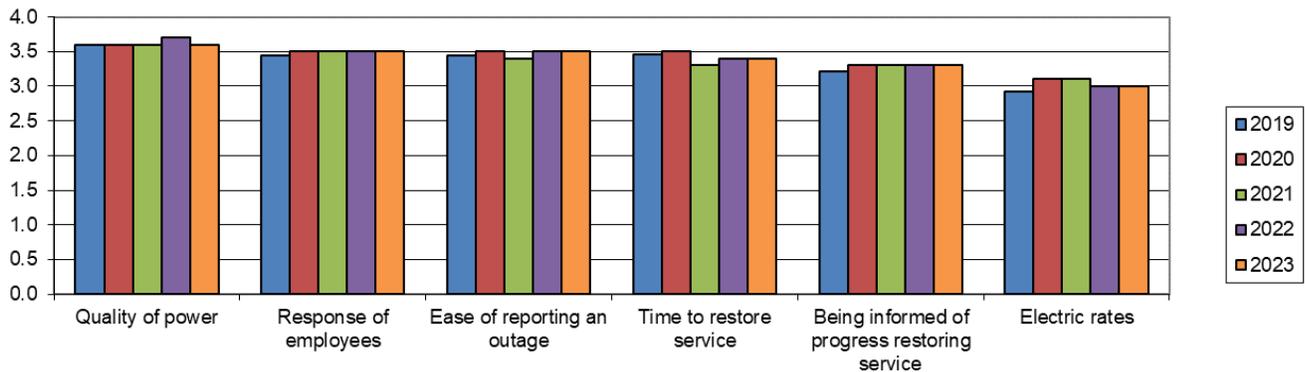
Table 13. Satisfaction with Electric Department Services

	Very/somewhat dissatisfied	Somewhat/very satisfied	<u>Average</u>
	Percent		
The quality of power (382)	4	96	3.6
Ease of reporting an outage (324)	7	93	3.5
Response of employees (292)	8	92	3.5

Time to restore service (327)	12	88	3.4
Being informed of progress restoring services (340)	13	87	3.3
Electric rates (376)	24	76	3.0

Figure 6 shows the five-year trends in the level of satisfaction with the Electric Department. The satisfaction levels have remained constant across each category over the five-year period, with some slight variations from year to year. The quality of power had a small dip on the 2023 survey compared to last year.

Figure 6. Satisfaction with City Electric Department activities, 2019-2023



Respondents were asked to gauge their interest in participating in the SunSmart Ames community solar farm (<https://www.CityOfAmes.org/Solar>). To participate, Ames Electric Services customers can purchase a share in the project for \$270 and receive a small monthly credit on their electric bill for 19 years. Only 16% of respondents indicated that they were interested in participating in the project.

The survey then asked for feedback on why customers would not want to participate. Of those who were not participating, 45% specified that they are not planning to stay in Ames long term, 25% responded that it was too expensive, and 7% stated that they were not interested.

Other reasons (37%) for not wanting to participate in the program include not knowing enough about the project or not aware of the program, will not qualify for the project because they are still living in an apartment, old age, not cost effective, apathy, and not thinking it's sound long-term project.

Comments on City Electric Service

Solar

- Positive SunSmart
 - Ames could do more with solar power and may need to in the near future. City officials should implement more solar power.
 - I am a student at Iowa Student am not interested in investing money, but I fully approve bringing a solar farm into Ames and the growing interest in renewable energy.

- I am curious to see the emission trade off of a solar farm production and upkeep versus the current power grid.
- I believe we do solar program.
- I currently rent but am in the process of buying. So I'll prob do it once I buy it.
- I didn't realize this was still available.
- I do want to do this.
- I have already purchased a power pack.
- I think this would be helpful.
- I would like to participate.
- I'm glad that Ames has its own electric service. That gives us citizens some control over things like investigating alternative fuel sources. I like the idea of solar and I hope Ames Electric Services continue to support it, but from a community and residential standpoint.
- Please continue efforts to provide clean and reliable energy to your customers. Things have gotten better, but there is more that should be done. Thank you.
- This would be a program I would support if I wasn't graduating and moving out of Ames for the time being.
- Would like to see more city emphasis on solar and other renewable energy sources.
- Negative SunSmart
 - I would like to participate, but we rent and do not plan on renting for 20 years to take advantage. I would appreciate shorter term options for renters like us.
 - I would totally be interested in participating in the solar farm; however, I am a senior in college and cannot afford it. Also, I am moving in a few months.
 - I'm a college kid, so I'm just living in the dorms, and this doesn't really apply to me.
 - If we could do this with immediate savings, we'd consider it.
 - Last, I had calculated the return on the power pack was too low.
 - Long term budgets may not cover upfront costs.
 - Monthly bills too low to justify purchase.
 - Solar power is wasteful of money and resources. The production of solar panels produces much waste. If solar were really efficient, you wouldn't need government agents to bribe people to use it.
 - The cost vs. return ratio is negative.
 - This program doesn't seem to actually reduce cost in the long term. This program is only there to make people happy they are being "green."
 - Will need to check on how much the credit is.
 - Would not pay off.

Overall Thoughts

- Satisfactory
- Ames should be proud of electric services. I had a problem with my upstairs lights, the maintenance men just knew it was the meter and wouldn't do anything until Ames checked the meter. I called and the city within an hour they had 2 guys here to check they left their names and numbers and said to call them if the maintenance guy gave me any more problems 10/10 would absolutely recommend them again.

Drinking Water Service

Of the respondents who use City of Ames drinking water and sanitary sewer services, the majority reported never having problems such as too much pressure (84%), soft water (76%), rust (75%), disagreeable taste or odor (73%), sediment or cloudy appearance (71%), too little pressure (69%), and hard water (64%).

Figure 7a shows the frequencies of water service problems as reported in 2023. Most respondents experiencing water problems indicated they had problems once or twice in the past year. These problems range from too much pressure (4%) to a disagreeable taste or odor (13%). Eleven percent of respondents reported experiencing hard water on seven or more occasions in the last year. Figure 7b shows the number of respondents reporting no water problems for the past five years (2019 to 2023). Historically, a majority of Ames residents are pleased with their water. The chief complaints are having hard water and too little pressure.

Figure 7a. Frequencies of Water Service Problems, 2023

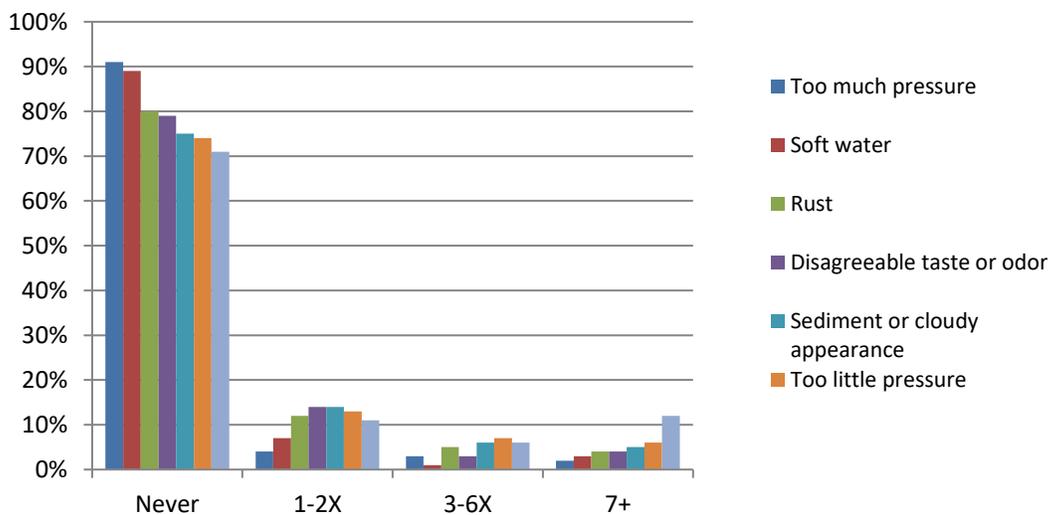
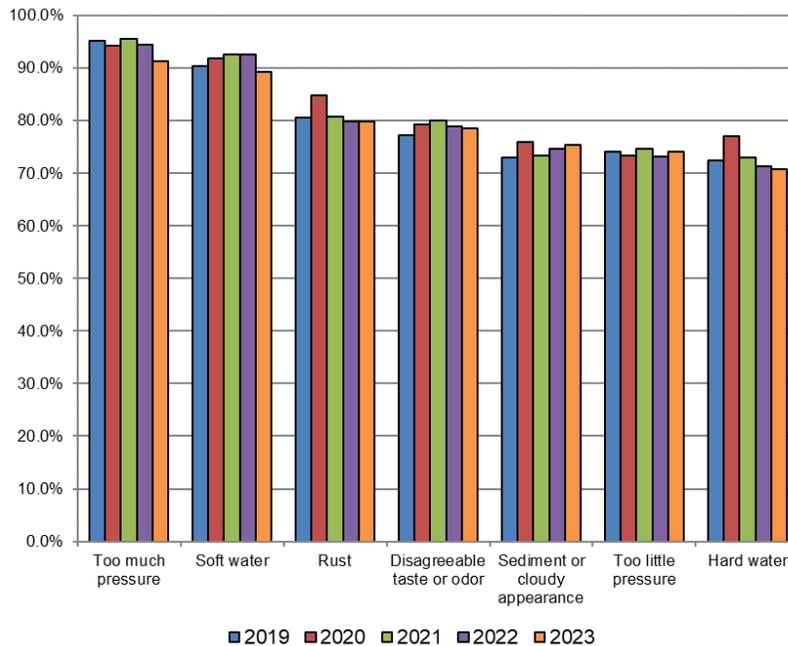


Figure 7b. Respondents Reporting No Water Service Problems, 2019-2023



Comments on Drinking Water Services

Many respondents commented positively about Ames tap water. Most comments indicated that they were pleased with the quality and taste through words like excellent, best water, delicious, good, and great. “I love Ames water.”

While there were many positive comments, respondents also shared their complaints. Some common comments included hard water, pressure issues, discolored water from hydrant flushing, and sediment in the water. Several people living in apartment buildings said they experience water issues, but they attributed their issues to conditions within the apartment building rather than city water. It was mentioned by some that Ames water used to be better than it is now. General comments include:

- “Very good - I hope this level of quality is maintained.”
- “Ames has the best tasting water in the world.”
- “I very much appreciate the taste of Ames water! It has spoiled me: when we travel, I am sometimes unwilling to drink from the local tap water because of unpleasant taste.”
- “We love award winning Ames Tap Water! Hooray for the city of Ames!”
- “Love Ames water - Don’t use a water pitcher or our fridge water, its good right out of the faucet.”

While this service has received high praise, some commenters did note their issues with it. Some are concerned with its quality in recent times, and its consistency over time. “Water has some appearance and taste since I’ve been in Ames.” “Filter the water more!!! Update your facilities to

higher quality and to accommodate more people.”

Other residents use filtration systems and believe they are not in a place to comment on the Ames services, as they are cleaning the water themselves at home out of their tap.

- “We have a water softener system, so I cannot answer those questions about the water before it goes through that system.”
- “We needed to put a whole house filter on due to sediment in the water clogging up our faucets.”

For additional and specific comments, see the appendix.

Figure 8. Comments on Drinking Water Service



Water and Pollution Control Department

Survey respondents were asked to provide their level of satisfaction with water quality and rates on a scale of 1 – Very Dissatisfied to 4 – Very Satisfied. Respondents could also choose “Does not apply.” The satisfaction rates are reported in Table 14. Ninety-two percent of those surveyed were satisfied with water quality, 79% were satisfied with water rates, and 80% were satisfied with sewer rates.

Comparing 2023 data to the previous year, overall, the numbers remained quite steady from the previous year. Customer satisfaction is high among all three categories. Water quality ranked highest with an average score of 3.5 out of 4, indicating a high level of satisfaction.

Table 14. Satisfaction with Water & Pollution Control Department Services

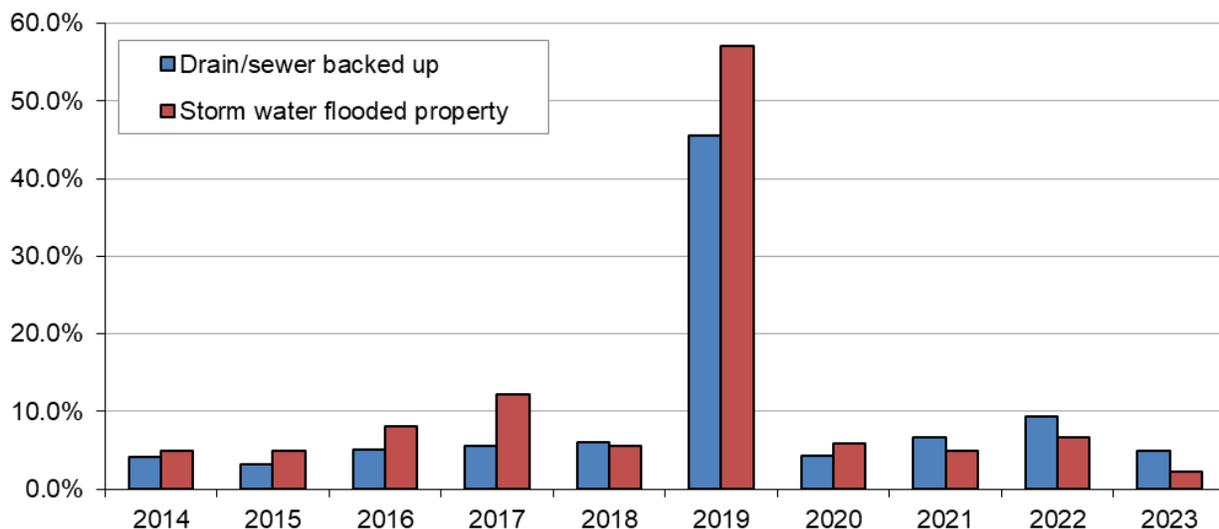
	Very/somewhat dissatisfied	Somewhat/very satisfied	Average
Water quality (n=447)	8	92	3.5
Water rates (n=398)	21	79	3.0
Sewer rates (n=302)	20	80	3.0

*“Does not apply” excluded when calculating percentages for “very dissatisfied” to “very satisfied.”

Figure 9 shows trends in the number of people experiencing problems related to the City’s stormwater system over the past decade. Generally, fewer than 10% of respondents experienced sewer problems. Major events can be noted; for example, in 2017, there were slightly more stormwater-flooded properties, but the numbers from 2019 far exceed any of the other years. In June 2018, Ames received 5.5 inches of rain in one rain event, leading to a historic flash flooding event that affected many in the community.

This year, fewer respondents experienced flooding or sewer backup events on their property, due in part to very dry conditions in the past year. Only 5% of survey respondents indicated they had a backup in their home (compared to 46% in 2019 and 9% in 2022). Of the 24 people who had a drain backup problem, 42% (n=10) reported the problem to the City, of whom five were somewhat or very satisfied with the response and assistance they got from the city. The survey also asked respondents if they had experienced stormwater flooding onto their properties from the street in the past year. In 2023, only 2.3% of respondents reported stormwater flooding from the street. Of the 11 respondents who experienced flooding, only eight people reported the problem to the City. When asked how satisfied they were with the City’s response to the flooding problem, four reported being somewhat satisfied with the response.

Figure 9. Respondent’s Experience with City Sewer System Problems, 2014-2023



Comments on Water and Pollution Control

There were 29 comments for the Water and Pollution Control section. Comments range from topics of satisfaction levels, water rates, stormwater systems, and water quality.

The majority of comments provided detailed a negative connotation with water pollution and control. Several were dissatisfied with the operations and results of the Ames Water Department.

- “I think that a city should provide storm water control as a basic city service to all and pay for it with general property tax. It seems unfair to start changing for it after it have been provided for decades and then only charge property owners.”
- “City of Ames performs apartment inspections but doesn't ever do anything about the too small pipes in my building which cause often backups, holes in the bathroom floor, and water damage.”
- “I do know of neighbors/neighborhoods near us that have ongoing flooding due to undersized drainage pipes- the area is more populated than projected.”
- “Public water (rivers, creeks, etc...) are disgusting.”

With eight comments being deemed “Unsatisfactory,” only two were “Satisfactory.” One of the comments pertained to drinking water, while the other said “Keep up the good work.”

Beyond this, five of the twenty-nine comments claimed water rates were too high. “Using industry as justification to raise rates yearly is not a good enough reason. Improvements to water service & sanitary control & service due to higher input costs and labor costs should be the reason and should be open and transparent as possible.” Another one said, “Disappointed that water rates continue to increase by large percentage.”

With these being the large areas of input, the remaining comments highlight bad water quality and the need to conserve water. “Water is very hard” and “When in a drought, enforce water reduction use, no watering of lawns etc. conserve water where possible.”

For additional and specific comments, see the appendix.

Neighborhood Nuisance Enforcement

Table 15 illustrates survey respondents’ satisfaction with the City’s neighborhood nuisance enforcement efforts. Almost half of respondents surveyed indicated that they did not know about nuisance enforcement activities. “Don’t know” ranged from 44% (yard upkeep – overgrown vegetation) to 74% (rental over occupancy). These individuals were excluded from the calculated satisfaction percentages.

Among those who expressed opinions regarding their satisfaction with neighborhood nuisance enforcement, more than two-thirds reported being “somewhat satisfied” to “very satisfied” with each enforcement effort: noise limits (79%), front yard parking on residential property (79%), over-occupancy in rental property (75%), dangerous structures (71%), yard upkeep (67%), and outdoor storage on property (65%).

When satisfaction level was compared against geographic residences of the respondents, the level of satisfaction was the same regardless of where a respondent lives for all six nuisance ordinance enforcements.

Table 15. Satisfaction in Neighborhood Nuisance Enforcement

	<u>Very/Somewhat Dissatisfied</u>	<u>Somewhat/ Very Satisfied Percent</u>	<u>Average</u>
Front yard parking on residential property (n=214)	21	79	3.1
Noise limits (n=242)	21	79	3.0
Over-occupancy in rental property (n=129)	25	75	3.0
Dangerous structures (dilapidated, unsecured, holes, collapsing) (n=237)	29	71	2.9
Yard upkeep (overgrown vegetation) (n=282)	33	67	2.9
Outdoor storage on property (old cars, tires, furniture, garbage) (n=268)	35	65	2.8

Comments on Neighborhood Nuisance Enforcement

Most respondents had no experience with any of the nuisance enforcement issues or felt they were not applicable to their situation. One resident commented, “No nuisance in our neighborhood that I’m aware of.”

Some respondents claimed they were satisfied with Ames’ job keeping the city clean and making sure citizens are following protocol. One said, “I’ve never had a problem with any areas so maybe very satisfied.”

Another portion of respondents claimed to have long wait times in smaller neighborhoods for City action concerning nuisance enforcement. One comment said, “Longer response time for smaller neighborhood issues.”

For those who are aware of nuisance enforcement, several expressed concern at the perceived action by the City of Ames. “[A] beautiful house built in 1921 and it became a party house and was loud and disgusting and the city police did nothing even though I called and reported excessive noise late parties and alcohol poisoning.” Another person expressed disappointment with the city and said, “All of these need stricter enforcement.”

There were several comments about expressing general frustration about certain nuisances that contribute to dissatisfaction among residents. These include barking dogs, overgrown vegetation, unkept properties, trash, snow removal, and parking. Comments included the following:

- “We had problems with a neighbor and a noisy dog (big pit bull) who were living above our apartment.”

- “The residential and college rented homes in Ames are run down, dilapidated, and an eye sore. They look awful and make me not want to live in Ames anymore.”
- “People keep parking on houses driveway blocking the sidewalks! This is so annoying and against the rules.”
- “Yard upkeep of dangerous vegetation should be enforced (dead trees) w/o prejudice as this is dangerous to everyone.”
- “West Ames, specifically, has so much garbage everywhere. No clue where it is coming from. Disgusting.”

A group of respondents felt that property and yard upkeep ordinances weren’t important and should receive less emphasis from the city. These comments focused on letting property owners do what they choose on their private property.

- “It’s not the business of any government bureaucrat or politician. It’s not anybody’s business but the owner of the property.”
- “If it’s their land, they should do what they want with it.”
- “Every ordinance of this type reduces the rights of the property owner. Those rights should be reduced only in extreme and compelling circumstance.”

Figure 10. Comments on Nuisance Enforcement



For additional and specific comments, see the appendix.

Street Maintenance

Residents were given the opportunity to rate street maintenance using a four-point scale from “very poor” (1) to “very good” (4). The average values ranged from 2.9 to 3.3, meaning the road services were rated from nearly good to very good. When “very good” and “good” responses were combined,

responses ranged from 72% for neighborhood snow plowing to 94% for street sweeping in business areas, as seen in Table 16.

Table 16. Road Service Ratings

	Very Poor/ Poor	Good/Very Good	Average
Snow plowing on major streets (n=493)	11	89	3.3
Street sweeping in business areas (n=376)	6	94	3.3
Appearance of medians and parkways (n=490)	9	91	3.2
Maintenance of bike path system (on street lanes & paths) (n=405)	13	87	3.2
Street sweeping in your neighborhood (n=421)	16	84	3.1
Condition of streets in your neighborhood (n=498)	16	84	3.0
Surface condition of major streets (n=485)	21	79	3.0
Ice control at intersections (n=486)	21	79	2.9
Snow plowing in your neighborhood (n=491)	28	72	2.9

Figures 11a and 11b compare the respondents’ ratings of the quality of street maintenance over the past five years. Three categories related to snow and ice received improvements in 2023 from the 2022 rating. Seven out of nine street maintenance features were ranked “good” with an average score higher than 3.0. Two street maintenance categories received slightly lower average ratings: ice control at intersections and neighborhood snow plowing. In 2023, six of the nine street maintenance features mentioned in Table 16 were viewed the same regardless of geographic residence. However, snow plowing and street sweeping in the neighborhood and surface condition of major streets were rated higher by those living in the northeast and rated lowest by those from southeast part of the city.

Figure 11a. Quality of Street Maintenance Features (2019-2023)

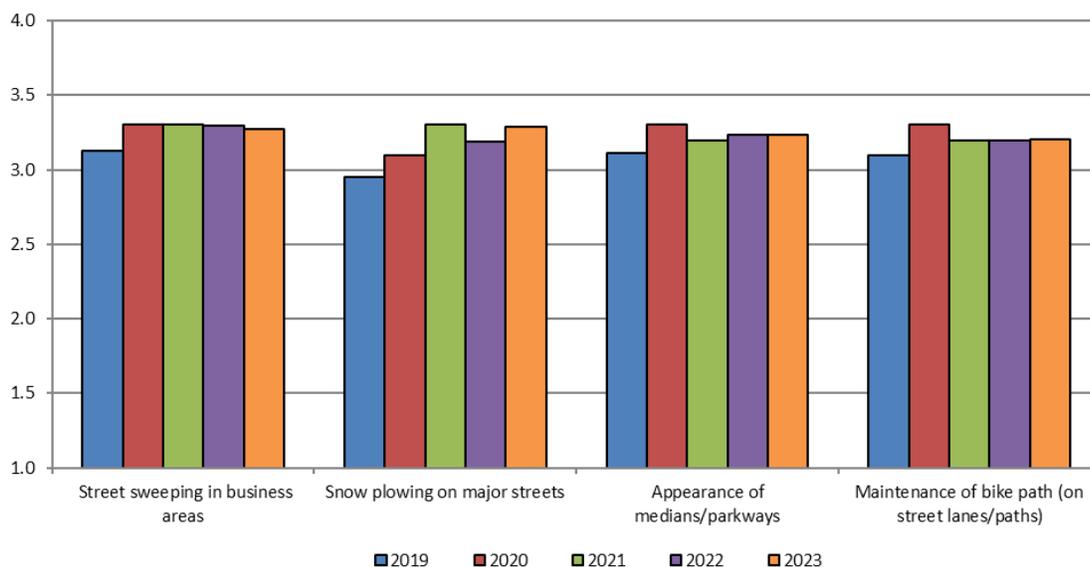
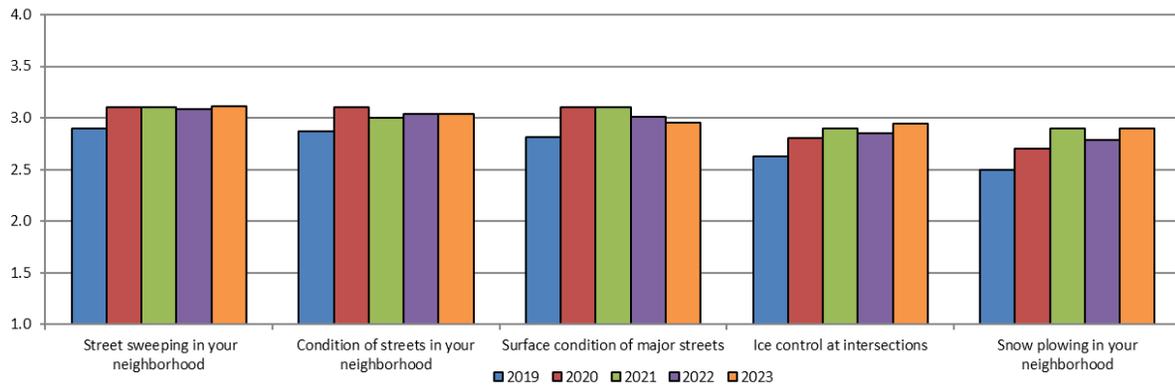


Figure 11b. Quality of Street Maintenance Features Continued (2019-2023)



The survey also asked respondents to rate the effectiveness of coordination between traffic signals. Table 17 shows that when categories were combined, 60% of respondents perceived that the traffic signal coordination was “often and/or almost always” effective, compared to 34 percent who perceived the coordination to be “rarely to sometimes” effective.

Table 17. Signal Coordination Effectiveness (n=382), 2023

	Percent
Often effective	41
Sometimes effective	27
Almost always effective	19
Rarely effective	7
Don't know	6

Comments on Street Maintenance

The majority of commenters were concerned with traffic flow, specifically the timing of lights at intersections around the city. Comments were concerned with both vehicle stoplights and pedestrian crossing lights.

- “Traffic signals frequently out of sync.”
- “When a pedestrian pushes a crosswalk button, it takes so long for the light to change.”
- “Total lack of coordination, common to drive, stop at light and when it turns green the next one turns red. Faster and less stressful to drive residential streets.”
- “Think about coordinating traffic signals to non-automotive users better. Having to push a beg button as a pedestrian or cyclist is ridiculous, especially in the winter.”
- “Sometimes seems lights don’t change as fast as should like when no traffic is very low.”
- “Rarely ever get through 2 traffic lights without having to stop.”

In addition to this, many respondents say that traffic flow is ineffective on city streets. Many suggest

improvements to how space is used on the roadways and where new lights could be added or removed to resolve problems. “Certain stops such as 13th and Grand, are not optimal during high traffic hours.” Another said, “Traffic lights at major intersections do a poor job of maximizing use of the shared space (the intersection).”

The next most popular comment topic was about safety on the roadway. Many respondents claim that safety adjustments are needed in order to make daily travel safer for residents. “There needs to be a turn arrow at intersection of 13th and Grand going east - west. It’s dangerous.” “Need lights on W. Riverside Rd and 69 is getting busier and more dangerous.”

Many respondents have noticed issues with snow removal during the wintertime. “We live in a cul-de-sac and it often gets passed by for snow removal and street sweeping (for leaves in the fall). We sometimes have to call after a couple days to get it addressed.” Another said, “Snow removal continues to be a challenge. Seems like it takes a long time for major streets to get cleaned.”

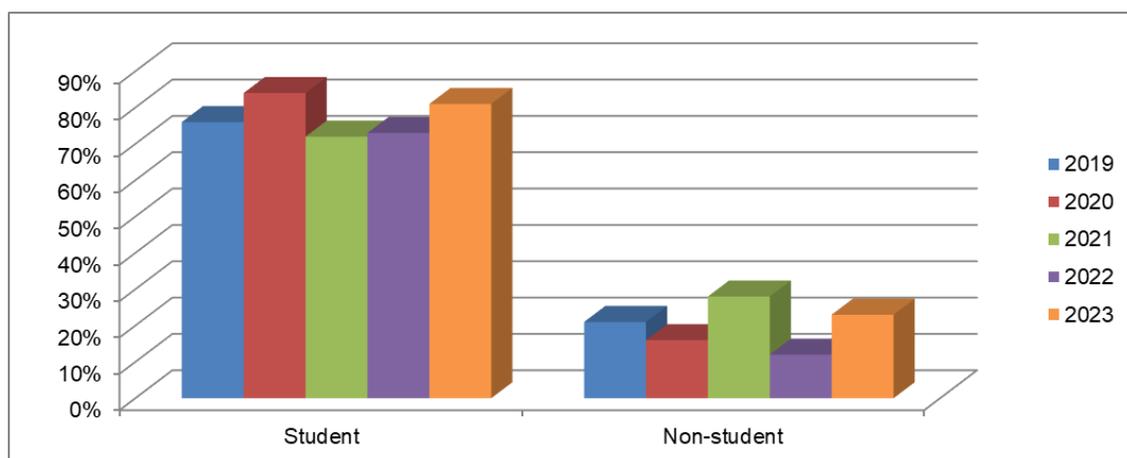
Further comments include topics of bike and pedestrian paths, more or less stoplights, street drainage, road condition, and satisfied/unsatisfied sentiments.

For additional and specific comments, see the appendix.

CyRide

Ames’ mass transportation system – CyRide – was evaluated in the survey. Figure 12 shows the difference in ridership between those identifying as students and non-students. Among those respondents who used CyRide at least once a week, 70% were students and 30% were non-students.

Figure 12. Use CyRide at Least Once a Week, 2019-2023



In 2023, 46% of survey respondents reported some weekly use of CyRide, which is a little lower than last year (44%). In the past five years, the use of CyRide has averaged around 44% (between 44% and 45%). In 2023, 54% of respondents reported they never rode the bus.

There was a 1% increase in those using CyRide 7 to 10 times in a week compared to 2022, 3% increase in more than ten times in a week and 1% increase in 2 to 6 times per week. However, there is 3% decrease in those using CyRide once in a week. (Table 18).

A correlation was found between resident demographics and CyRide usage. CyRide users are mostly younger (under 28 years of age) and have stayed in Ames for a shorter period of time (average 7.1 years). The non-CyRide users were older (average age 54) and have lived in Ames longer (average 24 years). The majority of those who using CyRide were students (70%) and mostly renters (79%).

Table 18. Respondents’ Weekly CyRide usage

Weekly use	2019	2020	Survey Year 2021 Percent	2022	2023
Never	56	55	56	56	54
2 to 6 times	16	17	25	18	19
7 to 10 times	12	12	8	12	13
More than 10 times	13	13	5	7	10
Once a week	4	3	6	7	4

When respondents were asked what would make them consider using CyRide, if they are not currently using it, half (50%) said “nothing.” Twenty seven percent mentioned they would use the service if there were more frequent routes near their residence. Additional factors that would encourage increased CyRide ridership included more area coverage (21%), longer service (earlier/later) during the day (17%), or no cost (12%) and lower fare (3%) (Table 19).

Table 19. Services that Would Make You Consider Using CyRide if Not Currently Using This Service (n=246)

<u>Reason</u>	<u>No.</u>	<u>%</u>
Nothing	122	50
Service was more frequent on routes near me	67	27
Services were provided to more areas of Ames	52	21
Service was offered on my route longer during the day (earlier or later times)	43	17
The fare when boarding the bus was at no cost	29	12
The fare when boarding the bus was lower	8	3
Other (specify)	33	13

Other Responses to Consider Using CyRide

- Direct routes

- Free passes for people on welfare
- Will ride the bus when I stop driving or my vehicle no longer working.
- More accurate/ frequent stops
- Walking distance to bus stop
- Bus stop closer to my house

Comments on CyRide

- Great Service
 - Appreciate having the service available in Ames and know many consistently rely on it. Provide great service to the community.
 - CyRide is a great asset to Ames. And while I don't personally use it, I am happy to support it for the benefit of the community.
 - CyRide is a wonderful resource and asset in the community. I rode it as a college student in Ames.
 - Good service but keep it a pay option.
 - I am a huge advocate of CyRide. It was an amenity we wanted when we moved here. I would like to see it expand.
 - I enjoy using CyRide; it does a good job.
 - I enjoyed using CyRide as a student and think that it is a valuable asset for a college town.
 - I love CyRide.
 - I take the CyRide downtown and it is awesome. A safe and responsible way to drink the 2-3 times I do on weekends downtown per semester.
 - I utilize CyRide a lot and appreciate the public transportation.
 - I work for CyRide, so I don't generally ride it and am biased towards these questions.
 - It is amazing. The moonlight times are inconsistent though and this was bad during the winter months when people were depending on it for warm transportation.
 - It's a great service. It's very important that buses run on schedule.
 - Love it.
 - The new electric buses look awesome and are super quiet.
 - Very much needed and a plus for the university. I'm retired and enjoy my own car.
 - We have used CyRide in the past and been very happy but do not have the need right now.
 - We think the CyRide app is very useful.
 - You beat Des Moines with no comparison. The fact that I can use it with my Iowa State card on any bus is mind blowing. Des Moines has nothing even close.
- Don't Use
 - Can't answer - don't use CyRide, probably wouldn't.
 - Given our jobs' types can't use CyRide.
 - I commute to West Des Moines for work.
 - I either work from home or commute to Des Moines. CyRide does nothing for me.
 - My husband has Parkinson's and no longer drives. Living now at Green Hills, we

do not have to use CyRide transportation for people who are mobility impaired. We very much appreciate, though, that this is an option for our community.

- Sorry, but I'm not used to riding public bus and will probably stay that way.
- Inconvenient
 - I wish the system was less confusing and disorganized, also more focus on town transit and less on campus.
 - Sorry, but I'm not used to riding public bus and will probably stay that way.
- Expand Service
 - EASE is okay, but I wish there was a route to East Ames.
 - I am a student living with other students who all use CyRide that we pay for through tuition. If residents want to use it, first they need to pay in some way. Whether it's taxes or upfront. Also, as of right now CyRide is PACKED getting to and from classes. If they are going to increase amount of riders, they need to increase frequency and have more routes with less destinations.
 - I would like to see expanded bus services available to all residents in the City of Ames and funded through property taxes. Additional services would include more frequent routes, increased service in off hours, and ability to hail rides. Would also like to see CyRide move towards more emissions-free vehicles.
 - I would like to see expanded routes for CyRide. I live in southeast Ames and am an ISU student. The buses do not come near my apartment, so I have to drive to campus and pay for parking. I cannot park in the commuter lot because the buses that go there do not go to where my classes are. It's frustrating paying for something I am unable to use.
 - It would be great if CyRide went to Reiman Gardens and Scheman/Fisher.
 - Please extend the services for student who work at Research Park up to their offices. Walking in the snow up till InTrans in Research Park made me slip thousand times.
 - Please make expanding service westward a priority
- Don't Expand Service
 - I have 4 kids. Riding a bus regularly as a family is a really tough sell. Also, our city is pretty small, in my amateur experience, it doesn't seem like it can support expanded service.
 - Not looking to pay 1,000,000 per bus for all electric buses.
 - Unfortunately, the US was not built for easy public transit. The money spent to make CyRide more frequent add to encourage ridership would be better spent elsewhere. Public transport changes would have to be made to all of Central Iowa to encourage wider adoption.
- Should Be Free
 - I might hop on the bus if it was free, but I usually drive to specific location for a specific purpose, e.g., grocery store. If my destination is less than 3 miles one way, I usually walk.
 - I occasionally use it now. Would use if no fare.
 - Improving biking trails and sidewalks would help make fare free transportation.
 - WIC, progress Monday free meals - medical could include free pass for these people.
 - Would be great if free - a good way to help out those with reduced.

- No Stops Near Me/Destination
 - I am about 1 km from my nearest stop, so walking to is often faster due to low frequency.
 - I have ridden CyRide mostly on campus. I took my grandkids to go to Reiman Gardens, but bus didn't drop us very close. It was a hot walk the rest of the way.
 - I live in East Ames, and the bus does not come out to me. The EASE service ends around 6, so I do not use public transportation as much as I would like to. I drive to the commuter lot and use the bus from there.
 - I use CyRide to travel to campus but the stops and routes I would have to use for my daily commute mean at least 20 mins of walking. My drive is 10 minutes.
 - Its closest stop is several blocks away and has only one not too frequent route (near Kate Mitchell library).
- Prefer Driving
 - After the pandemic I do have concerns about being in a crowd of people or high-density people situations, Used to ride CyRide all the time during winter months before I retired.
 - I own a car so much more convenient to get around quicker rather than taking multiple buses. I have enjoyed using CyRide when I was younger. It is nice for those who don't own a car and for avoiding looking for parking.
 - I prefer to drive and have the convenience of my own vehicle.
 - It is hard to get people to give up their cars.
 - Retired and more convenient to drive.
- Walk/Bike
 - I live very close to work and usually ride my bike.
 - I walk or ride to most of my destinations (downtown Main Street or ISU) and distance to bus stop gets me halfway to destination so easier to just walk/bike.
- Student Centric
 - It doesn't feel user friendly for residents, just students; Majority of routes are run through ISU campus. Not enough routes and times throughout town.
 - It's really good for students living on major bus routes, but difficult to use otherwise.
- Improve Driver Quality
 - Drive safer - I get scared sometimes.
 - Random driver evaluations should be done. Primarily for safety but also rider quality assurance.
 - The drivers almost never use turn signals when pulling away from a stop or will merge into a secondary lane from stationary without using a signal.

Community Parks and Recreation

Residents were asked to rate their level of satisfaction with various Ames Parks and Recreation features on a four-point scale from “very poor (1)”, “poor (2)”, “good (3)”, “very good (4)” or “don’t use.” The individuals who did not use a park feature were excluded from the ratings in Table 20.

Parks and recreation features continue to receive high levels of satisfaction among those surveyed. When positive ratings of “good” and “very good” scores were combined, participants gave an overall satisfaction rate of 80% for restrooms and 96% for both the overall appearance of the parks and playground equipment. The average rating ranges from 3.0 (restrooms) to 3.5 (overall appearance of the parks) on the 4-point scale.

Table 20. Users’ Satisfaction with Parks and Recreation Features, 2023

	<u>Very Poor</u>	<u>Poor</u>	<u>Good</u>	<u>Very Good</u>	<u>Average*</u>
Overall appearance of parks (n=508)	1	4	44	52	3.5
Wooded areas (n=439)	2	4	44	50	3.4
Playground equipment (n=307)	1	3	50	46	3.4
Hard surface trails/crushed rock trails (n=452)	1	3	52	43	3.4
Shelter houses (n=385)	1	6	62	32	3.3
Picnic areas (tables/grills) (n=406)	2	6	59	33	3.2
Tennis courts (n=227)	2	8	58	32	3.2
Restrooms (n=368)	2	17	61	19	3.0

*“Don’t Use” excluded when calculating percentages & average for “very good” to “very poor.”

*1=very poor; 2=poor; 3=good; 4=very good

This year, most features (5 out of 8 items) were rated the same as last year; see Figures 13a and 13b. The average satisfaction rating of hard surface trails gained .1 point from the 2022 survey. Two features, picnic areas and restrooms, were rated slightly lower than in 2022. Restrooms remain the lowest ranked parks and recreation feature, with an average score of 3.0.

Figure 13a. Rating of Parks and Recreation Features in the Past 5 Years

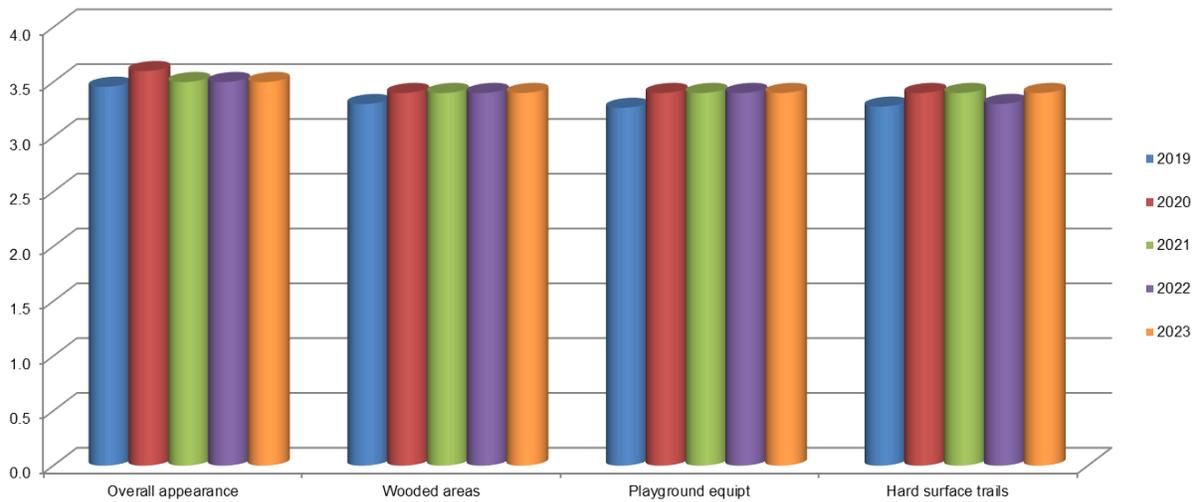
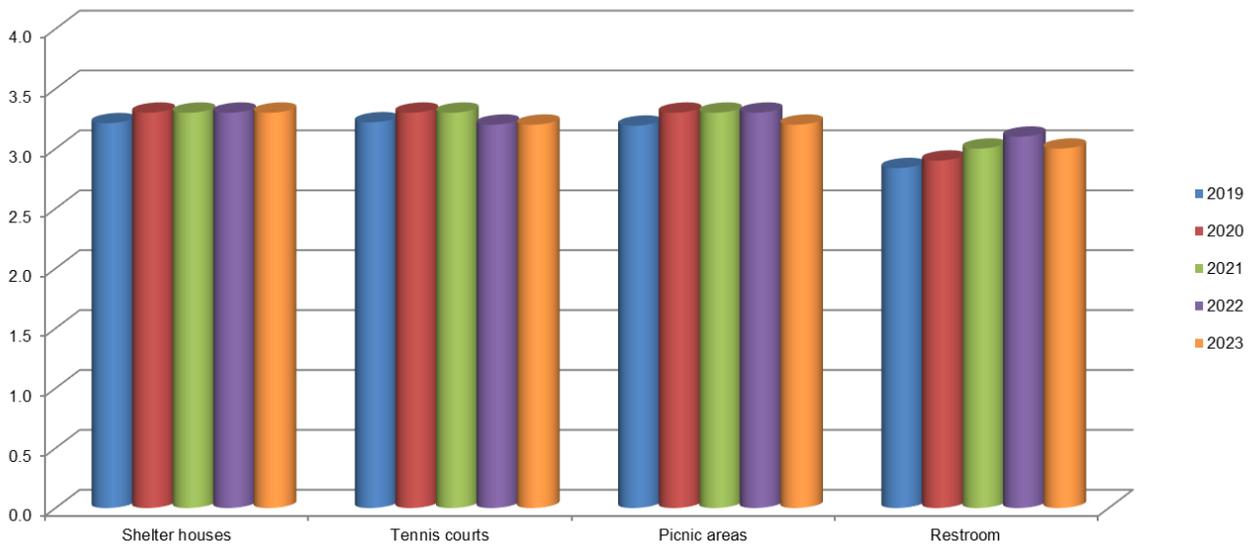


Figure 13b. Rating of Parks and Recreation Features in the Past 5 Years



Comments on Community Parks and Recreation services

Positive

- Great Parks
 - Ames has great parks. Our park model should be replicated all over. I do wish the bathrooms would get repaired more quickly when they're damaged. I appreciate the reality of it, insurance and all, but not having a bathroom when you expect one is very disruptive. Overall, great job on the parks.
 - Enjoy the wonderful parks.
 - Favorite thing about Ames!

- I enjoy visiting Ames Parks. Good hangout spots. My favorite is Ada Hayden.
- I like the parks and would like to see more flowers added and more pollinator spots or gardens.
- I love all our parks and am trying to find all the existing walking and biking paths.
- I love going to the parks and I feel very safe every time I go!
- Like all the parks in Ames :)
- Love it!
- New Miracle league on the North Side has been a wonderful addition. Especially enjoy where little free libraries have been installed for access to books in the community.
- Nice place to go.
- Thank you for the all-inclusive playground.
- The large number of Parks makes Ames a great place to live and be proud of.
- The parks always seem to be well taken care of.
- The parks are my favorite part about Ames, especially all the hiking and fishing opportunities, and sand volleyball. Keep up this priority.
- There are some really cool parks in Ames that I can take my little brother to.
- Very good overall.
- We love Ada Hayden and Brookside best of the city parks. We frequent them with our 4 kids. We also like the sidewalks/biking trails that connect behind Ames High through Brookside, along the rivers.
- Whenever I've been to one of the many parks, I always feel a sense of pride at the appearance of it. Keep making improvements and keep it safe.
- Beautiful
 - I feel we have some of the best parks for a community of our size - spaced throughout town and large to small - kept up beautifully.
 - I think we are fortunate to have our beautiful parks.
- Good Department
 - Ames parks and recreation is really good. I love the Tennis court and shelter houses, but they could work more on tables/grills. I wish we have more playground equipment.
 - Keep up the good work.
 - Parks and Recreation oversee a phenomenal number of activities and parks. We are a fortunate community.
 - Wonderful parks and recreation! Need more opportunities for children - for example, free swimming lessons, free soccer, and free baseball with expert coaches.
- Unique
 - Each park is unique, so this is hard to rate. Brookside has gone a little too natural, but the miracle park at Inis Grove is fantastic! The large shelter at Moore is great. Some walking trails are better than others!
- Safe
 - I love going to the parks and I feel very safe every time I go!
 - We never understand why trees and bushes get cut down at Ada Hayden, nor why the city puts chemical weed killers out when there are young children and going animals out in the spring. Can you please post information about why and what you are doing in the slap case at Ada Hayden? Keep us informed, please? And stop using pesticides as much as possible please.

- Walking/Hiking
 - I love hiking, and I've found that Ames has some pretty good trails, but they're hard to find. Popular apps like All trails don't have any of the trails in Ames listed.
 - I love Moore Park, McFarland Park, Carr Park, and several others that I walk my dog at.
 - I love walking around the parks in Ames.
 - When able to walk - really enjoyed walking around Ada Hayden.
- Sports
 - Please add pickleball court lines to more tennis courts.
 - Some of the tennis courts don't drain well.
 - Tennis courts typically lack tennis wall; would be useful to have more. Court at Emma McCarthy Lee is cracked.
- Grilling
 - I like grilling areas and sand volleyball pits.
 - Would be nice if you could fix some of the grills, like the one in lee park or at miracle park. Besides, open the restrooms on nice days before April 15. Lights in some of the shelters are not working (e.g., Moore Memorial Park).
- Sidewalks
 - During the winter sidewalks are dangerous.
 - I think continuing to add the wide sidewalks whenever a road is re-constructed really benefits the Ames Community.
 - Sidewalk/walkway at gym entrance are not easy to walk through using walker. Light needed outside Admin building at dark difficult to see. Small handrail would be nice too.
- Bike Paths
 - I live at 1505 Maxwell Ave. There is a paved bike trail that goes from the baseball fields on 13th South to Lincoln Way. I really would love if the extension from Lincoln Way South to Menards and eventually the soccer fields was completed. I asked about this over the winter, and it is stuck in budgeting and setting up the easement.
 - I think the main thing that I would love to see is more development of bike paths. There are some nice green spaces in Ames, but many are difficult to access from campus. This would be a huge project, but the idea of being able to bike comfortably Downtown or even to Ada Hayden from campus sounds lovely.
 - I wish that multiuse pathways.
- Good Connectivity
 - Most parks are very walkable and connected.
 - Well-kept park areas and facilities.
- Clean
 - Thanks for keeping the parks clean and fun for my family.
- Community Garden
 - I rent a community garden plot at Ioway Creek. I would like the COA to tighten up the contract and maintain the garden much better.
 - There should be community garden spaces in the parks. You should be able to camp in tents in parks too.
- Playground
 - Thank you for the all-inclusive playground.

- The better playground equipment is in the east half of the city. Playground upgrades or park additions are needed in areas west of ISU. Carroll Marty Disc Golf Course needs TLC. Ames needs single track mountain biking.
- Trails
 - Love all the city trails.
 - Many safe trails to walk on.
 - Parks and trails I've been to are always really nice and clean. Free of litter.
 - Please finish bike trail from North River Valley Park to Hunziker Ball Park @ I-35 and Skunk River (Stops at Lincoln Way).
 - Some trails good, some trails poor.
 - Very much need more paths.
 - We need more trails in more neighborhoods, and to connect them.

Improvements Needed

- More Amenities
 - Basketball courts bigger, more water fountains.
 - Could upgrade picnic tables and have more especially at Brookside.
 - How about some outdoor pickleball courts?
 - It would be nice to have tables at Bandshell is there an alternative table that could be used and not vandalized.
 - Limited parks. Ones we do have, are quite small and overpopulated.
 - More trash cans in public spaces would be appreciated.
 - Need more tennis courts and more parks in west Ames.
 - Some additional lighting would be nice on some trails, but not absolutely necessary.
- More Upkeep
 - Bathrooms in Brookside don't have soap dispensers very nice otherwise.
 - Debris and things on picnic tables.
 - Encourage to leave no trace behind. Some parks look sad because there are no trash facilities, or they are not emptied enough. Hard to leave no trace when facilities are not maintained by the city.
 - Hutchinson Park has broken glass in the grass and sidewalk. Dogs are never on a leash. Dog park need to play obstacles to entertain dogs and owners.
 - I pick up trash when I walk. Would like more trash cans. Signs to encourage people to pick up trash - especially plastic bags are dangerous to wildlife.
 - Park - Lloyd Kurtz Park/Bloomington Heights - Equipment has been broken, under repair/ unable to use for 2 summers - please repair or replace.
 - Parks without a bathroom or shelter house should be upgraded to include those amenities. The city has been resistant to consider building both structures in O'Neil Park even after requests by locals to explore the topic. After the city committed to leaving O'Neil Park alone last year, I think it's time for them to enhance the park. Several of the newly remodeled or new-construction parks in Ames tend to be located in the newer parts of town with higher socio-economic neighborhoods. Ames should commit to upgrading all older parks and show respect for all neighborhoods and citizens. One could look at Ames, and surmise that the City has unintentionally created a park caste system: the older and more centrally located a park is in town, the less amenities a patron may find in that park.
 - The grass on my local Lloyd Kurtz Park is not very healthy. May need some

- fertilizer or reseeding.
- We could update a lot of the parks and recreation I feel like a majority of the sites are old and need to be improved or slightly updated.
- The parks could use more TLC.
- We live on Garden Rd. behind Kate Mitchell School. After the expensive work to clean out the storm sewer and get rid of flood deposited soil and trees on the north side - in 2020 a prairie was established. Several of us say they would mix the prairie each autumn to keep trees from reestablishing. Didn't happen in 2021 or 2022. Will it happen in autumn 2023?
- Reduce Spending
 - Don't spend so much money.
 - The city should drastically reduce the amount of land owned for parks. Proceeds from the sale of such lands should be used to reduce the tax burden on residents. IMO, it is not the proper role of government to own land for use as public parks.
- More Trees
 - I said poor on the wooded areas because they seem to be disappearing and there aren't many wooded areas anymore with so many trees getting cut down.
 - More female trees to catch male tree pollen and cut down on allergies.
 - Too early to be completely informed in this area. But have noticed that wooded areas need to have fallen limbs etc. cleaned up, wood chipped (can put back down for compost. Ioway Creek needs to be cleaned up, fallen trees in creek, trash etc.
 - Would like more wooded areas or free areas with less equipment but just open area.
 - Would love to have more wooded/wild areas with narrow/challenging trails like reactor woods. Also, little signs by native plants that also list their names in public parks would be amazing. Best way for kids to learn their trees/shrubs/flowers.
- Trail Cleanup
 - After windy days, it would be nice to get trees that have fallen picked up in wooded areas - example is the Carr Park trail.
 - Brookside Park trail has sand on it for 2 years, very dangerous to bike on.
 - Cycling trails need more regular maintenance.
 - Parks rarely clears trails in the winter anymore, there has been a pile of sand on the trail in North River Valley Park at the low water down for almost 2 months.
 - Please be take greater care when maintaining the bike paths.
- Restrooms
 - Most is very good, but for restroom is really worse and bad.
 - Each public park needs to have a public bathroom.
 - I wish that the park bathrooms were open earlier in the spring. It gets very nice and people love to be outside, but it's a bummer when you have to go and they're still closed for the season.
 - It would help if restrooms were open when Ames has youth sports.
 - More restrooms would be great.
 - Not enough trails or connectivity between parks. Restrooms are disgusting, lighting is poor, burned one at Inis Grove has been out of commission too long.
 - Restroom quality varies from park to park.
 - Restrooms generally are not super clean at parks or are just outhouses.

- Restrooms needed year around! People are going behind the closed buildings. We need a place to go in the winter too.
- Some restrooms better than others.
- Suggestion parks bathrooms heated and lights open all year long.
- Thank you for providing these! They are great for hosting events. It would be great if the bathrooms were checked more often for maintenance.

Ames Public Library

Generally, survey respondents rated the Ames Public Library’s features highly. The survey asked respondents to provide opinions on 13 features provided by the Ames Public Library. Table 21 shows the results. Many respondents indicated that they don’t use the various library features. The least used library feature is the library newsletter - Page One; 73% of respondents indicated they don’t use it. On the 4-point scale, average scores ranged from 3.4 (good) to 3.8 (very good).

The highest rated feature, with an average score of 3.8, was the welcoming atmosphere of the library. Other highly rated (3.7) library features included meeting and study rooms, the range of materials available, customer service, and ease in asking questions of library staff by phone. The feature receiving the lowest rating was wait time for requests/holds.

Table 21. Users’ Ratings of Ames Public Library Features, 2023

<u>Feature</u>	<u>Very Poor</u>	<u>Poor</u>	<u>Good</u>	<u>Very Good</u>	<u>Don't Use*</u>	<u>Average*</u>
Welcoming atmosphere (n=374)	<1	1	14	54	31	3.8
Meeting/study rooms (n=256)	<1	<1	13	34	53	3.7
Range of materials available (books, videos, magazines, software) (n=364)	1	1	18	49	32	3.7
Customer service (n=351)	<1	1	17	47	35	3.7
Asking questions of library staff by phone (n=229)	<1	1	12	30	58	3.7
Bookmobile service (n=181)	<1	<1	11	22	66	3.6
Use of library resources from home via computer (n=252)	1	1	14	31	53	3.6
Availability of seating (n=317)	<1	1	21	37	41	3.6
Internet/computer services (n=248)	<1	1	17	28	54	3.6
Handicapped accessibility (n=176)	<1	1	12	20	67	3.6
Programs (story hour, book discussions, concerts) (n=203)	1	1	13	22	62	3.5
Page One - the library newsletter (n=144)	1	1	10	16	73	3.5

Wait time for requests/holds (n=289)	1	2	24	27	46	3.4
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*Don't Use response not included in calculating the average

Forty-nine percent of respondents use the Ames Public library as often as they would like to use it. Of those respondents who use the public library, 34% were ISU students.

For non-library users, both students and non-students reported the same major reasons: not having time and acquiring materials from other sources. While 23% of non-ISU students listed parking as a barrier for not using the Ames Public Library more often, only 14% of Iowa State students listed that as a reason.

Table 22. Comparing Students & Non-students' Reasons for Not Using the Ames Public Library (respondents could choose multiple responses)

Respondent Status	I don't have time	I get materials from other sources	Parking is a problem	Library is not open during hours that are convenient to my schedule	Other
Iowa State University student (n=159)	61%	40%	14%	13%	18%
Non-ISU student (n=100)	55%	38%	23%	12%	14%

Other reasons mentioned for not using the Ames Public Library were:

- By non-student (n=9)
 - Busy volunteering
 - Buy own books
 - Got lazy
 - No time
 - Not accessible
 - Not needed
 - Odd hours
 - Old Age
 - Safety concerns
- By ISU students (n=28)
 - Use ISU library instead (16X)
 - Far from home (not convenient) (4X)
 - Transportation (3X)
 - Not often in the area
 - Books I am interested in are not available
 - Do not have proof that I am a citizen of the city of Ames
 - Don't care to go
 - Not convenient

Comments on Ames Public Library

A majority of respondents are generally very pleased with the Ames Public Library. They used the following encouraging words and comments: always satisfied, amazing, excellent, love, beautiful, fantastic, use frequently, “a necessary option in any community,” wonderful, and a great resource. They also mentioned the nice, friendly, and helpful staff. Some of the features mentioned were the Libby App, books on CD, clean facilities, the range and quality of programs/services, outstanding children’s programming, and gender-neutral bathrooms.

Several respondents commented about enjoying the library’s atmosphere, “a warm and welcoming environment.” One survey respondent noted, “I love it! Very welcoming space, it was the first place to really feel like home when I moved here.”

There were a number of requests provided by respondents to make the library even better including funding ongoing maintenance, having additional evening events for young adults, adding evening play time/groups for working parents, and improving protection for patrons and workers. Several respondents suggested adding resources to the library’s collection: gaming consoles available for checkout, western fiction, large print books, and more online books available in Spanish. Two respondents lamented the long wait times for popular items. One person felt that there was a better book section in the past.

Library parking is an issue with mixed comments. More respondents commented that they viewed parking as a barrier to library use.

- “The parking and timings are the main issues when it come to the library.”
- “Parking can be a problem”

A number of ISU students commented that they prefer using the Parks Library because it is more convenient and has most of the resources that they need. Another student commented, “Unfortunately, not a super appealing resource as a student. It is a bit too out of the way from campus for a car-less student to make any resources it has over the university library worth using.” Many respondents commented about the library being a great community resource, “The Ames Public Library is a wonderful asset to our community! I especially appreciate the programs that educate the public on controversial issues. The candidate panel discussions, the welcome to all users.” And another respondent commented, “Our library is tremendous. Kudos to the Library staff and the army of volunteers that might it all as magnificent as it is. I think the average Ames citizen doesn’t appreciate how truly remarkable it is.”

The need for more electronic services was another topic of discussion in the comments. “More public computers for children to use in the children’s section.” “I appreciate the availability of a variety of audiobooks. Please continue to make more audiobooks.”

Others mentioned topics of political issues within the library, namely how it can feel exclusionary for some groups of people, as well as the recent movement of literature censorship. “The city needs to take a strong stand in opposition to censorship. Professional librarians should be in charge of building collections, not legislators.” Another said, “Doesn’t seem inclusive to citizens right of center.” Beyond this, multiple commenters were concerned with events that the library was hosting, including offering drag story time for children. “Drag Queen story time is highly offensive

and deeply harmful to kids.” Another said, “After seeing they hold Drag story hours, I am extremely uncomfortable being there at story time. We avoid it now at all costs, that is completely unnecessary.”

For additional and specific comments, see the appendix.

Figure 14. Comments on Ames Public Library



Information Dissemination

The next section of the questionnaire focused on residential preferences for City of Ames communications. Respondents were asked to rate the usefulness of City communications sources on a three-point scale: 1- “not useful”, 2 - “somewhat useful”, 3 - “very useful” as well as “don’t use”. Table 23 shows the results. The most frequently used sources for local government information included the City of Ames website (73%), Facebook/Twitter/ Instagram (64%), and CitySide (utility bill insert) (59%).

When asked about the degree of usefulness of those sources, the most useful source was reported to be social media, including Facebook/Twitter/Instagram (average of 2.5 on a 1-3 scale). Also, the City of Ames website (www.CityOfAmes.org) was the most highly used source, and first in terms of usefulness (2.4).

Table 23. Usefulness of Media Sources for Government Information, 2023

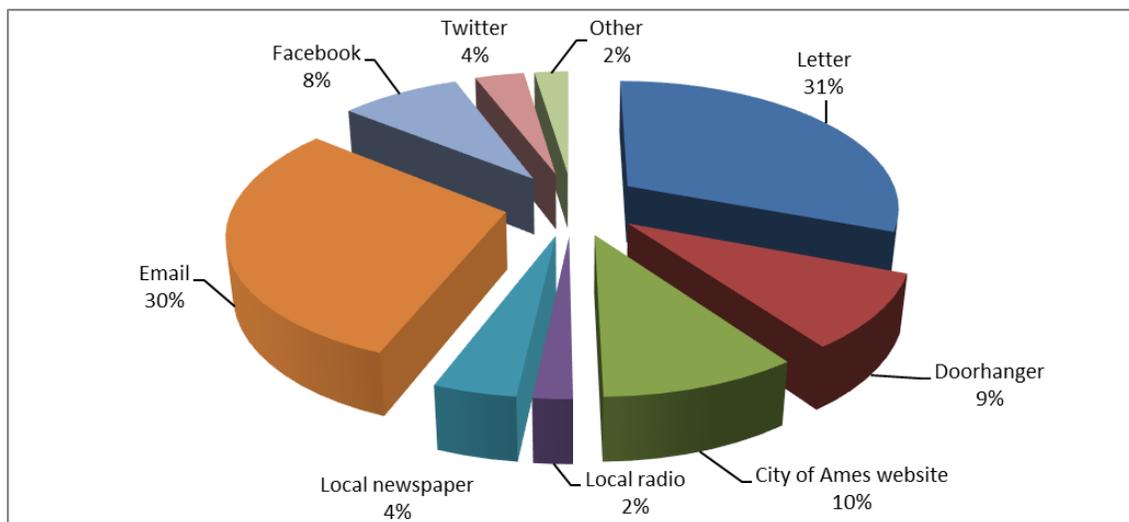
Media	Don't Use Percent	Use	
		Percent	Average*
City of Ames Web page (www.CityOfAmes.org) (n=335)	27	73	2.5
Facebook / Twitter / Instagram (n=290)	36	64	2.5
CitySide (utility bill insert) (n=270)	41	59	2.4
Ames Tribune newspaper (n=199)	56	44	2.1
ISU Daily newspaper (n=230)	50	50	2.1
KASI/KCCQ radio (n=145)	68	32	2.1
Des Moines Register newspaper (n=196)	57	43	2.0
KHOI Community Radio (n=121)	74	26	2.0
Ames Television/Cable TV 12 (n=122)	73	27	1.9

*1=not useful; 2=somewhat useful; 3=very useful

Next, those surveyed were asked to choose one preferred method for communications about construction projects, programs, meetings, and other news in their area. Figure 15 shows that the letter (31%) is the most favored method of communication, followed by email (30%), the city website (10%), and a door hanger (9%).

The responses varied slightly for ISU students. Email is the best way to communicate (34%), followed by the City of Ames website (19%), Facebook (13%), sending a letter (12%), Twitter (7%), the local newspaper (5%), a door hanger (4%), and local radio (2%).

Figure 15. Preferred Method to Learn about City Services, Programs, or Projects, 2023



Figures 16a and 16b illustrate trends in the perceived usefulness of City communication sources over a five-year period. Those rankings have stayed generally consistent over the years with slight

variation in average scores this year compared to the previous year. Social media followed by the City of Ames website and CitySide newsletter remain the most useful sources of City information.

There was a slight increase in the perceived usefulness of the following communication sources of information regarding construction projects, programs, and meetings in the city this year compared to last year: the City of Ames Web page, City Side (utility bill insert), ISU Daily newspaper, and Facebook/Twitter/Instagram. News sources that saw a slight decrease in perceived usefulness in 2023 were the Ames Tribune newspaper, the DSM Register, KASI/KCCQ, and KHOI.

Figure 16a. Usefulness of News Sources Over the Past 5 Years (Users only)

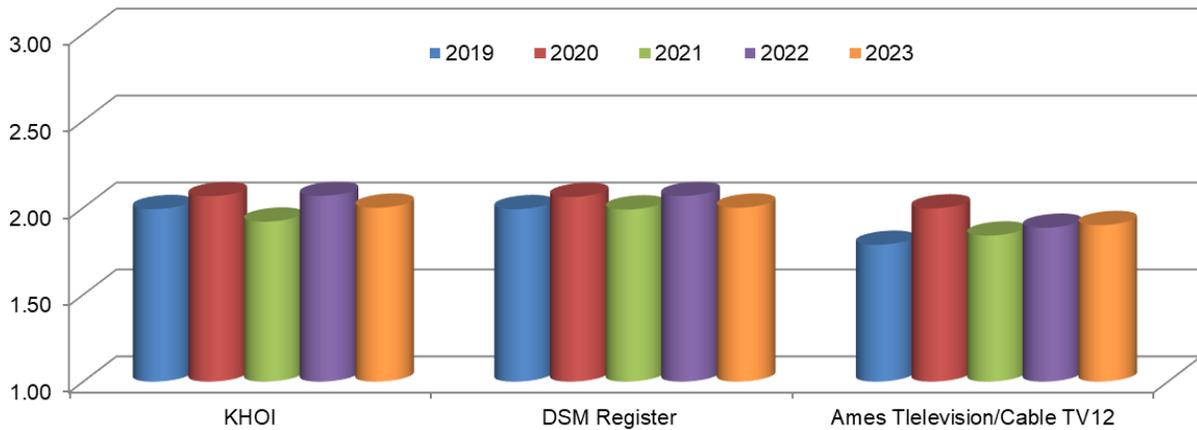


Figure 16b. Usefulness of News Sources Over the Past Five Years (Users only)

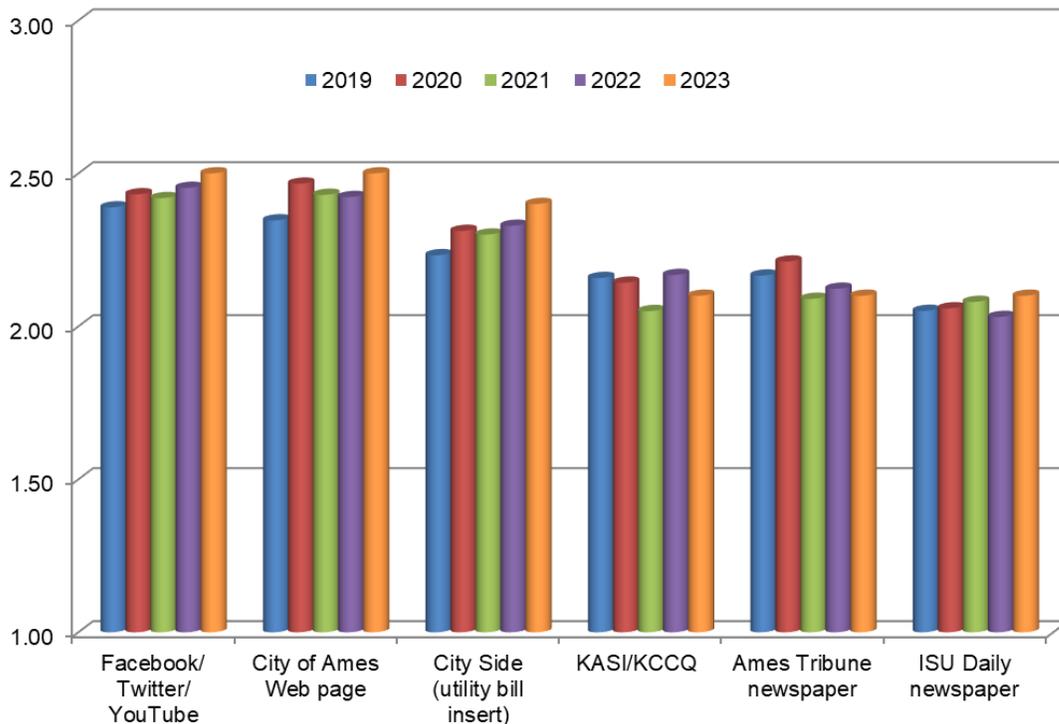


Table 24 indicates the usefulness of various communication tools based on the respondent’s student status. The three primary sources that were equally useful to ISU students and non-student residents were the City of Ames Web page, CitySide (a utility bill insert), and Facebook/Twitter/Instagram. The least useful news sources were the ISU Daily newspaper and Ames Television/Cable TV12 for non-student respondents. Even if their average scores were different from each other, they were not statistically significant. This means that there were no statistically significant differences between student and non-student responses on the usefulness of the aforementioned news sources.

Table 24. Usefulness of News Sources for Non-student and ISU Students

Information Sources	Non-student	Student
City of Ames Web page (www.CityOfAmes.org)	2.50	2.47
CitySide (utility bill insert)	2.43	2.10
Facebook / Twitter / Instagram	2.41	2.55
Ames Tribune newspaper	2.09	2.08
KASI/KCCQ radio	2.07	2.07
Des Moines Register newspaper	2.00	2.09
KHOI Community Radio	2.00	2.00
ISU Daily newspaper	1.87	2.21
Ames Television/Cable TV 12	1.77	2.10

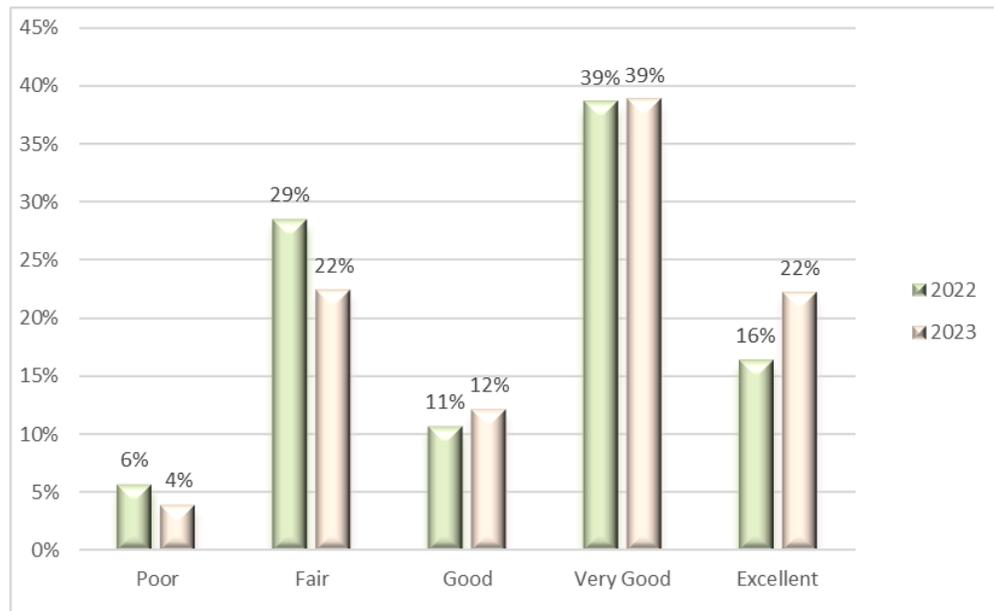
*No source was found statistically significant at .05 nor .01 levels
 Note: Average was computed using these values: 1=“not useful”; 2=“somewhat useful”; 3=“very useful”

Your Mental Health

Respondents were asked to rate their mental health. On a scale of 1 to 5 (1- “poor” and 5- “excellent”), the average mental health rating was a little bit higher compared to last year (3.5 for 2023 and 3.3 for 2022).

Figure 17 shows the overall mental health rating of respondents for two years. There was a 6% increase among the respondents who indicated that their overall mental health was very good/excellent in the past two years (55% for 2022 and 61% for 2023). Furthermore, there was a 2% decrease in the poor mental health rating. A little over one-third of the respondents rated their mental health to be stable (39% as very good for both years).

Figure 17. Overall Mental Health Rating



When the demographic information of the respondents was correlated to their mental health rating, several variables had significant relationships.

Those who give a higher overall mental health rating were:

- Non-student,
- Male,
- Homeowner,
- Works full-time,
- With graduate degree,
- Longer term Ames residents (lived in Ames for more than 10 years)
- 65 years and older, and
- With higher incomes (\$150,000 or more).

The lowest mental health rating was given by those who had:

- An income level of under \$25,000,
- Works part-time,
- Some college,
- Those who have lived in Ames for 1 to 3 years, and
- 18 to 24 years old.

Race (whites versus non-whites), being Hispanic/Latino, and geographic residence had no impact on the overall mental health ratings.

Access to Professional Mental Health Services

For the second year the Ames Community Survey included a new question, “In the past six months, have you felt you needed to access professional mental health services?” More respondents indicated that they had not felt the need to access mental health services this year compared with last year (57% for 2022; 69% for 2023).

Of the 29% of the respondents (n=118 respondents) who accessed the professional mental health services this year, only 41% indicated that they received the help they needed, 31% responded that they were not able to get the help they needed, and 28% of respondents preferred not to answer the question.

Please remember, all residents can access the Statewide Crisis Line, 1-855-581-8111, or Text support, 1- 855-895-8398 or visit YourLifeIowa.org. The Crisis Line provides information and referral, counseling, crisis service coordination, and linkages to crisis screening and mental health services, including dispatch of the Central Iowa Community Services (CICS) Mobile Response Team, 24-hours a day in Story County. Additional resources are available that incorporate help with alcohol, drugs, gambling, as well as mental health and suicidal thoughts.

Community Gardens

The survey also asked respondents to gauge their interest in community gardens. On a scale of scale of 1 to 5 (1 – “not interested at all”, 2 – “somewhat not interested”, 3 – “uncertain”, 4 – “somewhat interested”, 5 – “very interested”), the average value was 2.83 (indicating an uncertain level of interest). Forty-one percent were not interested (“not interested at all” and “somewhat not interested” combined) in getting involved in community garden, 21% were “uncertain”, and 38% were interested (“somewhat interested” and “very interested” combined).

Those who were more interested in community gardens were:

- ISU students,
- 25 to 44 years of age,
- Lived in Ames for 4 to 6 years,
- Some college,
- Income of \$25,000 to \$49,999, and
- Renter.

However, their views on community gardens were not affected by race (whites versus non-whites), Hispanic/Latino, gender, employment, and geographic residence.

Sense of Community

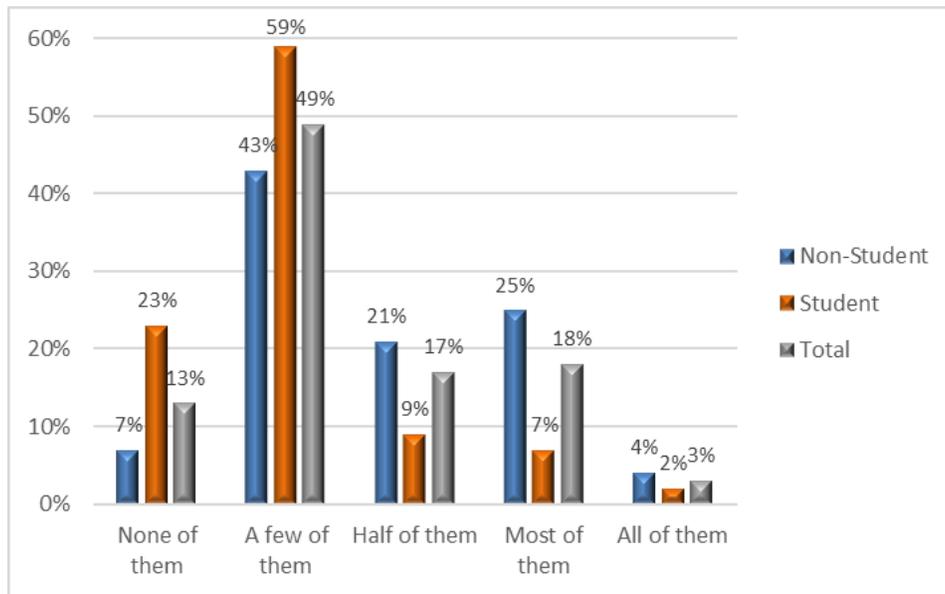
For the sixth year, the survey included a question asking about the respondent’s perception of connection with the community. *Sense of community is a feeling that members have of belonging, a feeling that members matter to one another and to the group, and a shared faith that members' needs will be met through their commitment to be together (McMillan, 1976)*

<https://pdfs.semanticscholar.org/e5fb/8ece108aec36714ee413876e61b0510e7c80.pdf>. A clear and empirically validated understanding of sense of community can provide the foundation for lawmakers and planners to develop programs that meet their stated goals by strengthening and preserving community.

Figure 18 shows that in 2023, more than one-third (38%) of the respondents reported to know about half or more of their neighbors. This is a slight increase from 35% in 2022, but down from 57% in 2019. When the numbers are examined by student and non-student populations, 18% of the students reported knowing about half or more of their neighbors, compared to 50% of non-students.

This year, only 7% of non-student respondents reported that they didn't know any of their neighbors, compared to 23% of the student population. In 2022, 4% of non-students didn't know any of their neighbors, compared to 31% of ISU students.

Figure 18. Neighbors You Know



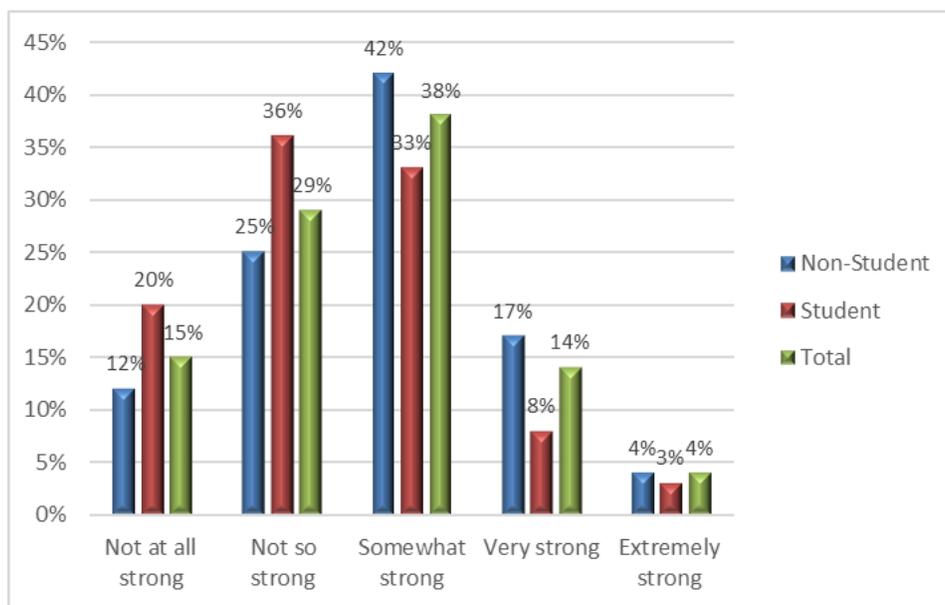
On a scale of 1 to 5 (1 – “not at all strong” to 5 – “extremely strong”), respondents were asked to rate their perceived level of sense of community in their neighborhood. Looking at the average score, the sense of the community by all respondents was 2.6 (2.8 for non-students and 2.4 for students). Combining the “extremely strong” and “very strong” responses, only 18% of all respondents felt that the sense of community in their neighborhood is strong, but when divided by students and non-students there was a noticeable difference (21% non-students felt a strong sense of community compared to 11% of students), see Figure 19.

On a scale of 1 to 5 (1 - “not at all strong” to 5 - “extremely strong”), the strength of the sense of community was viewed differently by demographic groups:

- Household income: the higher the household income, the higher is the sense of community.

- Employment: full-time homemaker had stronger sense of community compared to other employment statuses.
- Length of residence: Long-term residents had stronger sense of community than short-term residents.
- Age: 45 to 74 years of age has the strongest sense of community; younger respondents (18 to 24) have the lowest rating.
- Hispanic/Latino: Hispanic (2.65) compared to non-Hispanic/non-Latino (1.96).
- Residence geography: SE residents had weakest sense of community (2.33), followed by SW (2.48), NE (2.53), and lastly, NW (2.79).
- Gender: no difference.
- Race: no difference.
- ISU student vs. non-student: no difference.
- Home ownership: no difference.
- Education: no difference.

Figure 19. Sense of Community in the Neighborhood



Respondents responded to a series of statements regarding community involvement. Table 28 summarizes the responses. When asked if “issues facing my community are important to me,” 96% agreed (somewhat agree/strongly agree), which significantly increased from 76% in 2022. More than two-thirds of the respondents (79%) indicated that they were knowledgeable about issues facing their community, compared to 50% of respondents from the 2022 survey. However, over half of respondents (64%) contributed financially as a sign of support.

More than half (54%) of those surveyed reported that they are engaged in addressing the issues in the community. One-third (33%) of the respondents indicated that they currently volunteer for a nonprofit organization serving the city (which was a big jump from last year (24%)). When asked if they serve on the Board of Directors for a non-profit organization, only 10% indicated that they were board members.

Table 25. Community Involvement, 2023

Community Involvement Issues	Strongly Disagree/ Somewhat Disagree	Somewhat Agree/ Strongly Agree	Average
Issues facing my community are important to me (n=420)	4	96	4.2
I am knowledgeable about the issues facing my community (n=420)	21	79	3.6
I currently support nonprofit organization(s) with financial contributions (n=405)	36	64	3.4
I am engaged in addressing the issues of my community (n=411)	46	54	3.0
I currently volunteer for a nonprofit organization serving the City of Ames (n=386)	67	33	2.4
I currently serve on a Board of Directors for a nonprofit organization serving the City of Ames (n=379)	90	10	1.6

Table 26 shows the demographic characteristics of the respondents who were likely to be involved in community activities.

- Homeownership is the only demographic characteristic that showed a significant difference between the two groups (owner versus renter).
 - Renters are more likely to be engaged in addressing the issues of their community, currently serve on a Board of Directors for a nonprofit organization serving the City of Ames, and currently, volunteer for a nonprofit organization serving the City of Ames compared to homeowners.
 - On the other hand, homeowners were currently supporting nonprofit organizations with financial contributions, and were knowledgeable about the issues facing their community.
- Older residents were more willing to provide financial assistance to nonprofit organizations.
- For short-term residents, issues facing the community are important to them.
- Residents living in the northeast part of the city reported being knowledgeable about issues facing the community.
- Gender, household income, and race showed no significant difference on any of the six community involvement statements.

Table 26. Community Involvement by Demographic

	Age	Length of Residence	Gender	HH Income	Home ownership	Geographic Residence	Race
Issues facing my community are important to me (n=420)		Short-term			Renter		
I am knowledgeable about the issues facing my community (n=420)					Owner		
I am engaged in addressing the issues of my community (n=411)					Renter	NE	
I currently support nonprofit organization with financial contributions. (n=405)	Older				Owner		
I currently serve on a Board of Directors for a nonprofit organization serving the City of Ames (n=375)					Renter		
I currently volunteer for a nonprofit organization serving the City of Ames (n=386)					Renter		

Sense of Belonging

The survey asked respondents to indicate their level of agreement with six statements regarding community integration and sense of belonging to the Ames community. Respondents were asked to respond to six statements were on a 5-point scale (1 – “strongly disagree,” 2 – “somewhat disagree,” 3 – “uncertain,” 4 – “somewhat agree,” 5 – “strongly agree”) as well as the option “don’t know.”

Table 27 shows that respondents feel that the City of Ames has the attributes for community integration. Respect and a sense of belonging were felt by majority of the respondents. Ninety-five percent of the respondents felt that they were treated with respect in Ames, followed by feeling that they belong in this town (92%). These are a lot higher than last year (80% and 71%, respectively)

The city has the social infrastructure for community integration such as:

- Ames has a strong commitment to diversity, equity, and inclusion (89%),
- There are one or more organizations in this town where respondents feel they belong (88%),
- Ames is a place where they could perform up to their full potential (87%), and

- I feel valued as an individual in the Ames community (86%).

The average value shown in Table 27 ranges from 3.7 to 4.3, indicating that the respondents agree that those integration/sense of belonging measures are present and/or being observed in the city.

Table 27. Community Integration and Sense of Belonging, 2023

Issues	Strongly disagree/ Somewhat Disagree	Somewhat Agree/ Strongly Agree	Average
I am treated with respect at this town (n=428)	5	95	4.3
I feel I belong at this town (n=430)	8	92	4.1
I feel Ames is a place where I could perform up to my full potential (n=421)	13	87	4.0
I have found one or more organizations in this town where I feel I belong (n=396)	12	88	4.0
Ames has a strong commitment to diversity, equity, and inclusion (n=403)	11	89	4.0
I feel valued as an individual in the Ames community (n=416)	14	86	3.7

Table 28 shows that there are some differences in the integration/sense of belonging measures by demographic. Due to the small sample sizes of other races (Black, American Indian, Asian, Native Hawaiian or Pacific Islander and other), these were grouped as non-white. Thus, race was analyzed as white versus non-white.

Older residents felt Ames is a place where they could perform up to their full potential. Those living in northwest Ames feel that they feel they belong to this town higher compared to those living in the other sections of the city. In terms of homeownership, owners rated their sense of belonging in the city higher compared to renters in four out of six measures such as feeling of belongingness in this town; City of Ames having a strong commitment to diversity, equity, and inclusion; being treated with respect at this town; and feeling Ames as a place where they could perform up to their full potential. However, renters felt that they were valued higher as an individual in the Ames community compared to owners.

Perception was the same regardless of length of residence, gender, household income, and race in all of the six measures.

Table 28. Community Integration and Sense of Belonging Demographic

	Age	Length of Residence	Gender	HH Income	Home ownership	Race	Geographic Residence
I feel valued as an individual in the Ames community (n=358)					Renter		
I feel I belong in this town (n=374)					Owner		NW
Ames has a strong commitment to diversity, equity, and inclusion (n=361)					Owner		
I am treated with respect at this town (n=374)					Owner		
I feel Ames is a place where I could perform up to my full potential (n=375)	Older				Owner		
I have found one or more organizations in this town where I feel I belong (n=360)							

Diversity, Equity, and Inclusion (DEI)

The survey asked respondents to answer the following open-ended question, “What could the City of Ames do to demonstrate its commitment to ensuring that all residents feel they belong?” One hundred and eleven respondents (19%) provided answers to this question. The responses varied widely across a range of topics. Six percent of respondents were satisfied with the existing efforts the City is making towards diversity, equity, and inclusion (DEI) efforts. Another five percent responded that they didn’t know what the City could do. Several respondents do not think that it is the City’s responsibility to ensure that everyone “feels” like they belong.

One strong theme was strengthening social networks through a variety of methods, including more connection between the Ames community and the ISU Campus, more community events, having better community outreach and communication from City, and more DEI-specific events or opportunities. One respondent proposed, “recognizing citizens who do a lot to contribute to community building. I know there is some of this already, but I think [we] could be much more.” Those suggesting stronger connection between the Ames community and ISU suggested, “have

more interactions between the community and the college.” Another commented, “More Ames community organizations [should be] closer to campus.”

A group of respondents recommended more social or community-wide events, cultural festivals, innovative events, and social gatherings to welcome and engage different groups of people. Suggested events included bringing back the 4th of July Pancake breakfast, having more community events at the library’s site, free food events, more events like the farmer’s market, free events, and festivals or events showcasing local businesses and restaurants.

In addition to free, social community events, a number of respondents requested improved community outreach and communication from the City regarding community events. For example, a respondent suggested, “communicating when events are taking place more effectively. I almost never know when things are happening.” Another community member proposed a door-to-door outreach once a year to highlight community events. Several community members also suggested listening to residents, “hear out all residents’ opinions and do their best to fit the needs.” One respondent requested more transparency for residents and opportunities like this survey that provide opportunities for open, honest feedback. Others suggested the City could focus on local groups and “[promote] neighborhood opportunities, picnics, celebrations....”

Another topic highlighted in the survey was the importance of diversity, equity, and inclusion as part of the social network of the community. These comments were specifically asking for funding and support for more gatherings or events emphasizing DEI, AAPI, “the beauty of diversity,” and cultural celebrations, “where we can come together and learn from one another.” Another respondent asked for the inclusivity of all holidays, if not already done. One person shared, “[we need to] educate to reduce ignorance, include diverse peoples, cultures, and events. Discourage hate and misinformation.”

Several people expressed negative attitudes towards the City of Ames’ DEI efforts, stating, “Ames does a lot of surface-level equity and inclusion, but when it comes down to policy, the policies are often the opposite. Example, the climate action plan will disproportionately disadvantage those of lower socio-economic status. Community gardens are anti-equitable because new residents get plots only if established residents/gardeners don’t want them...” Another comment suggested, “Stop the reverse-discrimination policies of DEI. Think about what you are doing when you place the needs of the few over the needs of the many. How can you support such illogical measures?” Another respondent suggested, “Give up equity and concentrate on equality.”

A number of respondents called for diverse representation on boards and councils, as well as among City staff. One person commented, “Continue to build diverse staff and officeholders that represent our diversity.” Another responded, “[this] needs to be modeled. Promoted and encouraged [by] city council and all employees. The public library does a wonderful job through their many events and spaces. Should be weaved into all city policies, practices, and events.” With regard to diverse hiring practices, one resident shared a story that their partner, who speaks English as their second language, was passed over for a city job because his English grammar was not quite high enough for the standard. The resident feels that the requirement to pass an exam to work for the City seems non-inclusive and unethical, since grammar rules are not applicable daily for many City jobs.

Several people suggested revising law enforcement procedures. “Don’t have cops harass people for minor things. Be present for people to come up to police officers when needed.” Another desired that the police, “fairly enforce laws without any bias....” A third requested that there be follow-up with police reports. There was also a request for stronger traffic patrolling for speeding and moving violations.

In the past year, the State of Iowa passed several laws that restricted citizens’ rights to gender affirmation and abortion rights. One statement expresses the pain that some people are feeling with regard to the changing state legislative environment: “The new laws passed by the State of Iowa made it harder to feel like you belong.” A handful of others agreed that the City of Ames needs to speak out against new state legislation. The following comments illustrate this.

- “Support all people regardless of gender, sexual orientation, race, and financial status. Help make change within the government for Iowa and be a voice for people who don’t have much of one.”
- “Supporting and promoting social justice - showing Iowans that Ames does not have the same biases that other places do.”
- “Speak out against the hateful legislation that is presented at the state level. I love Ames, but the state of Iowa scares me, and I want to move.”

Continuing along these lines of supporting all people, many respondents asked for better affirmation and safe spaces for specific, marginalized groups. Here are examples of specific comments.

- “More support for Latino and Black community.”
- “More affirmation of immigrants/refugees, members of the LGBTQ+ communities and people of color. I am privileged: white, heterosexual, and well educated. Ames needs to be welcoming to all people.”
- “Become sanctuary city - providing more assistance and access to necessary supports for people in marginalized communities.”
- “More action against and harsher punishments for racism and discriminations. As a gay male, I do not feel safe in this city. Perhaps do more to promote diversity and belonging.”
- “More available spaces for niche groups to congregate.”
- “More queer safe spaces and action against discrimination.”
- “Do more for the elderly.”
- “More stuff for musicians/artists, transgender folk, and LGBTQ+.”
- “Work harder to treat minorities and people with mental health conditions respectfully and with inclusion.”

Another group of respondents suggested that the city could use more affordable housing, lower taxes, and improved physical and mental health services as ways to improve quality of life and reduce homelessness and poverty. Several comments emphasized advocating for renters and the landless:

- “...Laws to protect against raising rent prices outside unreasonable means. Base it off of some metric or index that determines price. Provide a service that evaluates price and condition of dwelling...”
- “Ames needs to solve the apartment issue. There is no reason to force 1-2 weeks of homelessness on college students between leases due to the greediness of the property

managers...it is...ridiculous that literally nobody in the city is advocating for students in this way! Rent keeps going up, beyond what students, graduate students, postdocs can afford...rent is 60% of what I am paid monthly as a graduate student on a stipend..."

- "The city could change the laws so it is easier for people who don't own property in Ames to live here. A good example is the lady who wants to live in her bus on city streets, Let her! She isn't hurting anyone and she could probably use some respect and community support."

Physical infrastructure improvements were another way that respondents felt the city could make them feel they belonged. The following are examples of physical improvements that respondents requested:

- Ensuring more facilities are handicap accessible.
- CyRide
 - Make it free.
 - Improve public transit, and multimodal forms. Car-centric infrastructure is discriminatory and promotes poverty through requiring a car to maintain employment. Develop good non-car infrastructure that is safe and comfortable for people to use year-round.
- Park equity - all parks having same amenities regardless of park's size, location, age, etc.
- More access to community gardens.
- Home maintenance - help with insulation, siding, and windows.
- Follow through on promises for repairs.
- Improved traffic flow.

Another area of discussion was around educational opportunities. Several people provided general comments focused on education and free classes or learning opportunities for all ages. A more specific suggestion was to have accessible land-based education within walking distance or near a CyRide route. There are mixed feelings among respondents towards issues of diversity, equity, and inclusion. Most would like to have stronger social connections within the community. To read the full comments, please see the appendix.

Figure 20. Suggestion on How the City of Ames Could Demonstrate its Commitment to Diversity, Equity, and Inclusion



Organized Trash

Questions related for organized trash were added in this year’s survey. Residents are currently able to choose from among several haulers to provide curbside garbage collection. In some communities, residential garbage collection is provided by a single hauler through a contract with their city. Organized trash collection would reduce traffic, noise, and carbon footprint, but eliminates the customer choice of hauler. When asked how interested they are in a system where residential garbage collection is provided by one hauler, with the cost and services provided determined by a city-wide contract, almost half of the respondents (41%) were interested, 31% not interested, and more than a quarter (29%) were uncertain. The average interest rating was 3.05 on a 5-point scale (1 being not interested at all to 5 as very interested).

Half of the respondents (50%) selected their garbage company and 89% were satisfied with their current collection agency.

An additional section about recycling was added in this year’s and last year’s survey to gauge respondents’ attitudes toward adding recycling services. The City of Ames has used a waste-to-energy process to make refuse-derived fuel (RDF) out of garbage since 1975. The RDF is co-burned with natural gas in the Ames Power Plant to create electricity. Some items thrown in the trash are non-burnable or high-moisture items, and they make poor fuel. Survey respondents were asked if they were willing to sort (or currently do so) certain types of garbage.

This year’s survey found that, overall, more respondents were more willing to sort certain products from their garbage compared to 2022. Percent increase ranged from 10% (organics) to 32% (glass). Glass is the waste product that respondents were most willing to sort (87%), followed by metal (80%) and plastic (80%). Respondents were least willing to sort organics from their garbage with 51% indicating that they were not willing to sort organic material from their garbage (Table 29).

Table 29. Respondents’ Preferences for Sorting Waste Types from Their Garbage

Waste Type	2022	2023
Glass	54.9%	87.2%
Metal	64.0%	80.3%
Plastic	64.8%	80.0%
Organics	38.4%	48.8%

Next, survey respondents were asked their preferred method of disposal of sorted waste, with options including: 1) no-charge centralized drop-off, 2) curbside collection for a fee, 3) willingness to participate in either program, 4) not interested, and 5) other. See Table 33 for results. Almost 1/3 (31%) of the respondents would participate in either program (no charge centralized drop-off or curbside collection for a fee). Another quarter of them preferred no-charge centralized drop-off, while 26% preferred curbside collection for a fee. (Table 30)

When asked if they currently pay for curbside recycling through their garbage hauler, only 10% said yes.

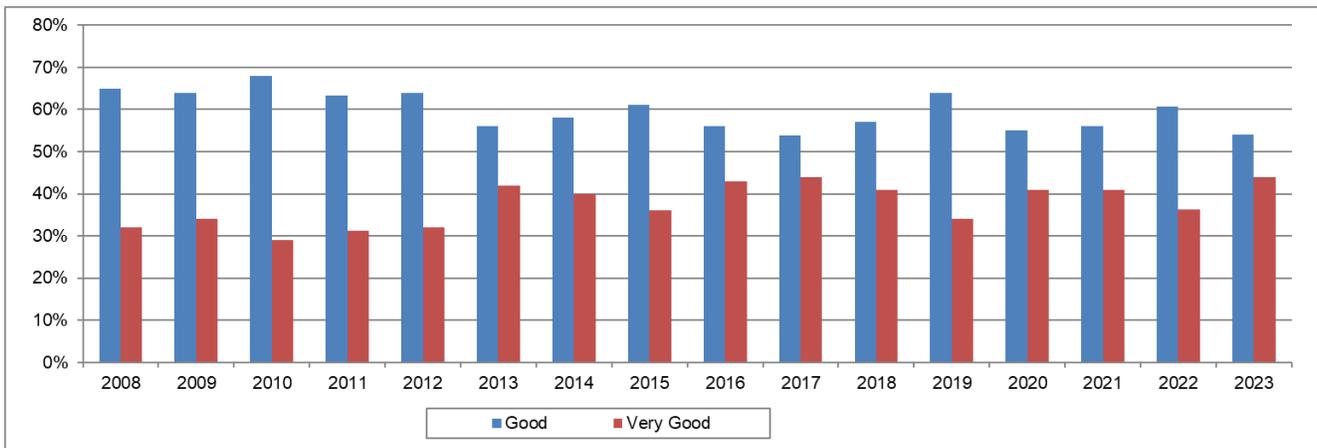
Table 30. Preferred Method of Disposing of Sorted Waste Items

Method	2022	2023
Would participate in either one	30.7%	30.8%
No-charge Centralized Drop-off	30.5%	26.2%
Curbside Collection for a fee	23.0%	23.1%
Not Interested	11.0%	14.3%
Other	4.8%	5.7%

City of Ames Overall Service Quality

Each year, survey respondents are asked to give an overall evaluation of the quality of services that they receive from the City of Ames as well as provide any additional comments. This year, 44% of respondents provided a “very good” rating, an increase from last year (37% in 2022). The number of respondents rating the City of Ames as “good” was 60% in 2022 and 54% in 2023. When the positive ratings of “good” and “very good” are combined, 98% of Ames residents were satisfied with city services, which is slightly higher than last year (Figure 21).

Figure 21. Trends in Overall Satisfaction with City of Ames Service Quality (good/very good)



Best Thing About Living in Ames

There was a total of 272 people who responded to the open-ended question of the “Best thing about living in Ames,” some providing multiple responses. Responses discussed many things that make Ames a great place to live. Some of the top reasons people like living in Ames include safety, diversity, cleanliness, access to parks, small town feeling with big city amenities, convenience, having Iowa State University in the community, and the people. For full comments, please refer to the appendix.

Adjectives describing the city include safe, accessible, clean, quiet, nice, peaceful, beautiful, and home. Several people commented that Ames is a good place to raise a family. Respondents noted the low crime rate and safety. The people, community, and city leaders are among the best parts of living in Ames. Respondents also discussed diversity and cultural attractiveness. Many respondents remarked that residents are friendly, welcoming, and have a sense of community.

Overall, the most mentioned best things about living in Ames were the people and the sense of community. On a similar note, many positive topics in this realm include good values, good city staff and administration, and friendly people. Some responses were:

- “Sense that the community and public officials care about Ames, its residents, our safety and enjoyment of life here.”
- “It’s a large enough community that there is a lot of diversity and things that happen, but the actual community itself feels rather small and connected.”
- “It feels like people in the community care about each other.”
- “I love the community. I have not met a single bad person while living here less than a year. The students are all great and friendly. Outside of school the people and neighborhoods are nice to be around.”
- “Community leadership and residents who sincerely care about helping others.”
- “Wonderful city well managed city, friendly people we have lived in many cities and Ames tops them all.”

On a similar note, many commented on the city's size in relation to the amenities it provides. Respondents mention that Ames has a small-town feel, but big city amenities. "Big city feel - shopping, trails, recreation, etc. - all in one place without being a 'big' city." Another says, "It still has a small-town feel, yet there are so many wonderful amenities that make us seem like a bigger city." Many of these comments point to the university as being a perk in how the city is able to accomplish this duality. "The size and number of perks we get for being a major university town."

There were numerous comments regarding Iowa State University and its positive contribution and connections to the Ames community. ISU sports, activities, and the recreation center were commonly mentioned. Some appreciated the size and cultural diversity of the ISU community. Other respondents appreciated the academic community, campus atmosphere, and trees on the campus. Living in a college town is an asset to many of the respondents. A respondent commented, "Living in a college town with Big 12 sports our vibrant Main Street."

Another large portion of respondents commented on the lack of car dependency, and how many places and amenities are accessible by walking and biking: "I can walk to run errands if needed" and "Walk anywhere/pedestrian friendly."

Others described Ames as a smaller city with big city amenities, resources, and activities. Public transportation (CyRide), Ames Public Library, schools, the Farmers' Market, local businesses, quality health care, and Main Street (downtown) were among the most mentioned features of the city. Respondents appreciated the quantity and diversity of options in activities and restaurants that are offered in Ames.

Other best things about living in Ames include the water quality, prompt response to storms and snow, availability of retail facilities, the living cost, low traffic, and city upkeep.

For additional and more specific comments, please see the appendix.

Figure 22. Best Things about Living in Ames



Other Issues the City Should Focus On

The survey asked respondents if there were other issues that the City should focus attention. There were 159 responses. Figure 24 shows the visual presentation of the responses using a word cloud. A popular issue in the comments was the concern of the lack of affordable housing. Several comments gave specifics about affordable housing for lower-income residents, “Rate of which rent rising. Want your citizens to have more money to spend within Ames then keep rent from becoming unreasonable.” and “Affordable permanent non-rental housing.” Another respondent shared: “Another housing issue mentioned by some respondents is the need for rental inspections. One comment says “Pass a law for rent hikes. Provide an inspection and evaluation for apartments for price evaluation based on condition of apartment etc. like you would for buying a home.”

Another common issue is the lack of recreation amenities. Respondents are concerned with Ames having “fun things to do” in both summer and winter months, for all ages including children and adults. Comments include topics of more cultural events, things to do in summer and winter months, and new recreation facilities. “[More] cultural events such as music concerts and fairs, folk art” and “Increasing recreational activities during the summer AND winter.” Another comment said, “More events to bring people to Ames and especially more diverse businesses.”

Another common issue mentioned is traffic control and flow, as expressed in this comment, “The traffic light situation in this town is ridiculous. It’s nearly impossible to get from one end of Grand to the other without stopping at 3 different lights for no reason. Half the time, the light turns red the second someone gets to the intersection with no one coming on the cross street.” Another respondent commented on the pedestrian versus car flow, “Pedestrian flow vs vehicle flow/safety in campus town - making sure students know to use crosswalks and wait for signals.”

Other road-related issues mentioned include the need to improve roads for both vehicles and pedestrians, as well as the timing of infrastructure projects. Many comments are mentioned about road improvement and repair, highlighting Duff Avenue, Lincoln Way, 13th Street and S. 16th Street: “Try to make sure construction projects are complete by the end of the year. As a pedestrian, the entire last winter I had to walk in the grass along S 16th Street because they tore up the sidewalk and did not finish it until this spring.” Another said, “Projects should be done so that the most minimal disruption of heavy traffic areas are done once, but even with consideration to lower traffic areas as well. Impact to multi-year work done by different agencies increases everyone’s costs and lowers satisfaction.”

Many respondents discussed the need to make Ames more walkable and bikeable by creating more sidewalks and walking and biking trails. “Make intersections safer for vulnerable road users and also less of a pain to navigate. Cars are obviously prioritized, but vulnerable road users should be prioritized over cars.”

Public transportation is another topic that emerged from the responses. Several respondents are satisfied with the CyRide service, though many wish it was more robust. Improvements that could make it better include adding more routes, more sheltered bus stops, and a greater coverage area. One comment specified, “Regular mass transit commuter (e.g., train, bus) transportation to Ankeny/Des Moines.”

Several respondents raised concerns about climate change and global warming. As climate adaptive actions, respondents emphasized the city recycling program, waste disposal system, and the use of alternative energy sources. “Climate change is an incredibly pressing issue. More clean energy, trees, and carbon reduction should be prohibited,” – mentioned one respondent. Another respondent comments on taking necessary actions towards renewable energy. One response is to “Renewable energy - solar wind geothermal and implementing them ASAP.”

Another theme was a greater focus on diversity, equity, and inclusion. Topics highlighted student outreach, racial and economic equity as well as making all feel welcomed in the community. Commenters mentioned, “Bringing the community together” and “Making sure all feel welcomed in the community.”

Several comments asked the City to cut costs to ease the tax burden on residents. Some feel that government interference does not help the city and is not a good use of tax funds. Some also say that long term city planning has not proved to be able to solve issues. “Cutting costs; less time planning and developing new subdivisions; cut back on parking requirements.” Another said, “I feel that the role of government should be much smaller than it is currently.”

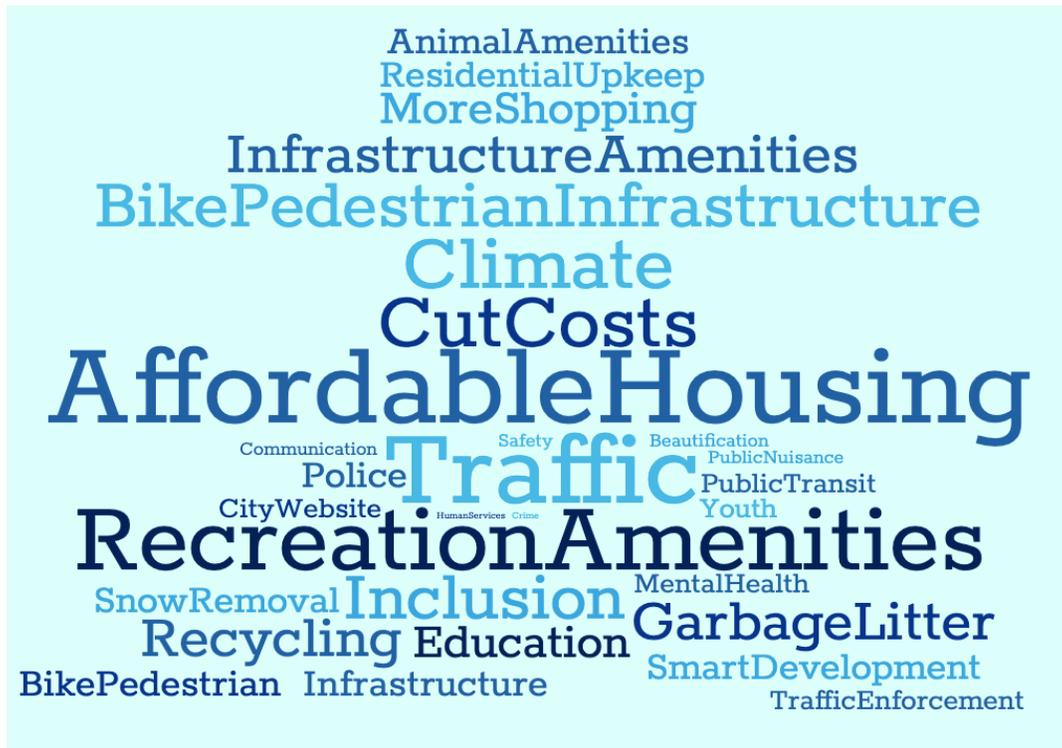
Respondents highlighted trash, litter, and recycling as an issue that the city does need to focus on. Many say litter is a problem within the city, and efforts need to be made to help clean up the city. “City wide trash pick-up along roadways” and “Trash pick-up around the city instead of just the parks.” Beyond this, many say a recycling program is needed. “A comprehensive recycling program for residents.” “Please have local recycling center.”

There were a number of other comments on various topics the city should focus their efforts on.

These include animal amenities, more shopping, snow removal, human services, better outreach from the city, smart development, and beautification.

For additional and specific comments, see the appendix.

Figure 23. Other Issues the City Should Focus On



General/Additional Comments

Respondents were asked to provide any additional comments that they wished to share. A total of 74 respondents answered this question. Almost a third of the comments were positive. Many people commented that Ames is a great city. Examples of the positive comments include:

- Ames is a nice place to work and live.
- Ames is an awesome place to live. I was born and raised here and love the community.
- I enjoy all the green space in the town.
- I am happy at ISU and in Ames. It is great to be going to school in such a great community.
- I brag about Ames snow cleanup!
- My niece from Jakarta just visited. She travelled to New York, Chicago, Seattle, San Francisco, and LA. When asked which city she liked the best she said Ames.

Several people provided comments about how they see Ames differently than most of Iowa. "I love living in Ames. There are very few other cities in Iowa that I would choose to live. I am considering moving to another state, largely because of the actions of the Iowa Legislature and governor. Their

values are largely antithetical to my own. If only we had more local control.”

People also used this space on the survey to provide suggestions and improvements that the City could make to make Ames an even better community. These suggestions included more free activities for kids, better public restrooms in public parks, and installing lower wattage streetlights (too bright near housing). Another person requested that there be more recent traveling Broadway entertainment brought to Ames. One person noted that although they like the utility bill drop-off box in front of the Ames City Hall, they miss the former drive through drop off box. They feel that the new designated utility drop-off parking spot is often filled with other City Hall patrons. There were also several infrastructure requests: continuing to maintain city green space, making the city more walkable, planting more trees, street maintenance across the city, and helping improve the alleys, “especially between Duff and Douglas, 13th and North. Lots of us use this alley, need more rock, less grading.”

A number of comments surfaced around issues of housing and cost of living. Several people mentioned the cost of living in Ames can be challenging. One person remarked that, “I like Ames but my income limits my activities.” A second comment expressed that challenge of finding work in a city saturated with talent, “Ames is an excellent place to live, but difficult to stay long term if you are an engineer.” A third respondent shared, “Ames should really focus on the cost of living. I understand that having a lot of students here means Ames is a popular place to live therefore the cost of rent and living needs to go up to match the amount of people who live here. Rent is absolutely absurd. It is incredibly hard to find a decent place to live and every year the cost of rent goes up. I don’t know if this is a city issue or an issue for the rental companies here but it’s hard to be in school and succeed when I have to worry about how I’m going to afford a place to live. I shouldn’t have to move to Boone to be able to rent or buy a home/apartment. Ames really needs to work together with the housing companies to ensure affordable living for both long-term and short-term residents.”

Housing issues are being felt by both homeowners and renters. There were two comments from homeowners who weren’t pleased with the city’s assessment of their home. One felt the assessment was too high and did not match the appraised value she received from a home appraiser. Another person complained that their home assessment value went down 40% after the most recent assessment. Along with homeowners feeling the changing assessment valuations of their homes, renters are also feeling the squeeze of the current market. Here are examples of the comments that some renters made regarding the current situation:

- Do something for preventing rent hikes. Raising rent not only drives students away from attending ISU, it drives people away and their money. Lower rent allows more spending and commerce within the city. Use family size and poverty level to determine amount of rent that is reasonable.
- Fix rent issues in Ames. Lapses between leases force houselessness on students for 1-2 weeks. Rent keeps going up. How do you expect to have students live and thrive here when the financial burden is so immense?
- I had a lot of issues with [a property management company] during the last year, but I did not find any legal services in Ames that at least send them a notice to respect more to their clients more.
- Rent is too expensive!
- We love living in Ames with its amazing parks and library. We want to be part of this

community and therefore are active volunteers for several organizations. Unfortunately, as renters, we are left out of many of Ames environment related incentives. For example, we can't use an electric car with nowhere to charge at home, we can't get power packs or pay for recycling and are afraid that the anti-equitable, Climate Action Plan will prevent us from ever purchasing a home and being part of this long term. Why does Ames still not have recycling, yet plans to implement a climate action plan that was reviewed as inequitable? Only having rich, low environment impact residents because others are priced out and therefore their environmental impacts simply shifted to another town is not the solution."

Several comments were discussed city project planning and management. One person wished that road work could be done more efficiently, commenting that the 13th Street project seemed to take a very long time to complete. Another comment was focused on pre-planning for areas of growth with appropriate infrastructure rather than reacting to growth. "If you want to grow you need to provide easier access to those areas. Currently, it appears that we wait until a street/area is over congested, and then we go in and add or improve roads and intersections." Six respondents also discussed traffic flow and traffic congestion, especially along the Duff Avenue corridor. Another person asked if there had ever been any thought put into having a commuter bus from Ames to Des Moines. Two people shared comments that they would like to see safety improvements for Ames's biking infrastructure, more consistency across the city. Both would like bicycles to be removed from the roads and provided either a separate bike path or use of the sidewalk rather than periodic bike lanes or on road biking.

Other comments included a complaint about neighborhood upkeep, building more houses rather than apartments, and more focus on what exists rather than acquiring more land for future development. Another respondent complained about having their right of way tree's roots damaged by a contractor during a city project. There were two people who felt strongly that the City of Ames should spend less of their resources on issues related to diversity, equity, and inclusion and more on essential services.

This year, ten people provided comments on the survey itself. Among the comments about the survey, three people expressed appreciation that they could participate in the survey and that the city was asking for feedback. Another four participants felt the survey is too long. For the complete comments, please see the appendix.

APPENDIX 2023

Comments on Priorities for On-Going Services/ Local Sales Tax Funding

Spending

- Spend More
 - I checked “same” meaning increase for cost of operation due to inflation. The spending has to increase with inflation lately.
- Spend Less
 - Library gets WAY too much money.
 - Reduce the size (and cost) of government to the few necessary and proper functions. The City of Ames has government that is currently far too large and involved in far too many areas.
 - Spend less money. That way, you have to steal less money.
 - Spend less tax dollars overall.
 - Money is tight; we have to cut some things for safety.
- Reallocation of Spending
 - Ames should investigate shifting costs from Law Enforcement activities and towards human services activities to provide more preventative and structural assistance for those in need.
 - I’m shocked how much is spent at the library.
 - If we give more resources to food sovereignly efforts, we’ll have less need for law enforcement.
 - Increase for affordable housing.
 - Law enforcement do not need that much seriously.
 - Slash funds from law enforcement and provide them “how to budget” finance courses.
- Spending Transparency
 - I want more transparency in how the police are spending 11 million!
 - The police seem to be overly funded perhaps transparency in the allocation of police budget is in order.

Sentiment

- Satisfied
 - I think it’s great we support the library so much. It provides so many services.
 - Library is great resource for a wide range of community services (library, community meetings, lectures, programs) and the people served.
 - Mostly same also means either no option or not enough knowledge.
- Unsure
 - Difficult to say less/same/more without a more detailed discussion of what those effects would be on services, but the above responses represent my priorities.
 - I am uneducated in this area. No major opinions.
 - I can only give a little.
 - I do not have any big recommendations around allocation of resources, but I know planning for city land uses take time and thoughtful analysis. Just want to make sure, resources are there for that purpose.
 - I don’t feel knowledge about the costs of these services - probably in most cases there is a need for increase in finances.
 - I don’t know the circumstances.
 - Not sure how you expect a citizen to understand what you are asking.

- Thank you for the information, but I have no context for making any judgments.
- This is a ridiculous question. Without any knowledge of specifics on these budgets or being an expert in costs in these fields how can someone give a reasonable assessment?

Services

- Improve City Services
 - Contract with the various haulers to cut down on the # of trucks driving the streets each day, offer recycling pick up. In Minnesota, small cities around the Twin City Metro have great recycling programs.
 - Having kids in sports, any time I travel I see how great other city's services are. It makes me a little embarrassed when other teams and their fans come to Ames. I wish the city would work more with the HYSC and other sports clubs to enhance those services. That support should come in the form of money, land, and maybe some zoning adjustments.
 - I want to see the city invest in clean energy and carbon reduction.
 - I was unsure if "park activities" include park maintenance and what recreational opportunities are.
 - I would love more money going towards fixing the roads around Ames.
 - More green energy, less burning trash.
 - New Ames animal shelter (and larger)
 - Traffic South - North increased horribly since high density developments south of HWY 30 bypass. Duff and Grand Ave. are huge bottlenecks with added lights and stops.
- Improve Social Services
 - I believe private donors are willing to contribute to animal-related services. Parks and Recreation and CyRide have demonstrated good standards and provide excellent services. Social services will need more help now that state of Iowa is pulling back. Planning will be important for adapting to change.
 - I would like more directed towards homeless and troubled youth orgs. And fix roads! They're practically gravel in some spots.
 - More free activities for children would be a huge bonus for our community.
 - More needs for the arts.
 - More support for live music in Ames.
 - Our household appreciates outdoor activities especially after experiencing more activities and options for outdoor recreation and better facilities at city parks.

Other

- Long Term Planning Failures
 - Land planning has been largely a failure in this town. Seems like a lot of money has gone into it and whoever has the money gets to make the plans.
 - No benefit apparent from land use planning. Long term plans not followed; short term plans don't work.

Comments on City of Ames Services

Overall Sentiment

- Satisfied
 - 10/10 would live here again.
 - Ames is a great city to live in thanks to its great services!
 - City provides good to very good services.
 - Having just gone through the assessment appeal process with the Assessor's Office, I have several comments. First, the staff, especially Ranie, were very pleasant and tried to be helpful when I called with questions. The process, however, is confusing and stressful. Assessors should be required to actually look at properties instead of making assumptions. I read through the Iowa Assessor's Manual as I tried to decide if and how to appeal. It is confusing to a layperson, and one member of the Assessor's staff even agreed with me. The Ames Assessor should provide clear information online about how the monetary value they apply to each feature of a house and how they arrive at the final determination of the assessment, such that a homeowner can replicate the results and then compare it to similar properties. I finally decided not to go through with the Board of Review because it was too stressful, I felt the deck was stacked against me, and I could not reasonably replicate the results of the comparable that the office provided me without more information. I do know that some of the information on neighbor's homes was inaccurate.
 - I recognize that law enforcement staffing levels are a challenge everywhere. I hope that Ames will retain high standards and provide incentives to attract quality staff.
 - If I didn't like it here, I might move to a place where I did like it.
 - It's pretty popular to complain about things, including Ames (I'm looking at you "Ames People"), but overall, Ames is a pretty good place to live. I moved here 30 years ago to go to school and haven't been able to pry myself away. Good job. Keep up the good work.
 - Thanks for all you do to make Ames great.
 - The City of Ames Services help make Ames a wonderful place to live. Thank you!
 - We have never used the fire rescue services, but otherwise we've had great experiences with all of the above.
- Unsatisfied
 - Could be better. Need to realign their goals and stop focusing so much on things that aren't necessary like parking and bar enforcement.
 - There should not be trans events for children.
- Don't Use
 - I have not personally used their services but have had very positive reports from those who have. A brief experience of terrible loud, throbbing noise on Lynn Street next to Baptist church made me glad I don't live there, it would be intolerable!

Service

- Parking
 - 15 years living here, feel very well-run city, no major crime, traffic problems - Main St. downtown parking a bit iffy, at times.
 - I would like to see somewhat regular patrol done parking violated, own neighborhood has several apartment buildings on residential streets. We have to call police dept. often to report many different violations.
- Nuisance Enforcement

- Appreciate sanitary plant being out of town to avoid smell. Need more ordinance enforcement on yard and house upkeep, too many properties appear abandoned.
- I live close to the Campustown and am concerned about the litter problem and lack of upkeep in the neighborhood. It doesn't seem like businesses are held accountable for litter. Those of us who live adjacent feel that it's not just a student area, it's our neighborhood too. But there doesn't seem to be a commitment to keep it clean.
- Let the yards grow.
- Need to send out a letter to all about dog barking (excessive) barking. Owner just releases their dogs into the backyard to do whatever with no obedience or control or care for the people around them!
- Nothing was done about the partying and loud music late into the night in my residential neighborhood in Old Town Ames on 7th Street between Northwestern and Hodge. And I had a sleeping baby!! Police did not help. Also, neighbors are not keeping up their yards and overgrowth now includes trees behind fencing, starting to look like a forest and very unkept. I had lived there since 1972 and I am very angry at slumlords in what was a nice part of Ames.
- Please restrict burning around Furman. When I go swimming it often smells smoky, bothers my breathing.
- Public nuisance enforcement is silly, people are struggling, just let them be. F--- property values CyRide guys aren't paid enough.
- Cut Costs
 - City of Ames Services: Stop spending so much money. It's not yours. You took it from your neighbors.
 - Reduce the size (and cost) of government to the limited, necessary functions. The city of Ames has government involved in far too many areas. So, my comments in the individual sections for details. Thanks.
- CyRide
 - Don't use CyRide enough for an opinion.
 - Love to see more free/expanded mass transportation - cut down on oil/fossil fuel consumption.
 - No free fares for Cyride! either it pays for itself or sell it to someone who can administrate and run effectively to turn a profit with fare pricing standards and offer more routes. would like to know how much ISU is contributing to this endeavor since all equipment is on ISU property.
 - Only use CyRide when parking at the Center to go to campus.
- Website
 - Electric Portal is great.
 - The new payment drop-off box for electrical service is very inconvenient.
- Stormwater
 - For storm sewers we need to keep developing these catch basins or trail pits for holding water and flood mitigation
- Trash
 - I moved from a different state and the recycling and garbage system here seems crazy to me. Especially the recycling. Charging people money and then you have to return the cans to get the money back but half the time the machine doesn't work and then I was told that the cans just go in the garbage anyway, so I don't understand what the point of any of it is. Also not being able to recycle from your home or throw glass away or recycle glass seems insane.
 - We need recycling and food waste services.

- Solar
 - I would like to see improved options for expansion of rooftop solar rebates for commercial and residential homeowners within the city limits, including net metering.
- Water
 - Love the water and the service, dislike the cost.
- Education
 - Move money from police department to education system.
- Electric
 - My neighborhood has experienced several power outages over the past two or three years. These outages don't seem to have affected other areas of Ames. Electrical infrastructure in South Ames needs updated.
 - There are many opportunities for increased use of solar and wind power, and with oils increased price, these alternatives should be implemented.
- Library
 - Our new library is amazing! Such a pleasant experience to visit here! I filled out their survey at the library. Parks and Rec Fitness classes are awesome. I love them!
- Parks
 - Adult parks and rec (sports leagues) need better organization and communication.
 - I would love to see edible landscapes be utilized throughout the city.
 - Parks are one of my favorite things about Ames - we could use more on West side.
 - Would like more emphasis in safety maintenance in wooded areas of public parks.

Comments on Police Department Activities

Interactions

- Positive Interactions
 - Friendly and Helpful
 - I always thank the police dept when I see or talk to them or give the a “thumbs up”! Why is “Illegal imgration” not an “emphasis?”
 - I don't have a keen understanding of the emphasis the Police Department puts on each issue, but I do have respect for its work and am generally comfortable that police leaders have a good handle on priorities.
 - I have had positive interactions with the Ames Police.
 - I have never had a poor interaction with APD, and I have a negative bias towards the police. So that is a big compliment. Every one of them I've interacted with has been very kind, and I appreciate their community involvement.
 - I see the police often even if they aren't handling a case, so I think that's great.
 - I think the Ames PD does a great job. We feel pretty safe in our city.
 - I value our area and law enforcement.
 - I went to discuss a found bicycle in the woods to report it. The female officer was kind and efficient.
 - I'm not completely sure if most of these should/should not change - I do feel confident we have good law enforcement still, I do worry that some profiling may happen for teens, college students, etc. (non-residents and foreign students).
 - My experience with Ames police has been very good.
 - My perception of Ames police is positive. Would recommend priority to crime prevention and investigation.
 - Overall, I feel like the police department does a good job. I feel very comfortable and safe living in Ames.
 - Personally, never had a poor interaction. Had interactions that sometimes resulted in Ames. But they were fair and professional.
 - Police are very visible in the community. I rarely go around town and don't see at least one officer.
 - Police have a tough job, and we must respect that and show patience when dealing with law enforcement.
 - The Ames Police Department is great. I've always felt that we've been very fortunate in that regard.
 - You all are amazing and we're blessed to have such dedicated public servants. Thank you. You deserve deep gratitude.
- Negative Comments
 - Every time I've had the displeasure of interacting with Ames PD, they've been egotistical, lazy bullies. They do not investigate violent crimes, preferring to place misbehaved children in joint locks and plaster cars with tickets. Their performance is downright embarrassing. Especially compared to the quality of officer on ISU campus, right next door. Try harder. Do better.
 - Have been in dispute with neighbor about his dog barking all the time. Have notified animal control numerous times with no result. I will be notifying them about the dogs in my backyard area that do the same. And so does Ames PD. The laws are not being enforced.
 - I couldn't get my car started while in the parking lot at Fareway one night before a

blizzard. I walked to the police station and talked to an officer in his car outside the station. He gave me a card with tow services but said he couldn't help me because I had to be in a street. I thought I could have help from the police if I could count on anyone.

- Police Department in general appears to be more isolated and becoming less appropriate. PD is lacking oversight from city.
- They don't do enough to stop dog barking. It is out of control.
- Very disappointed in responses for our youth and letting them do whatever they want. Telling parents they can't do anything.
- Your ***** officer came and gave a talk at my co-op about what to do in an active shooter situation. He told us his first point is to uphold gun rights because he swore an oath. Then he made fun of our questions and concerns at the end of his presentation.
- Little Interaction
 - 1. Delighted to hear APD is improving their service for residents with mental health problems 2. Several of my black friends have been pulled over and given a ticket for minor things like having a headlight out or turn signal out. I and other of my white friends have been pulled over for this and not given a ticket. Are there just 1 or 2 officers harassing blacks or is it the APD policy to harass blacks. BTW all my black friends are professionals - ISU faculty, ministers, etc.
 - Again, thankfully, I have not needed law enforcement support, so I am not really able to identify where more or less emphasis is needed. I really like seeing their presence when they drive through my neighborhood and just being part of the community, such as when I see them at the Farmer's Market, in a store, coming and going across from Food at First, etc.
 - Don't use.
 - Have not had any encounter with the police dept.
 - Have only lived in Ames since the last week in August 2022.
 - Haven't had any involvement with Ames Police Department.
 - Honestly, I can't evaluate most of the questions above since I have not witnessed any crimes in Ames recently. I believe Ames Police Department has been doing great jobs. Occasional encounters with police officers are always friendly and welcoming.
 - I do not have much experience with this police department. From what I have seen I don't have any major complaints.
 - I honestly have little idea what APD priorities are currently. I don't see holes in protection of the of the city.
 - Like the fire department, I don't have a lot of exposure to the police department, and that's a good thing. APD does a lot of community outreach. When I say they should do more it's not because I think they're lacking, just that the return on that in goodwill is very important. It's invaluable to build rapport with people before they have to call the police when they're in distress. APD does a good job of that, and I think there could be even more.
 - Limited contact - no knowledge of activities listed. Based on news - relatively little problems in most area
 - most choices were same, as not much knowledge or opinion known.
 - Never an interaction with the PD.
 - Not much interaction.
 - Not totally informed or familiar with Ames Police Department.
 - Parking downtown should be free! Friendly "dogs off leash" should not be pursued.

Keep police efforts positive whenever possible. My interactions with Ames Police have been minimal, but I especially appreciate efforts made to be friendly and helpful. Police should not use violence - especially guns! - in reacting to peaceful protest and minor offenses.

- Thankfully, I've never needed the PD in an emergency.

Outreach

- Good Outreach
 - Again, thankfully, I have not needed law enforcement support, so I am not really able to identify where more or less emphasis is needed. I really like seeing their presence when they drive through my neighborhood and just being part of the community, such as when I see them at the Farmer's Market, in a store, coming and going across from Food at First, etc.
 - Like community outreach.
 - They have always been great in my experience. I appreciate their communicative and outreach.
 - They waste too much money holding coffee clutches.
 - Well - run, great public outreach.
- More Outreach
 - Events for young kids 3-5.
 - More citizen police classes.
 - Not much of a presence in town.
 - Would like to see more community outreach design of police patrolling - GET OUT OF THE CARS! Also, parking enforcement on residential streets of business vehicles parking where they feel, not following proper parking rules, but also parked unregistered (illegally or expired) vehicles should be immediately towed as those vehicles should not be on the road - this includes utility trailers owned by construction companies. Minor parking issues (too far from curb) should be overlooked more especially if behind a large vehicle that's already 9' wide, not impeding traffic up to 9' from curb to driver's side of vehicle since legal road vehicles w/o oversize is 9'.

Funding

- More Funding
 - If we had the money all areas need more
- Less Funding
 - Defund this department and give funds to schools, fire department, parks and recreation, and anything else. They do not need to have an airplane for traffic surveillance. They do not need body cameras every other year. They need to have teachers teach them how to make do on a budget that is slashed. This department serves the city as a standing militia and not the public. Remove the green dot for safe place as it is a slap in the face and disrespectful as their job is primarily to place blame and fine the community. Move money into having counselors and psychologist without weapons to respond to mentally ill and nonviolent crimes. If there is heavy money given to the department there needs to be monthly deep thorough department wide investigations on individuals and finances. Give the public ability to call the departments insurance providers to question their integrity and premium prices as a form of holding the department accountable. Provide educational hate and racism deconstruction courses to eliminate biases.
- Redistribute Police Funding
 - Be competitive in salaries for police.

- For a city of this size, it seems that there are lots of police vehicles and personnel. I presume that is largely due to the presence of ISU. So, look for ways (to the extent that this is not already happening) to shift the cost of this large presence onto those populations (young undergraduate students) that make it necessary. Also, reduce its size to the minimum required. For example, a much smaller police presence is needed during the summer. This is a legitimate role of government, but it can almost certainly be done more cost effectively than it is now.

Other

- Enforce Traffic Violations
 - As a regular walker and biker (recreation and commute), I feel in danger at most intersections. People in cars race through yellow and fully red lights. As example the intersections at 6th and Grand and 9th and Grand.
 - Have observed cars barely slow down at 4-way stops.
 - I haven't seen a police car come to a complete stop at a stop sign.
 - Need more enforcement on driving while talking on cell phone or texting while driving.
 - Stanton Ave speeding.
 - Too much speeding on Aspen Rd.
 - Traffic - Ames has gotten worse with people turning in front of me when I have right of way. Cell phone use is a problem, running lights and stop signs, turning left in front of me from right lanes.
 - Traffic control in more residential areas. High traffic times near the high school and other school areas. Example, East 13th street and other outlying areas should not be nearly as much concern as in town areas.
 - We really wish there were more efforts at enforcing the speed limit and stop sign violations but that's pretty minor stuff in the big picture. We appreciate the community outreach. We don't know whether the police should do more or less of the big list in Section E but we think the police are doing a fine job and thank them for their hard work.
- Sexual Assault
 - Ames police dept. is living in the DARK AGES when it comes to sexual assault and harassment. Those officers need education. This is based off of personal experience with my daughter.
 - With Ames being a college town, I think there needs to be less emphasis on alcohol related issues because it is going to happen whether cops like it or not. I think the emphasis needs to be more on things like sexual assault and how to do things safely.
- DEI Training
 - Delighted to hear APD is improving their service for residents with mental health problems.
 - DEI training
 - I'm 21 and the police are over patrolling the bars. There is no reason to go anymore. Students keep to themselves on Welch Ave, which is separate from the residential area. There are no aggressive crimes being committed. I've been to many bars and college bars over the country and Ames is the only city with this level of intense enforcement. And for what? I believe it is a waste of money, and they should focus time and money elsewhere. Same goes with the parking. There is simply not enough parking in Ames. If you don't want cars parked on streets, then make more parking.
- Patrol Neighborhoods More
 - Do not remember the last time I saw a patrol car in our neighborhood! Saw a person

- run a stop sign right in front of a patrolman and he did nothing! Way too many people running stop signs and red lights.
- It would be nice to see them patrol more in the neighborhoods.
 - More patrol officers needed.
 - Mental Health
 - We appreciate that Ames is investing in qualified mental health personnel to respond to relevant calls - keep that up and continue investing. And we appreciate the police's law enforcement.
 - Substance Prevention
 - Please reduce the use of mind-altering substances in our community.
 - Public marijuana use seems to be on the rise. It is at the very least the same level of nuisance as someone smoking a cigarette in a prohibited space.
 - Spend less money. End the drug war.
 - Violent Crime Investigation
 - The number of violent crimes in Ames seem to be increasing over the years. There are also too many crazy men with access to guns.
 - Public Nuisance
 - Cats running loose.
 - Have been in dispute with neighbor about his dog barking all the time. Have notified animal control numerous times with no result. I will be notifying them about the dogs in my backyard area that do the same. And so does Ames PD. The laws are not being enforced.
 - There is a neighbor a few houses north of us that does not mow. I think there are some mental health issues involved. I'm not sure the best way to help this issue long term.
 - They don't do enough to stop dog barking. It is out of control.
 - Suggestion
 - I wish Ames Police were able to put out a crime warning like ISU does for sexual assaults and related offenses that happen off campus. I know a lot of those things happen on properties not affiliated with the university and it would be nice to know of patterns of behavior off campus as well as on.
 - I wonder if some random walk through of our schools might provide several positive several positive rewards for students and officer knowledge of the surroundings and school setup.
 - It would be good to have someone in the lot behind Main St. to South during farmers markets - people do not follow one way and dangerous.
 - Living south of campus, I wish the police did more to control the rowdy parties and trash that is left everywhere on the weekends.
 - Now that there are no longer police in schools. I think the schools need better enforcement of drug prevention/enforcement.
 - Parking downtown should be free! Friendly "dogs off leash" should not be pursued. Keep police efforts positive whenever possible. My interactions with Ames Police have been minimal, but I especially appreciate efforts made to be friendly and helpful. Police should not use violence - especially guns! - in reacting to peaceful protest and minor offenses.
 - Suggestion - build new animal shelter.
 - The Police Department spends WAY too much time focusing on Welch Ave. and controlling and raiding the bars. I personally don't know why they care so much about raiding.

- The police must emphasize making Ames a safe community and be trusted by the community. They must ensure they recognize the humanity in the offenders they perceive.
- Those uniforms need more color. Support the community and add some local art to those outfits! Seriously, uniforms other people and cater to us vs them mentalities.
- Too hard a-- on students.
- We had problems with a neighbor and a noisy dog (big pit bull) who were living above our apartment. The landlord didn't allowed pets on upper floors [poor isolation] but the person had an emotional support animal. We would have liked if the police or the landlord would have done more. We ended up moving. There should be better control of emotional support pets and bad quality floors (isolation).
- You need more iPhone enforcement.

Comments on Fire Department Activities

- Service Not Used
 - Fortunately, we have not had a fire or emergency.
 - Glad I haven't had to use it.
 - Have not had any encounter with the fire dept.
 - Have not interacted with the Ames Fire Department.
 - Have not needed their services.
 - Have not needed this service.
 - Have not needed to use fire department services.
 - Have not used Fire Department services. Open houses good for children.
 - Haven't had the need – thankfully.
 - Haven't had to utilize this department while at ISU.
 - Haven't had need.
 - I have never contacted the fire department.
 - I have never interacted with the fire department.
 - I have not had to use their services.
 - I have only needed them once and they were understanding and helpful.
 - I haven't used or needed their services, but I fully support any initiatives that benefit the fire and emergency departments.
 - Luckily have never needed them.
 - Luckily I haven't had to use their services, but from what I see in news reports etc. They do an excellent job.
 - My impressions are the Ames Fire Department is good; have never had to use it.
 - Never used.
 - Thankfully, I have not needed these resources, but the facilities look well maintained when I walk or drive by them.
 - Thankfully, we have not needed emergency services.
 - Thankfully, we haven't needed the fire dept. in the 40 years or more that we've lived here, but I'm confident in their skills and response time.
 - The fire department is right down the street from my house. I have not ever utilized the services but thank you to all the fire people who serve our community.
 - This actually is a proper role of government. Fortunately, I have had no personal need for the services of the fire department. To my knowledge, they are doing a good job.
 - We fortunately have not had to use fire department services.
 - We have not had need for their services.
- More Outreach
 - Can they do some outreach at a Farmers' Market so we know what they do and don't do or any tips that are constant issues in the community?
 - They need to have more public image than police department. People trust fire department, not the police department.
 - Unaware of any outreach events, might need more communication.
- Positive Outreach Experience
 - Good open houses for children. Information on how to access services to check/replace batteries for fire and carbon monoxide home detectors.
 - Great open house event in 2022! Great for the kids!
 - I saw their program once. They trained on how to put down the fire. Good!
 - I work at Campustown and we communicate with them quite often. All the times

- have been very awesome!!
 - They have helped me with medical emergencies. They always come to our block party for the 4th of July and are kind and helpful.
 - We appreciate the fire department's social activities in the community, bringing trucks out to block parties, etc.
- Positive Experience
 - A neighbor had severe health issue and the F.D. did a good job helping her on several occasions.
 - Called 911, Rapid response - Police efficient responders - Live in Windsor Oaks - Senior Center - Quiet - No sirens - Quick response.
 - Emergency medical personnel were professional and compassionate when needed.
 - Have yet to have a fire department related inquiry. In my apartment complex there was a fire call last year where everyone had to evacuate but I had no idea what was going on. They did arrive quick and were very helpful to the people in the apartment unit they were aiding.
 - I like the smoke detector replacements for the needy.
 - I support them.
 - I truly appreciate their help with my smoke detectors.
 - Last year I was sent to ER once by Ames Fire Department staff. They responded promptly and took good care of me until our arrival at the hospital. I really appreciate their help.
 - My husband was in a health care center and needed to go to the hospital. They responded within 5 minutes it was amazing.
 - My impression is the Ames Fire Department is very professional.
 - The 2 times I have used fire services, I had a great experience.
 - The fire in our neighborhood was very well handled by the fire department.
 - The one time I interacted with the fire department, I was very satisfied with how they were able to quickly address the situation while keeping many of the people present calm (many of whom were intoxicated).
 - The only time we have called the Fire Dept (non-emergency) was several years ago when our cat got trapped behind our washer/dryer. Two people came quite quickly (it was around midnight) and moved the appliances.
 - They get to places very fast in Ames, so I am pleased!
 - They work harder than they need to based on how many false alarms at dorms/apartments from students not being smart.
 - Years ago, I had a small fire, and they were excellent. Otherwise have not had any reason to use them.
- Good Department
 - Excellent! Caring employees who do a fantastic job!
 - Firemen are hot.
 - Good people and so glad they all are so committed to their profession!
 - Great job!
 - I feel like they are always ready and know what to do when arriving on scene.
 - I have little direct contact with Fire Department personnel but when I do they seem quick, sharp, professional, and courteous. I have great trust in their abilities and their kindness.
 - Keep up the good work. Stay Safe!
 - Love the free smoke alarm program.
 - Top notch!

- Need New Station
 - Suggestion - build another station north Ames, far quicker response to northern residents.
- No Current Knowledge
 - Do not know anything about AFD.
 - Fortunately, I have had only one event to test emergency medical response, and it was over 10 years ago. No current knowledge.
 - Have not heard of any community outreach programs or events.
 - I do not hear much, good, or bad, about the fire department.
 - I just don't know much about it.
 - I know very little about the fire department.
 - Thankfully I don't know much about how well the fire department performs, and I'd like to keep it that way. :)
- Negative Example
 - I have concerns about my apartment for emergencies, and even though I've informed the fire department. I don't believe it will be addressed until after someone dies.

Comments on City Electric Service

Solar

- Positive SunSmart
 - Ames could do more with solar power and may need to in the near future. City officials should implement more solar power.
 - I am a student at Iowa State and am not interested in investing money, but I fully approve bringing a solar farm into Ames and the growing interest in renewable energy.
 - I am curious to see the emission trade off of a solar farm production and upkeep versus the current power grid.
 - I believe we do solar program.
 - I currently rent but am in the process of buying. So I'll prob do it once I buy it.
 - I didn't realize this was still available.
 - I do want to do this.
 - I have already purchased a power pack.
 - I think this would be helpful.
 - I would like to participate.
 - I'm glad that Ames has its own electric service. That gives us citizens some control over things like investigating alternative fuel sources. I like the idea of solar and I hope Ames Electric Services continue to support it, but from a community and residential standpoint.
 - Please continue efforts to provide clean and reliable energy to your customers. Things have gotten better, but there is more that should be done. Thank you.
 - This would be a program I would support if I wasn't graduating and moving out of Ames for the time being.
 - Would like to see more city emphasis on solar and other renewable energy sources.
- Negative SunSmart
 - I would like to participate, but we rent and do not plan on renting for 20 years to take advantage. I would appreciate shorter term options for renters like us.
 - I would totally be interested in participating in the solar farm; however, I am a senior in college and cannot afford it. Also, I am moving in a few months.
 - I'm a college kid, so I'm just living in the dorms, and this doesn't really apply to me.
 - If we could do this with immediate savings, we'd consider it.
 - Last I had calculated the return on the power pack was too low.
 - Long term budgets may not cover upfront costs.
 - Monthly bills too low to justify purchase.
 - Solar power is wasteful of money and resources. The production of solar panels produce much waste. If solar were really efficient, you wouldn't need government agents to bribe people to use it.
 - The cost vs. return ratio is negative.
 - This program doesn't seem to actually reduce cost in the long term. This program is only there to make people happy they are being "green."
 - Will need to check on how much the credit is.
 - Would not pay off.

Overall Thoughts

- Satisfactory
- Ames should be proud of electric services. I had a problem with my upstairs lights, the maintenance men just knew it was the meter and wouldn't do anything until

Ames checked the meter. I called and the city within an hour they had 2 guys here to check they left their names and numbers and said to call them if the maintenance guy gave me any more problems 10/10 would absolutely recommend them again.

Comments on Drinking Water Service

- Great Water
 - 1. Ames has the best tasting water in the world. 2. The Ames water is much harder than it was 40 years ago. 3. Now that we have plastic water mains there is little rust. 4. Now that the water is not softened as much as the old days there are more chances for cloudy water. 5. When is soft water a problem? Maybe you meant software? 6. The water pressure is always high enough that I can always get my glass full quickly 7. I never blame the water leaks on too high of pressure.
 - Ames has the best water ever.
 - Ames tap water FTW!
 - Best city water of all the places I've lived before.
 - Best drinking water for taste and clarity.
 - Delicious.
 - Excellent.
 - Excellent tasting water.
 - Excellent Water.
 - Fantastic job, some of the best water in the country. Keep it up.
 - Good water. We have a home treatment system.
 - Great Water.
 - Great!
 - I like the taste of Ames water.
 - I love Ames Water.
 - I love our drinking water.
 - I love the Ames Tap Water.
 - I think the water in Ames is good. It does seem to gum up the plumbing of faucets. I'm not sure how much can be done about that. For this survey question, having the positive "never" answer on the left is contrary to the previous questions where the responses were more positive as they moved to the right.
 - I very much appreciate the taste of Ames water! It has spoiled me: when we travel, I am sometimes unwilling to drink from the local tap water because of unpleasant taste.
 - Love Ames water - Don't use a water pitcher or our fridge water, its good right out of the faucet.
 - Love water in Ames.
 - No complaints!
 - Seems good.
 - Usually tastes good.
 - Very good - I hope this level of quality is maintained.
 - Very satisfied. Better than any other city we have lived in.
 - Water has been great.
 - We have fantastic drinking water!
 - We have good water!
 - We love award winning Ames Tap Water! Hooray for the city of Ames!
 - Wonderful water quality!
- Great Service
 - Great service! Good awareness campaign prior to hydrant flushing. Thank you.
 - Had one main break nearby and response was great. I reported it and gentleman on phone was nice and it was fixed within the day.

- In general, very good water system and maintaining of pressures.
- These guys are nailing it.
- Water service has been very good. Thank you.
- Could Be Better
 - Clean it, it pales in comparison to Idaho water available to its residents. We filter our water at home. Filter the water more!!! Update your facilities to higher quality and to accommodate more people.
 - Don't drink city water.
 - Get fluoride out of the water.
 - Good sometimes smell chlorine.
 - I saw a report that Ames had a bad rating on the new list of handful chemicals in the water, slightly concerned.
 - I think something should be done to try and clean out the microplastics.
 - I wasn't aware that soft water was a problem. That's what the new WTP does.
 - I'm from out of state. The water always looks white and tastes different than what I'm used to.
 - It is widely agreed upon by most students that the sinks in dormitories smell odd or unpleasant. I am unsure of the cause.
 - It's been quite off and on.
 - My water softener filter completely changes color from white to dark rust color in 3-4 months.
 - Only see rust when flushing pipes.
 - Priority on reducing PFAS would be beneficial.
 - Softening level controlled by HOA where I live. Do have to take magnesium pills because water is so soft for drinking.
 - Sometimes I worry the water has traces of bleach because it is seemingly bleaching parts of the shower curtain that get wet.
 - The color/odor problems occurred on campus at ISU. I don't know if that's a City of Ames issue or an ISU issue. Water service at home has been fine.
 - Too much lime in water.
 - Water has some appearance and taste since I've been in Ames.
 - Water is too hard always.
- High Water Rates
 - Our water seems just fine, and we feel very lucky for the hard work the city down in this area, but we do wish the cost was lower.
- More Information
 - Please be transparent about water issues. Why were so many streets throughout town torn up and then immediately repaved? And now Grand Ave has random holes being dug in front of houses? I saw piping in the street. I also heard an NPR segment where there were concerns about lead pipes in the Midwest. Does Ames have lead pipes? Is this what is being addressed along Grand Ave. currently?
 - Seems we have just without warning way too often.
- Use Filter System
 - Tap water does not taste good and we use filtration and bottle services (Brita, other filters, store bought water).
 - Use a Brita pitcher.
 - We have a water softener system, so I cannot answer those questions about the water before it goes through that system.
 - We have well water.

- We needed to put a whole house filter on due to sediment in the water clogging up our faucets.

Comments on Water and Pollution Control

- Satisfactory
 - Keep up the good work. I wouldn't mind if some of the rules on backflow prevention were relaxed. Just a thought. :)
 - Water taste is excellent. Rates aren't great - especially with the recent increase - but probably comparable to other cities.
- Unsatisfactory
 - City of Ames performs apartment inspections but doesn't ever do anything about the too-small pipes in my building which cause often backups, holes in the bathroom floor, and water damage.
 - Had two of our bedrooms flood due to poor maintenance on gutters and foundation but nothing has been done.
 - I do know of neighbors/neighborhoods near us that have ongoing flooding due to undersized drainage pipes- the area is more populated than projected.
 - Mostly dissatisfied with the river water.
 - No more fluoride in the water please.
 - Our water service pressure was higher than recommended for residential use and we had to install a pressure regulator, which was an out-of-pocket cost. We had to lower our pressure by 20 psi in order to prevent leaks or burst pipes. We called the city about this with no resolution, so we were forced to fix this ourselves.
 - Public water (rivers, creeks, etc...) is disgusting.
 - Some water fountains in parks are not working.
- High Water Rates
 - Disappointed that water rates continue to increase by large percentage.
 - I don't support raising rates in support of industrial growth in East Ames.
 - Rates are too high because Danfoss uses potable water for cooling - why not well water?
 - Using industry as justification to raise rates yearly is not a good enough reason. Improvements to water service & sanitary control & service due to higher input costs and labor costs should be the reason and should be open and transparent as possible.
 - Water rates seem a little high.
- Unsure
 - I live in an apartment, so I am unsure about certain prompts.
- Bad Stormwater Drainage
 - I reported pooling on Duff in front of our house (2822 Duff) last year. No response until this month (April). 2 men have looked at it 2 to 3 times but no solution yet.
 - I think that a city should provide storm water control as a basic city service to all and pay for it with general property tax. It seems unfair to start charging for it after it has been provided for decades and then only charge property owners.
 - We had water in our basement several times after heavy rain. We are unsure if this is a neighbor's down spout issue or a city issue.
 - We've had storm water enter our basement, but it's from the driveway part of our home, not the street.
 - With large rainfall, the intersection still retains large amounts of water backing up in yard. Project was done in area, it's better, but still causes trouble in heavy rain.
- Bad Water Quality
 - Water is very hard and makes my hair fall out when I shower.
- Conserve Water

- When in a drought, enforce water reduction use, no watering of lawns etc. conserve water where possible. Restaurants were pretty good in asking if you would like water at your table to help conserve. We must be more aware and reactive to protecting our water resources.

Comments on Neighborhood Nuisance Enforcement

Positive

- Good Department
 - Inspections division is very responsive and knowledgeable. Thank you for your hard work.
 - Not sure this is the right place but when we had not-running vehicles on our street and I went to the police station and complained. They had ticketed the cars before I had even gotten back. They were very courteous, and the problem was resolved promptly.
 - These have got to be thankless parts of the City's responsibilities, but I think they are important. These ordinances set expectations for newcomers, as well as old-timers, and provide a collective presentation of our community.
- Satisfied
 - I've never had a problem with any areas so maybe very satisfied.

Indifferent

- No Issues
 - I have not made any reports, so cannot judge response.
 - I haven't had to deal with much of this, thankfully. Keep up the good work.
 - I've never encountered or reported these nuisances.
 - No nuisance in our neighborhood that I'm aware of.
 - Not a homeowner so I'm not very aware of this, but I do enjoy walking the neighborhood in old town. It was charming.
 - Unfamiliar with ordinances.
 - We have never had occasion to ask the city to intervene in a noise issue.
 - We haven't dealt with these issues in our neighborhoods and don't live near any college students.
 - We live in a residential area and don't have concerns with our neighbors.

Negative

- Lack of Enforcement
 - All of these need stricter enforcement.
 - We had problems with incredibly loud neighbors all night for about a year and there didn't seem to be any resource for us! Just because we can't afford a single-family home, we should still be able to sleep!
- Ignored Nuisance
 - A landlord bought a house next to mine in a nice part of old town Ames and my beautiful house built in 1921 and it became a party house and was loud and disgusting and the city police did nothing even though I called and reported excessive noise late parties and alcohol poisoning.
- Slow Response
 - Longer response time for smaller neighborhood issues
- Less Enforcement
 - I generally oppose ordinances that micro-manage what can and cannot be done on private property. Every ordinance of this type reduces the rights of the property owner. Those rights should be reduced only in extreme and compelling circumstances.
 - If it's their land, they should do what they want with it.
 - The plants growing in somebody else's yard are not my business. Whether

somebody wants to park their truck on concrete or grass is not my business. When I say it is not my business, it also means it's not your business either. It's not the business of any government bureaucrat or politician. It's not anybody's business but the owner of the property.

Nuisances Mentioned

- Dogs
 - 1) Should be warned 1 time, 2) Citation 2nd time, 3) Mandatory owner/Dog Obedience training or removal of dog from neighborhood
 - Dog barking
 - Keep Ames clean. Ames is a very clean town. Dog poop might be my biggest concern.
 - We had problems with a neighbor and a noisy dog (big pit bull) who were living above our apartment. The landlord didn't allowed pets on upper floors [poor isolation] but the person had an emotional support animal. We would have liked if the city or the landlord would have done more. We ended up moving. There should be better control from the city of emotional support pets and bad quality floors (isolation).
- Overgrown Vegetation
 - AMES needs to readdress the obstruction of view at a lot of our residential street corners. Ex: 11th and Grand (NW corner going east), corner of 11th and Clark, go east to the next stop sign. These obstructions are wood fences, bushes trees. Either have the homeowners take down, so I do not have to pull out across crosswalk to see clearly both ways!!
 - Good heavens, overgrown vegetation is a good thing, not a nuisance unless the vegetation is Japanese knotweed or daylilies in that case eat them, they are edible. Pesticides are the nuisance.
 - I've reported trees hanging over sidewalks before, but I wish the city would patrol it without relying on residents to report it. It could be as simple as a couple people driving in neighborhoods to check on trees in the area between the road and sidewalk.
 - What happens if you're worried about a neighbor's tree falling on your house but they won't take it down?
 - Yard upkeep of dangerous vegetation should be enforced (dead trees) w/o prejudice as this is dangerous to everyone. Some older abandoned homes or fire damaged unlivable homes fenced immediately within 48 hours, not snow fence, regular chain link portable fencing.
- Unkept Properties
 - I live by the church at E 9th and Carroll we have complained about this for years, but nothing is ever done. The neighbors and I are tired of the mess.
 - I live in the Roosevelt neighborhood and have grown tired of driving by the home on Grand that has a large inventory of upholstered furniture stored in plain sight on its extended porch. It took far too many years before another home on Grand with an obvious hole in its roof was finally razed. I don't know the owners' circumstances and it is important to be kind and patient with offenders, but such highly visible eyesores do not reflect well on our community as a whole.
 - My extreme dissatisfaction is mainly due to **** Grand.
 - The residential and college rented homes in Ames are run down, dilapidated, and an eye sore. They look awful and make me not want to live in Ames anymore, which is why I plan to leave as soon as I graduate. I also know that homes need to meet standards to be insured and many of these homes do not meet that standard.

- The same house on Grand Ave has been an eye sore for years! Ticketing for lack of snow removal on sidewalks needs to go up.
- Tyler Ave has one residence that does not control thistles, fallen branches etc.
- Trash
 - I live in South Campustown neighborhood. I would like to see more enforcement of trash on property and cleanup of the streets in Campustown.
 - West Ames, specifically, has so much garbage everywhere. No clue where it is coming from. Disgusting.
- Parking
 - I think there should be a review of front yard parking ordinances and then a campaign to educate the masses what they are. I feel that front yard parking limits visibility for drivers pulling out of driveways. The view of oncoming traffic in the street is blocked by cars parked in front of houses whether on the grass or on a driveway.
 - People keep parking on houses driveway blocking the sidewalks! This is so annoying and against the rules.
- Fireworks
 - Lots of complaints in our neighborhood about people setting off fireworks in June and July after 10 pm - even after midnight - I know this is hard to police - The Kate Mitchell neighborhood Facebook page (over 300 members) frequently posts which house the fireworks come from.
- Loud Vehicles
 - Loud vehicles, mufflers, and bass woofers
 - Noisy motorcycles on Duff
 - Why are motorcycles allowed to be so loud?
- Snow Removal
 - Please enforce lawn care and snow removed on sidewalks. Consider fining repeat offenders.

Comments on Street Maintenance

Traffic Flow

- Walk Light Timer
 - 6th Street and Grand Avenue traffic light needs better timing during off peak hours.
 - 9th and Duff walk signal seems broken. Would like more sidewalks in residential areas.
 - As a pedestrian, many of the lights are hit or miss when it comes to walk light regularity. For example, the new light at S Duff and Billy Sunday Road has glitched out multiple times before creating potentially dangerous situations. I have had it give me the walk light for about 3 seconds and then immediately turn it off as the traffic light turns yellow while I'm in the middle of crossing.
 - Bad traffic signal effectiveness on Lincoln Way south of campus, also with all the new stoplights. And the manually coordinated intersections on game days are an absolute nightmare.
 - Grand Avenue between 24th and Lincoln way is not good. Frequently stopping because side street traffic trips lights. Also, something needs to be done at Grand and 13th street to minimize light cycling between turning vehicles from Grand.
 - I have never seen a traffic signal give a green light for both directions at the same time. I have never had to wait more than 120 seconds to get a green light.
 - I honestly see NO coordination between signals.
 - I lived for several years in Germany, where traffic lights were timed to create a wave. If you drive down a major street you would encounter mostly green lights, apparently timed to traffic and time of day. I feel like I encounter one light after another turning yellow or red just as I get to it.
 - It seems on major streets (Lincoln Way/Duff) I either have mostly green lights, on mostly red at every intersection; there is no in between.
 - Lights on Lincoln are not coordinated.
 - My biggest complaint is the traffic signal on Lincoln Way and University Blvd. When crossing to go to Hilton Coliseum and walking east, the walk signal comes after the left turn signal. The game traffic keeps driving through the walk signal. This is very dangerous as we have almost been hit along with others! The walk signal should be first.
 - None of the streetlights on Lincoln Way are coordinated.
 - Our road is often having to wait for an extended period of time at stoplights - South Franklin, Lincoln Way intersection.
 - Rarely ever get through 2 traffic lights without having to stop.
 - Series of lights from Airport Road and Duff to 16th and Duff need better coordination; people get stuck in middle of intersections because the light ahead hasn't changed.
 - Several intersections on main roads routinely have their sensors not working or are out altogether. I hope the construction on 16th and Duff is helping that. Also, University Blvd needs more major work done than just filling the potholes. The pothole patches do not last very long and end up being a bigger issue than the original pothole.
 - Signals overnight should be flashing red/yellows.
 - So often have to stop at almost every light from 13 Street all the way to route on Duff.

- Some lights' timing is really long even when no cross traffic. Example at University and 6th street. University lights stay green for almost a minute with no cars.
- Some take FOREVER to change.
- Sometimes seems lights don't change as fast as should like when no traffic is very low.
- The intersection of Lincoln way and Dayton Ave in the evening - those lights change very fast. I would prefer slower light changing.
- The one at 11th and Duff is being weird the last few weeks.
- The signal at the end of the ramp onto Duff from 30 going east is often messed up.
- The traffic signal at University and 6th for older folks or people walking isn't long enough.
- There are some stoplights (specifically on Grand Ave.) that will remain red for long periods of time regardless of traffic. Busy intersections that don't have a green arrow also seem inefficient.
- There is always some intersection that needs them that does not have them.
- Think about coordinating traffic signals to non-automotive users better. Having to push a beg button as a pedestrian or cyclist is ridiculous, especially in the winter. Upgrading to radar-based or some other type of crosswalk detection would be so much nicer.
- This is my number 1 complaint. I often use the intersection of State and Lincoln Way to go west. This light seems to require hours of waiting. It takes less time for a long train to cross Kellogg. Please fix this!
- Total lack of coordination, common to drive, stop at light and when it turns green the next one turns red. Faster and less stressful to drive residential streets. If you had coordination, you could move more traffic instead of creating parking lots.
- Traffic gets backed up very easily on Duff. The traffic isn't well coordinated.
- Traffic lights tend to be very long in all directions. Frustrating when only one car is coming out of Vet Med in the mornings and you have to wait at the light to go straight or turn in for long periods of time.
- Traffic signals are horrible in Ames. Don't make sense.
- Traffic signals frequently out of sync.
- When a pedestrian pushes a crosswalk button, it takes so long for the light to change.
- When road work being done traffic lights not adjusted to compensate for long backup of traffic.
- Would have been nice if synced on Grand so not stopping so much.
- Ineffective Traffic Flow
 - Ames is extremely frustrating to get around in. Ineffective traffic flow compared to numerous other Iowa cities.
 - Certain stops such as 13th Grand are not optimal during high traffic hours.
 - Fine for now, will definitely need maintenance in the future.
 - Need to convince ISU to allow right turn on red from university to 6th Street.
 - Please pave Adams St. Dawes Drive and Calhoun Av. It gets a lot of traffic - best way to I - 35 and Dayton from this neighborhood.
 - Specifically on Grand and 13th, Stange and 13th, much of South Duff, Grand and 6th - traffic frequently gets very backed up, preventing access to other streets.
 - The Duff train screws it up!
 - the only place this really matters is South Duff and Lincoln way through campus. I'm not sure it could be done any better, but I often stop at most lights when driving

through those areas and avoid them as much as possible.

- Traffic lights at major intersections do a poor job of maximizing use of the shared space (the intersection). There are long periods of nobody going through the intersection even though cars are waiting in all directions. I would drastically reduce the period when lights are red in all directions (as they cycle from one direction to the next). Also, the software does not seem to adapt to time-of-day conditions very well. Specifically, turning left from eastbound 13th onto northbound Stange is often very slow during busy periods (4:00-5:30pm).

Road Condition

- Poor Road Condition
 - Mortensen Rd. is terrible to drive on and has a decent amount of traffic.
 - Street maintenance - we were promised by the city personnel that our curb would be repaired and grass would be replanted after the used street in front of our house as a storage for dirt or equipment when doing roof maintenance.
- Lack of Upkeep
 - A major topic I hope has changes soon. I have had multiple flat tires because of the upkeep of our roads. Also, the city does its due diligence to clear roads of ice and snow, but something isn't effective. Just this past season I slid into an intersection twice, thankfully without there being an accident.
- Poor Street Drainage
 - Comment for street maintenance. Water pooling in roads every time it rains, too much road construction every year on same roads.
 - Joints in streets need to be sealed. Water gets in and freezes and cracks open in winter.
 - Litter is a huge problem in ditches - sometimes plugs the storm sewer behind our house.
- Poor Snow Removal
 - Plowing and ice control this winter was extremely poor.
 - Snowplows definitely do not follow speed limits in my residential neighborhood. They drive as if they're playing an arcade auto game. I can understand traveling at higher speeds along the main roads. Pedestrian safety should be their #1 priority, followed by damage to private property as #2. A plow hooked the steel storm drain in the corner of my yard this past winter. It sounded like an explosion. I immediately went outside to see what happened. A 6-inch piece of concrete landed three feet from my glass front door, around 50 feet from the storm drain. Thankfully, no vehicles were parked in the driveway, as they surely would have been pelted by projectile concrete had they been parked outside. I have been picking up bits of concrete in my yard all winter and spring. Also, the lights need to be coordinated at the intersection of N. Grand and 24th St. It's a free-for-all! 1. Lanes condensing from two to one or vice versa on 24th, which aren't very clearly marked. 2. There is no turning signal light only for 24th St. drivers. You simply have to pray every time you make a left-hand turn onto Grand. 3. The incline on westbound 24th St. at Grand intersection doesn't allow drivers travelling west to be able to see if there's a car waiting to continue east behind the first car that's waiting to turn left onto northbound Grand. Cars traveling east on 24th St. can only see the first cars stopped on westbound 24th. I say a prayer every day before I turn left from westbound 24th to southbound Grand. Let's make this intersection safer Ames!!!
 - Snow removal continues to be a challenge. Seems like it takes a long time for major streets to get cleaned.

- Street sweeping/snow clearing of dead-end streets appears to be not a priority. After 3" of snow, plows cover all but the dead-end streets, even where plowing to the end is easily done - See Kansas Dr/Missouri Dr, etc. Always leave large snow piles at intersection making leaving these streets difficult with a car (4WD vehicle needed sometimes!). Maybe see evidence of street sweeping in a single year, some years never see the evidence.
- As for snow removal and ice treatment, this seems to get done early and with much fanfare at the start of the season (when everyone is paying close attention). After the first few winter storms, however, response time seems to decrease. Snow removal should proceed in full force the moment it stops falling - whatever time of day or night that it happens. That's a tall order, but that's what it takes to get the job done well.
- Too often snowplows push a huge pile of snow in front of our driveway that we have just shoveled by hand. We are glad for the current street repaving happening now - and it seems to be going quickly - so thank you.
- Very poor plowing on Greeley Street! Other streets can be completely clean, but Greeley will be COVERED and impossible to get through!
- We live in a cul-de-sac and it often gets passed by for snow removal and street sweeping (for leaves in the fall). We sometimes have to call after a couple days to get it addressed. That being said, they are always accommodating when we call.

Safety Adjustments Needed

- Poor Snow Removal
 - Huge problem in Ames, mainly South-North traffic. City solution - has to add more lights and stops. Horrible, Grand Ave Extension isn't enough!
 - I appreciate it when the snowplows try to move the snow to the center of our circle rather than onto the curb by our house. I would like to see a Yield sign on Eisenhower at the intersection with Buchanan heading north. A lot of people, especially students heading to Ames and Gilbert high schools, fail to yield to traffic on Buchanan. Too many near misses! Also, a four-way stop is needed at Eisenhower and Bloomington. There is a lot of traffic coming out of the sub-divisions and traffic on Bloomington is heavy and frequently speeding. There are often ten-minute waits to turn onto Bloomington. Thanks!
 - I would need another page to list all my complaints. Please, please make the left turn on S. 4th onto Duff protected left turn only. Same thing for Welch on to Lincoln. Duff and Lincoln Way is a tragedy.
 - Mortensen westbound where it merges from 2 lane to 1 west of Kum and Go - put visual sign of the merge pattern back in place - people apparently don't understand wording sign that exists.
 - Need lights on W. Riverside Rd and 69 is getting busier and more dangerous.
 - Need turning arrows on 13th and Grand.
 - Please update the turn signal on S Duff and 3rd. Adding an arrow blinking yellow would be more helpful than a solid green line on the turn lane.
 - There are needs to be a turn arrow at intersection of 13th and Grand going east - west. It's dangerous.
 - There needs to be protected left turn arrows at 13th & Grand going East/West.
 - There's a stoplight on the intersection of Sheldon and Lincoln that takes forever to turn.
 - Think traffic speed should be 35 not 45 on University Blvd south of football stadium.

Traffic signals well-coordinated on Grand. Not well coordinated on University Blvd. Often have to stop at every stoplight.

- We need more left and right turn lanes with "green arrows." Make the "wait time" the same in both directions at intersection. It is rude to make cross traffic wait longer. Get rid of "all medians," not needed and antiquated, turn them into left turn lanes where possible. Much easier for snow removal too. Get rid of "bump out curbing" that narrows the streets. Dangerous situation!! Our neighborhood street (Vermont court) needs curb repair and resurfacing too. Hasn't been done at all - just put some black goop on to fill many, many cracks in the pavement.
- Would like more arrows at major intersections e.g., Stange + 13th.
- Unsafe Bike Paths/Lanes
 - Bike path on East side of Duff needs to be wider, appears unsafe for riders.
 - Bike paths/lanes get little attention during the winter.
 - N. George Washington Carver, 24th are poor condition bike paths are disjointed - sidewalks are NOT bike paths (people forced to cross major streets when paths end midway).
 - Pretty awful - I constantly have to veer my bike around potholes and there's a complete lack of any pedestrian friendly development. I constantly feel in danger when walking or biking because cars are always speeding by or there aren't proper stop signs or enforcement to protect pedestrians. Need much more bike and walking paths and less high-speed roads.

Proposed Changes

- Add Bike Paths
 - Can you add more bike paths and more walking paths around Ames?
- Less Stoplights
 - Need more roundabouts and not lights at State and Mortensen, Hyde and 190th.
 - Please focus on street maintenance (potholes & RR crossings). Also, Ames has TOO MANY traffic lights. Please adopt the following rule: if the city adds a new traffic light somewhere in town, it must remove a traffic light from some other intersection in town. Finally, I doubt the competency of those who do "city planning." Drive around Somerset Village and you will discover that the intersections are unsafe. For example, the intersection of Stange Rd & Aspen Rd is on a curve, with obstacles (parked vehicles, bushes, and electricity boxes) blocking visibility. The layout of the "community" is foolish and inefficient. The speed limit is not respected by most drivers. When pedestrians and/or bicyclists try crossing Stange Rd, it is dangerous.
 - Way too many traffic lights!
- Expand Funding
 - Keep spending as much as the budget allows to improve our roads.

Overall Sentiment

- Satisfactory
 - Have improved over the years. Glad to see attention to South 16th St.
 - I think it's improved getting through Campustown - I think it could still be even more coordinated.
 - Streets are in great shape overall.
 - The streets are pretty good. Sending this survey out during construction season was a bold choice. :) I understand the realities of roads in Iowa, where it freezes. While the construction delays are infuriating, I do appreciate their end result. I don't know if this is the right place for this, but I am not a fan of the places where roads have

been narrowed. Places like the intersection of 24th and Hayes. I used to live north on Hayes and could turn right when traffic was backed up. When it was redone a few years ago a curb was put in to prevent that. Decisions like that feel hostile to people that drive that every day.

- Unsatisfactory
 - It leaves a lot to be desired.
 - There are a number of intersections, particularly with 13th, which are painful to go through.

Comments on CyRide

- Great Service
 - Appreciate having the service available in Ames and know many consistently rely on it. Provide great service to the community.
 - CyRide is a great asset to Ames. And while I don't personally use it, I am happy to support it for the benefit of the community.
 - CyRide is a wonderful resource and asset in the community. I rode it as a college student in Ames.
 - Good service but keep it a pay option.
 - I am a huge advocate of CyRide. It was an amenity we wanted when we moved here. I would like to see it expand.
 - I enjoy using CyRide it does a good job.
 - I enjoyed using CyRide as a student and think that it is a valuable asset for a college town.
 - I love CyRide.
 - I take CyRide downtown and it is awesome. A safe and responsible way to drink the 2-3 times I do on weekends downtown per semester.
 - I utilize CyRide a lot and appreciate the public transportation.
 - I work for CyRide, so I don't generally ride it and am biased towards these questions.
 - It is amazing. The moonlight times are inconsistent though and this was bad during the winter months when people were depending on it for warm transportation.
 - It's a great service. It's very important that buses run on schedule.
 - Love it.
 - The new electric buses look awesome and are super quiet.
 - Very much needed and a plus for the university. I'm retired and enjoy my own car.
 - We have used CyRide in the past and been very happy but do not have the need right now.
 - We think the CyRide app is very useful.
 - You beat Des Moines with no comparison. The fact that I can use it with my Iowa State card on any bus is mind blowing. Des Moines has nothing even close.
- Don't Use
 - Can't answer - don't use CyRide, probably wouldn't.
 - Given our job types, can't use Cyride.
 - I commute to West Des Moines for work.
 - I either work from home or commute to Des Moines. CyRide does nothing for me.
 - My husband has Parkinson's and no longer drives. Living now at green hills, we do not have to use CyRide transportation for people who are mobility impaired. We very much appreciate, though, that this is an option for our community.
 - Sorry, but I'm not used to riding public bus and will probably stay that way.
- Inconvenient
 - I wish the system was less confusing and disorganized, also more focus on town transit and less on campus.
- Expand Service
 - Ease is okay, but I wish there was a route to East Ames.
 - I am a student living with other students who all use CyRide that we pay for through

tuition. If residents want to use it, first they need to pay in some way. Whether it's taxes or upfront. Also, as of right now CyRide is PACKED getting to and from classes. If they are going to increase amount of riders, they need to increase frequency and have more routes with less destinations.

- I would like to see expanded bus services available to all residents in the City of Ames and funded through property taxes. Additional services would include more frequent routes, increased service in off hours, ability to hail rides. Would also like to see CyRide move towards more emissions-free vehicles.
- I would like to see expanded routes for CyRide. I live in southeast Ames and am an ISU student. The buses do not come near my apartment, so I have to drive to campus and pay for parking. I cannot park in the commuter lot because the buses that go there do not go to where my classes are. It's frustrating paying for something I am unable to use.
- It would be great if CyRide went to Reiman Gardens and Scheman/Fisher.
- Please extend the services for students who work at Research park up to their offices. Walking in the snow up to InTrans in Research Park made me slip thousand times.
- Please make expanding service westward a priority.
- Don't Expand Service
 - I have 4 kids. Riding a bus regularly as a family is a really tough sell. Also, our city is pretty small, in my amateur experience, it doesn't seem like it can support expanded service.
 - Not looking to pay 1,000,000 per bus for all electric buses.
 - Unfortunately, the US was not built for easy public transit. The money spent to make Cyride more frequent add to encourage ridership would be better spent elsewhere. Public transport changes would have to be made to all of Central Iowa to encourage wider adoption.
- Should Be Free
 - I might hop on the bus if it was free, but I usually drive to specific location for a specific purpose, e.g., grocery store. If my destination is less than 3 miles one way, I usually walk.
 - I occasionally use it now. Would use if no fare.
 - Improving biking trails and sidewalks would help make fare free transportation.
 - WIC, progress Monday free meals - medical could include free pass for these people.
 - Would be great if free - a good way to help out those with reduced.
- No Stops Near Me/Destination
 - I am about 1 km from my nearest stop, so walking to is often faster due to low frequency.
 - I have ridden CyRide mostly on campus. I took my grandkids to go to Reiman, but bus didn't drop us very close. It was a hot walk the rest of the way.
 - I live in East Ames, and the bus does not come out to me. The EASE service ends around 6, so I do not use public transportation as much as I would like to. I drive to the commuter lot and use the bus from there.
 - I use CyRide to travel to campus but the stops and routes I would have to use for my daily commute mean at least 20 mins of walking. My drive is 10 minutes.
 - Its closest stop is several blocks away and has only one not too frequent route.
- Prefer Driving

- After the pandemic I do have concerns about being in a crowd of people or high-density people situations. Used to ride CyRide all the time during winter months before I retired.
- I own a car so much more convenient to get around quicker rather than taking multiple buses. I have enjoyed using CyRide when I was younger. It is nice for those who don't own a car and for avoiding looking for parking.
- I prefer to drive and have the convenience of my own vehicle.
- It is hard to get people to give up their cars.
- Retired and more convenient to drive.
- Walk/Bike
 - I live very close to work and usually ride my bike.
 - I walk or ride to most of my destinations (downtown Main Street or ISU) and distance to bus stop gets me halfway to destination so easier to just walk/bike.
- Student Centric
 - It doesn't feel user friendly for residents, just students - majority of routes are run through ISU campus. Not enough routes and times throughout town.
 - It's really good for students living on major bus routes, but difficult to use otherwise.
- Improve Driver Quality
 - Drive safer - I get scared sometimes.
 - Random driver evaluations should be done. Primarily for safety but also rider quality assurance.
 - The drivers almost never use turn signals when pulling away from a stop or will merge into a secondary lane from stationary without using a signal.

Comments on Community Parks and Recreation Services

Positive

- Great Parks
 - Ames has great parks. Our park model should be replicated all over. I do wish the bathrooms would get repaired more quickly when they're damaged. I appreciate the reality of it, insurance and all, but not having a bathroom when you expect one is very disruptive. Overall, great job on the parks.
 - Enjoy the wonderful parks.
 - Favorite thing about Ames!
 - I enjoy visiting Ames Parks. Good hangout spots. My favorite is Ada Hayden.
 - I like the parks and would like to see more flowers added and more pollinator spots or gardens.
 - I love all our parks and am trying to find all the existing walking and biking paths.
 - I love going to the parks and I feel very safe every time I go!
 - Like all the parks in Ames :)
 - Love it!
 - New Miracle league on the North Side has been a wonderful addition. Especially enjoy where little free libraries have been installed for access to books in the community.
 - Nice place to go.
 - Thank you for the all-inclusive playground.
 - The large number of Parks makes Ames a great place to live and be proud of.
 - The parks always seem to be well taken care of.
 - The parks are my favorite part about Ames, especially all the hiking and fishing opportunities, and sand volleyball. Keep up this priority.
 - There are some really cool parks in Ames that I can take my little brother to.
 - Very good overall.
 - We love Ada Hayden and Brookside best of the city parks. We frequent them with our 4 kids. We also like the sidewalks/biking trails that connect behind Ames High through Brookside, along the rivers.
 - Whenever I've been to one of the many parks, I always feel a sense of pride at the appearance of it. Keep making improvements and keep it safe.
- Beautiful
 - I feel we have some of the best parks for a community of our size - spaced throughout town and large to small - kept up beautifully.
 - I think we are fortunate to have our beautiful parks.
- Good Department
 - Ames parks and recreation is really good. I love the Tennis court and shelter houses, but they could work more on tables/grills. I wish we have more playground equipment.
 - Keep up the good work.
 - Parks and Recreation oversee a phenomenal number of activities and parks. We are a fortunate community.
 - Wonderful parks and recreation! Need more opportunities for children for example: free swimming lessons, free soccer, free baseball with expert coaches.
- Unique
 - Each park is unique, so this is hard to rate. Brookside has gone a little too natural, but the miracle park at Inis Grove is fantastic! The large shelter at Moore is great. Some walking trails are better than others!

- Safe
 - I love going to the parks and I feel very safe every time I go!
 - We never understand why trees and bushes get cut down at Ada Hayden, nor why the city puts chemical weed killers out when there are young children and going animals out in the spring. Can you please post information about why and what you are doing in the slap case at Ada Hayden? Keep us informed, please? And stop using pesticides as much as possible please.
- Walking/Hiking
 - I love hiking, and I've found that Ames has some pretty good trails, but they're hard to find. Popular apps like All trails don't have any of the trails in Ames listed.
 - I love Moore Park, McFarland Park, Carr Park, and several others that I walk my dog at.
 - I love walking around the parks in Ames.
 - When able to walk - really enjoyed walking around Ada Hayden.
- Sports
 - Please add pickle ball court lines to more tennis courts.
 - Some of the tennis courts don't drain well.
 - Tennis courts typically lack tennis wall; would be useful to have more. Court at Emma McCarthy Lee is cracked.
- Grilling
 - I like grilling areas and sand volleyball pits.
 - Would be nice if you could fix some of the grills, like the one in Lee Park or at Miracle Park. Besides, open the restrooms on nice days before April 15. Lights in some of the shelters are not working, e.g., Memorial Moore Park.
- Sidewalks
 - During the winter sidewalks are dangerous.
 - I think continuing to add the wide sidewalks whenever a road is re-constructed really benefits the Ames Community.
 - Sidewalk/walkway at gym entrance are not easy to walk through using walker. Light needed outside Admin building at dark difficult to see. Small handrail would be nice too.
- Bike Paths
 - There is a paved bike trail that goes from the baseball fields on 13th South to Lincoln Way. I really would love if the extension from Lincoln Way South to Menards and eventually the soccer fields was completed. I asked about this over the winter, and it is stuck in budgeting and setting up the easement.
 - I think the main thing that I would love to see is more development of bike paths. There are some nice green spaces in Ames, but many are difficult to access from campus. This would be a huge project, but the idea of being able to bike comfortably Downtown or even to Ada Hayden from campus sounds lovely.
- Good Connectivity
 - Most parks are very walkable and connected.
 - Well-kept park areas and facilities.
- Clean
 - Thanks for keeping the parks clean and fun for my family.
- Community Garden
 - I rent a community garden plot at Ioway Creek. I would like the COA to tighten up the contract and maintain the garden much better.
 - There should be community garden spaces in the parks. You should be able to camp

in tents in parks too.

- Playground
 - Thank you for the all-inclusive playground.
 - The better playground equipment is in the east half of the city. Playground upgrades or park additions are needed in areas west of ISU. Carrol Marty Disc Golf Course needs TLC. Ames needs single track mountain biking.
- Trails
 - Love all the city trails.
 - Many safe trails to walk on.
 - Parks and trails I've been to are always really nice and clean. Free of litter.
 - Please finish bike trail from North River Valley Park to Hunziker Ball Park @ I-35 and Skunk River (Stops at Lincoln Way).
 - Some trails good, some trails poor.
 - Very much need more paths.
 - We need more trails in more neighborhoods, and to connect them.

Improvements Needed

- More Amenities
 - Basketball courts bigger, More water fountains.
 - Could upgrade picnic tables and have more, especially at Brookside.
 - How about some outdoor pickleball courts.
 - It would be nice to have tables at Bandshell - is there an alternative table that could be used and not vandalized?
 - Limited parks. Ones we do have are quite small and overpopulated.
 - More trash cans in public spaces would be appreciated.
 - Need more tennis courts and more parks in west Ames.
 - Some additional lighting would be nice on some trails, but not absolutely necessary.
- More Upkeep
 - Bathrooms in Brookside don't have soap dispensers. Very nice otherwise.
 - Debris and things on picnic tables.
 - Encourage to leave no trace behind. Some parks look sad because there are no trash facilities, or they are not emptied enough. Hard to leave no trace when facilities are not maintained by the city.
 - Hutchinson Park has broken glass in the grass and sidewalk. Dogs are never on a leash. Dog park needs play obstacles to entertain dogs and owners.
 - I pick up trash when I walk. Would like more trash cans. Signs to encourage people to pick up trash - especially plastic bags are dangerous to wildlife.
 - Park - Lloyd Kurtz Park/Bloomington Heights - Equipment has been broken, under repair/ unable to use for 2 summers - please repair or replace.
 - Parks without a bathroom or shelter house should be upgraded to include those amenities. The city has been resistant to consider building both structures in O'Neil Park even after requests by locals to explore the topic. After the city committed to leaving O'Neil Park alone last year, I think it's time for them to enhance the park. Several of the newly remodeled or new-construction parks in Ames tend to be located in the newer parts of town with higher socio-economic neighborhoods. Ames should commit to upgrading all older parks and show respect for all neighborhoods and citizens. One could look at Ames, and surmise that the City has unintentionally created a park caste system: the older and more centrally located a park is in town, the less amenities a patron may find in that park.
 - The grass at my local Lloyd Kurtz Park is not very healthy. May need some fertilizer

- or reseeding.
- We could update a lot of the parks and recreation - I feel like a majority of the sites are old and need to be improved or slightly updated.
- The parks could use more TLC.
- We live on Garden Rd. behind Kate Mitchell School. After the expensive work to clean out the storm sewer and get rid of flood deposited soil and trees, in 2020 a prairie was established. Several of us said they would mix the prairie each autumn to keep trees from reestablishing. Didn't happen in 2021 or 2022. Will it happen in autumn 2023?
- Reduce Spending
 - Don't spend so much money.
 - The city should drastically reduce the amount of land owned for parks. Proceeds from the sale of such lands should be used to reduce the tax burden on residents. IMO, it is not the proper role of government to own land for use as public parks.
- More Trees
 - I said poor on the wooded areas because they seem to be disappearing and there aren't many wooded areas anymore with so many trees getting cut down.
 - More female trees to catch male tree pollen and cut down on allergies.
 - Too early to be completely informed in this area. But have noticed that wooded areas need to have fallen limbs etc. cleaned up, wood chipped - can put back down for compost. Ioway Creek needs to be cleaned up, fallen trees in creek, trash etc.
 - Would like more wooded areas or free areas with less equipment but just open area.
 - Would love to have more wooded/wild areas with narrow/challenging trails like reactor woods. Also, little signs by native plants that also list their names in public parks would be amazing. Best way for kids to learn their trees/shrubs/flowers.
- Trail Cleanup
 - After windy days, it would be nice to get trees that have fallen picked up in wooded areas. Example - Carr Park trail.
 - Brookside Park trail has had sand on it for 2 years, very dangerous to bike on.
 - Cycling trails need more regular maintenance.
 - Parks rarely clears trails in the winter anymore. There has been a pile of sand on the trail in North River Valley Park at the low water for almost 2 months.
 - Please be take greater care when maintaining the bike paths.
- Restrooms
 - Almost very good, but for restrooms, really bad.
 - Each public park needs to have a public bathroom.
 - I wish that the park bathrooms were open earlier in the spring. It gets very nice and people love to be outside, but it's a bummer when you have to go and they're still closed for the season.
 - It would help if restrooms were open when Ames has youth sports.
 - More restrooms would be great.
 - Not enough trails or connectivity between parks, Restrooms are disgusting, lighting is poor, burned one at Inis grove has been out of commission too long.
 - Restroom quality varies from park to park.
 - Restrooms generally are not super clean at parks or are just outhouses.
 - Restrooms needed year around! People are going behind the closed buildings. We need a place to go in the winter too.
 - Some restrooms better than others.
 - Suggestion: park bathrooms heated and lights open all year long.

- Thank you for providing these! They are great for hosting events. It would be great if the bathrooms were checked more often for maintenance.

Comments on Public Library

Positive

- Wonderful
 - A wonderful library, I feel spoiled! Thanks!
 - Fantastic!
 - Just that I'm grateful.
 - Outstanding! Keep it that way!
 - The library is one of my top favorite things about Ames - I recommend a visit to anyone arriving to Ames for the best time. A wonderful welcoming and inclusive resource for all.
 - The library is wonderful.
 - This library is so awesome, spacious, and entertaining. I think as a young kid I would beg my mom to take me to the library if it was like this one!
 - Wonderful Library. Wait time for audio books long.
- Love
 - I love the Ames library! Along with the parks one of my favorite things in Ames. Great selection of materials tons of resources. Growing up my family would drive 50 miles to go to the Ames library. I love living near it now.
 - I love the Ames Public Library! The workers are always very helpful with any questions I have and friendly. I am always happy when I leave!
 - I love the APL. Repair Café event. This is good in the fact it helps people that have a need and provides community unity.
 - I love the library I wish I had more time to spend there!
 - I love the used book sales.
 - Love our library (5x)
 - We have a lovely, large library and I don't use it as much as I should, but I have many friends that use it often and we share books too.
 - We love the library - we rave about it to visitors. We love the focus on diversity.
- Excellent
 - Excellent facility - well kept!
 - Excellent Library
 - Excellent service and facilities. I use the library often. I do miss the ten-minute parking spots for picking up books.
 - The library is such an appreciated resource and outlet for families. Would like to see more 1-to-3-time community courses offered for all ages. I would also appreciate a seed library located at the library.
 - They are a great place.
- Beautiful
 - Very well kept – clean.
 - We are blessed to have such a beautiful library and very functional.
- Great
 - Great asset to community - like diversity of programs.
 - Great library.
 - Great Library, Loan to Audio Books long wait time.
 - I have heard many good things from friends.
- Atmosphere
 - Great atmosphere for outdoor amenities.
 - I love it! Very welcoming space, it was the first place to really feel like home when I moved here:)

- Very open, welcoming environment.
- Great Staff
 - Great staff, offering of materials, internet can be iffy at times.
 - Staff is kind and enthusiastic to help with any questions.
 - The library and librarians are first rate! We are grateful for all they do to make the library useful and welcoming and a happy, community centered place. We love the bookmobile! Shout out to Nathaniel and Linda who are always kind and patient and friendly. Thanks to whomever keeps the FB page so current.
 - The research and help desk staff were very helpful in assisting me with finding resources and making copies.
 - The workers there are very kind and always willing to lend a hand.
 - We are new to Ames and have very impressed with the library and its Staff!

Resources

- Good Resource
 - Amazing infrastructure. I especially like the private study rooms on the second floor.
 - Amazing resource. The APL is the best of the best. The online portal is super convenient.
 - APL is a gem in our community! So grateful to have such an incredible resource with amazing stuff in our town.
 - I especially appreciate the wide range of services and help from the staff. Organization of volunteer services is excellent and helpful resource.
 - I love being able to go to the library for a quick visit for a book or DVD of interest. I do go there often to pick out DVD movies as I finish them quick so it is nice to have a welcoming and accessible environment.
 - Love this resource and the including atmosphere and materials.
 - Nice facility - helpful librarians.
 - Our library is tremendous. Kudos to the Library staff and the army of volunteers that might it all as magnificent as it is. I think the average Ames citizen doesn't appreciate how truly remarkable it is.
 - Sure is nice to have the elevator. I like to use the old newspaper lookup services.
 - Tea Bar RAWKS:)
 - The Ames Public Library is a wonderful asset to our community! I especially appreciate the programs that educate the public on controversial issues. the candidate panel discussions the welcome to all users.
 - The library is a community treasure.
 - The library is the best place to go with kids in winter. We are big fans of the reading challenges as well.
 - To volunteer 3x / week at the library - proof that I value it.
 - Yes - good for meetings.
- Libby App
 - Don't use library as much as since moving from old town to southeast Ames. Still use their eBook selection via Libby App.
 - I have included my use of Libby in my answers related to resources.
 - I love the Libby resource for audiobooks and the conversation circles groups (I attend German). I would also go to one in Korean, but I know that's a smaller demographic even with a Korean church in town.
 - I'm 94, no longer drive and have poor vision. But the library has been a special place since my children were toddlers. Now I use Libby and am so grateful for this opportunity to read.

- Mainly I use electronic content – it’s invaluable to me.
- More Electronic Resources
 - I appreciate the availability of a variety of audiobooks. Please continue to make more audiobooks.
 - More public computers for children to use in the children's section.
 - Now that Netflix is getting rid of their rental DVDs program, I will be using the library to rent DVDs and Blu-ray.

Improvements Needed

- Improve Seating
 - Comfortable seating is not always available. Also, I don’t know how to use resources.
 - Need soft seating in Auditorium.
 - There is not much seating area by or across from the main desk. Couple of computer assist tables with 2 chairs. What is with the masks by personnel behind the glass at front desk. Goodness stop the hysteria and move on with your lives.
- Improve Facilities
 - Please put tall toilet in the handicap stalls. The present ones are too low for those of us with bad knees.
 - The search function on the website could be a lot better.
 - Would like to have plexiglass removed from customer service desks, hard to hear each other, don’t feel like employees are engaging with customers enough. Just sitting behind shields
- Donate
 - I donate books for book sales.

Negative

- Decline in Services
 - Children’s section has declined.
 - Since the remodel, the building is larger and well maintained but the atmosphere is a bit sterile, less welcoming. It’s easy to walk in and spend an hour or two without encountering any library staff. Would be nice to see a welcoming face, at least upon arrival/departure.
 - We use the newspapers; now takes more time to take elevator up to second floor and then halfway across.
- Drag Events are a problem.
 - After seeing they hold Drag story hours, I am extremely uncomfortable being there at story time. We avoid it now at all costs, that is completely unnecessary.
 - Ames Public Library is not marketed to the public, but to the woke. It’s Ames Woke Library, one of many libraries which push normal people away by promoting sexual perversion and inviting sexual perverts to entertain children. I don't trust the staff with my children. They purchase garbage books and remove the quality ones from circulation. Go woke, go broke. "The wheels of justice turn slowly but grind exceedingly fine."
 - Drag Queen story time is highly offensive and deeply harmful to kids.
 - Offering drag queen shows at the public library is offensive, especially ones targeted at kids and teens. Anything attempting to expose minors to sexuality is inappropriate.
- Homeless Problem
 - It has become extension of homeless shelter.
- Don’t Use It
 - I have never been there.

- I have not used it. I go to Parks Library on campus.
- I just don't think about it and perhaps time.
- In this day in age, there is almost no reason to maintain a public library. The collected knowledge of all human history is available to anyone at any time via increasingly easy and comprehensive Internet searches. IMO, this is another area where government should dramatically reduce its role and use the savings to reduce the tax burden on citizens.
- Never been, don't plan to.
- Only been there to vote.

Others

- Political Issues
 - Doesn't seem inclusive to citizens right of center.
 - The city needs to take a strong stand in opposition to censorship. Professional librarians should be in charge of building collections, not legislators.
 - Woke does not equal welcoming. The library should be neutral in the culture wars. When a hold is placed on an item, the person that item checked out should receive a notification. In the absence of fines this is particularly necessary. The lack of aged volumes in the collection suggests overly aggressive weeding.
- Use University Library
 - Do not use because I use the university library.
 - I am a student at Iowa State, if I need a library, I use the one on campus.
 - I use Parks library as a student.
 - I use the university library. Sorry.
 - I visited it a couple of times and loved it. But as student I also use ISU library.
 - I work at ISU so I use that library.
 - Unfortunately, not a super appealing resource as a student. It is a bit too out of the way from campus for a car-less student to make any resources it has over the university library worth using.
 - Why focus on a public library, when half of the Ames population is Iowa State Students who have access to Parks Library for free at Iowa State? Another section of the population is also Iowa State employees who have access as well.
- Parking
 - Could use more handicapped parking spots in front of library.
 - I wish parking was free.
 - Parking can be a problem.
 - Parking can be an issue esp. Sat. Mornings. My only real issue is parents who don't watch their kids in the children's section.
 - The parking and timings are the main issues when it come to the library.

“What could the City of Ames do to demonstrate its commitment to Diversity, Equity, and Inclusion?” Comments (N=111)

Affordable Housing

- Eliminate the drug problem which stems from a money problem which stems from increased rents. People having more money for bills instead of it going to rent would improve the community instead of the few owners. Laws to protect against raising rent prices outside unreasonable means. Base it off of some metric or index that determines price. Provide a service that evaluates price and condition of dwelling. This will limit money from also leaving Iowa if owner is a non-resident.
- More affordable housing
- Lower rent prices
- Also, Ames needs to solve the apartment issue. There is no reason to force 1-2 weeks of homelessness on college students between leases due to the greediness of the property managers. They don't even pre-clean the units themselves. They have tenants do it. I have had the same experience with two separate pm companies in Ames. It is ***** ridiculous that literally nobody in the city is advocating for students in this way! Rent keeps going up, beyond what students, graduate students, postdocs can afford. Every single year rent goes up. Rent is 60% of what I am paid monthly as a graduate student on a stipend.

Connection to Campus

- More Ames community organizations closer to campus.
- Have more interactions between the community and the college.

Community Events

- Bring back the 4th of July Pancake breakfast! :D
- By having events that encourage any person to join.
- Can't change the weather, so have more city events on the library's site.
- Continue to host and promote community friendly events.
- Do more things everyone can go to.
- Free food events.
- Have more city-wide events.
- Have more events like the farmer's market.
- Having cooler stores and events to go to - there is nothing to do in Ames.
- Hosting free events for anyone in the community.
- I think the city could do more to showcase local businesses, particularly restaurants. It would be great to have more festivals/events showcasing local businesses.
- More social activities/things to do.
- Organize more community events.

Community Gardens

- Community gardens

Diverse community representation

- Continue to build diverse staff and office holders that represent our diversity.
- Giving them the opportunity to get involved in activities decisions even if they are small.
- Have diverse persons represented on boards.

Don't Know

- Do not know.
- I have no idea.

- I really don't know.
- I'm unsure how the city could help.
- n/a
- Uncertain.

Educational Opportunities

- Accessible land-based education with walking distance/CyRide nearby.
- Educate to reduce ignorance. Include diverse peoples and cultures and events. Discourage hate and misinformation.
- Educational opportunities.
- Free classes and or learning activities for all ages.

Elderly

- Do more for the elderly.

Emphasis on Diversity, Equity, and Inclusion

- Emphasize diversity, equity, and inclusion.
- Emphasize the beauty of diversity with events or gatherings.
- Encourage and fund more cultural festivals that celebrate the diversity of Ames residents.
- Having events to celebrate cultures where we can come together and learn from one another.
- Host AAPI or DEI events.
- Inclusivity of all holidays if not done already.
- More DEI opportunities.
- More inclusion
- Needs to be modeled. Promoted and encouraged city council and all employees. The public library does a wonderful job through their many events and spaces. Should be weaved into all city policies, practices, and events.

Affirmation for marginalized groups

- Work harder to treat minorities and people with mental health conditions respectfully and with inclusion.
- More affirmation of immigrants/refugees, members of the LGBTQ+ communities and people of color. I am privileged: white, heterosexual, and well educated. Ames needs to be welcoming to all people.
 - LGBTQ+
 - More action against and harsher punishments for racism and discriminations. As a gay male I do not feel safe in this city. Perhaps do more to promote diversity and belonging.
 - More stuff for musicians/artists, transgender folk, and LGBTQ.
 - Elderly
 - BIPOC
 - More support for Latino and Black community

Infrastructure repairs

- Follow through on promises for repairs.
- Help with insulation, siding, and windows.

CyRide, pedestrian, and accessible infrastructure improvements

- Free CyRide
- Improve public transit, and multimodal forms. Car-centric infrastructure is discriminatory and promotes poverty through requiring a car to maintain employment. Develop good non-car infrastructure that is safe and comfortable for people to use year-round.

- Make sure that more facilities are handicap accessible.

Improved Community Outreach and Communication

- Better community outreach
- Communicating when events are taking place more effectively. I almost never know when things are happening.
- Door-to-door outreach once a year to highlight community events.
- Create more engagement opportunities in area neighborhoods.
- Hear out all residents' opinions and do their best to fit the needs of them.
- Opportunities are unknown.
- Listen
- More community outreach, encourage recreational activities.
- More notice of community events.
- Promoting neighborhood opportunities, picnics, celebrations, etc. Parks and Rec is strong and needs to continue for kids and adults.
- Share more local groups to be included throughout the community.

Improved Physical and Mental Health Services

- Consider physical and mental health services, of high quality, available to all citizens. Encourage zoom/computer access to physical and mental health connecting to providers in larger cities. Ames is a desert of health services.
- Expand availability or access to mental health service.
- Medical health services

Legislation

- Speak out against the hateful legislation that is presented at the state level. I love Ames, but the state of Iowa scares me, and I want to move.
- Support all people regardless of gender, sexual orientation, race, and financial status. Help make change within the government for Iowa and be a voice for people who don't have much of one.
- Supporting and promoting social justice - showing Iowans that Ames does not have the same biases that other places do.
- The new laws passed by the state of Iowa made it harder to feel like you belong.
- This has always been a challenge but has been made more difficult by the 2023 Iowa legislative session. Continue to provide events that recognize diversity - LGBTQ, racial, cultural, community conversations on mental health.

Not City's responsibility

- Feelings are not the government's responsibility.
- I am not sure everyone wants to belong. But you could make them feel that they are helping others, so point out how much the city is helping others. (Of course, some may not want to help others and feel the city is wasting resources.
- Stay in your lane! This is not a municipal responsibility!
- This is another area that is not the proper role of government. I support no spending on things of this nature.

Park Equity

- All parks having same amenities regardless of park's size, location, age, etc.

Poverty/Homelessness

- More attention needs to be paid to the homeless and others that are economically disadvantaged. For instance, try to make the aquatic center available to all.

- The city could change the laws so it is easier for people who don't own property in Ames to live here. A good example is the lady who wants to live in her bus on city streets, Let her! she isn't hurting anyone and she could probably use some respect and community support.

Revised Law Enforcement Procedures

- Fairly enforce laws without any bias at all.
- Don't have cops harass people for minor things. Be present for people to come up to police officers when needed.
- Follow up with police reports.

Safe Spaces

- Become sanctuary city - providing more assistance and access to necessary supports for people in marginalized communities.
- More available spaces for niche groups to congregate.
- More queer safe spaces and action against discrimination.

Taxes

- Do their jobs and spend our tax dollars wisely.
- When I questioned a tax increase the gentleman told me that maybe I couldn't afford to live in Ames. I see this as the general attitude at city hall. And I have lived here all my life.
- Lower taxes and reduce the size of city government.

Comments directed at City Hall or Staff

- Don't force them to use government garbage collection. It's just garbage.
- Give up equity and concentrate on equality.
- Recognizing citizens who do a lot to contribute to community building. I know there is some of this already, but I think more could be much more.
- So when I moved here with my finance in 2020, he needed to find a job. He applied for a position with the city. He had to take basically a standardized test to be considered. I believe this was held at the library or city hall - I forget. There were several grammar/language questions on the exam. My fiancé is bilingual and fluent in both languages. However, English is his second language. He was unsure about several of these grammar questions. He did not perform well enough on that section to be considered for a position, although he by no means flunked the exam. He is Filipino. I feel like this odd standardized exam to work for the city is extremely non-inclusive. In fact, it is exclusive, it excluded my fiancé, a person of color, from a position with the city because he didn't grow up in the US and learn tricky grammar rules like a native US citizen would have learned. I do not believe that these grammar rules would be necessary for any city position, quite frankly. He communicates perfectly clearly. This standardized exam put a horrible shadow over our move-in experience in Ames. We truly felt like it was an unethical practice.
- The city seems to think a lot of itself - maybe just dial that back about 10%.
- There needs to be more transparency to residents and surveys like this one that allows for open and honest and feedback. Would be helpful to have more information presented rather than a resident having to search for buried content on website.
- This is so broad, inform the citizen in a broader way. Electronic is not the only way. Unify, help the homeless, more community wide events.

Other Comments

- Bring community together, more advocacy for churches.
- Community involvement and belongingness, to me, only occur during farmer markets, which are in one portion of Ames and are relatively far from where I am at.

- Give them time and money.
- Having more sense in equality within races.
- I don't have any good solutions for you, but thought it might be helpful to describe the problem: COVID disrupted a number of social connections that have not returned. As a recently retired individual, I'm feeling a bit of a disconnect and am considering how to get more involved. I'm quite particular about my commitments (enjoying not being too tethered to responsibilities) so I'm a bit unsure how to proceed, as I don't want to overcommit either.
- Need surveillance cameras in Apt complexes.
- Nothing extra- live with college students, don't care to but it's cheaper and closer to school.

Traffic Flow

- Improve traffic flow.
- Stricter traffic patrolling - speeding moving violations etc.

Negative Job

- Ames does a lot of surface level equity and inclusion, but when it comes down to policy, the policies are often the opposite. Example: the climate action plan will disproportionately disadvantage those of lower socio-economic status. Community gardens are anti-equitable because new residents get plots only if established residents/gardens don't want them, cutting Bridge Home funding etc.
- Decide if residents are more important than temporary students. Students should have the real world.
- Stop the reverse-discrimination policies of DEI. Think about what you are doing when you place the needs of the few over the needs of the many. How can you support such illogical measures?

Positive View

- Already doing this
- Ames does a lot. You all should be proud of that. :) Keep doing what you're doing.
- I believe Ames is very inclusive as it is.
- I feel they are doing great!
- I think it is good right now. I love being here.
- It's fine, the last thing we need to more DEI bureaucracy.
- Recognize everyone for being awesome.

“What is the best thing about living in Ames?” Comments

People

- Community
 - “Community” of people that live here.
 - A lot of events that brings community together like Farmers’ Market.
 - Community (3x)
 - Community is very kind and welcoming. I simply love Ames.
 - Community leadership and residents who sincerely care about helping others.
 - Community, open and welcoming environments, room for opportunities everywhere.
 - Community, small-town feel, CyRide
 - I like that it is a true community, especially when the students are gone. The locals are very good about creating a welcoming space.
 - I love the community. I have not met a single bad person while living here less than a year. The students are all great and friendly. Outside of school the people and neighborhoods are nice to be around.
 - I love the people the community, the arts, the support, the walkability, the rivers, and woodlands.
 - It feels like people in the community care about each other.
 - It would be the neighborly feeling in a larger town, now it seems like the town belongs to the students and residents don’t matter as much.
 - It’s a large enough community that there is a lot of diversity and things that happen, but the actual community itself feels rather small and connected.
 - Nice sense of community.
 - People
 - Perfect sized community with clean and safe parks, neighborhoods, and recreational parks.
 - Progressive community, excellent H2O, great park system.
 - Sense that the community and public officials care about Ames, its residents, our safety, and enjoyment of life here.
 - The community is amazing. I am a student at ISU, and I work part-time. The people that I meet when I work are just incredible. I would want to live here after I graduate college.
 - The community of people, water quality and how family friendly it is. It is a very safe place to be.
 - The community on campus
 - The people
 - The people and nature
 - The people are great! Water, library, community, downtown main street, arts - performing arts.
 - The people in the community
 - The people, the services, the cultural opportunities, and safety
 - The people!
 - The people! The ability to take part in many big city events even though were still a pretty small town.
 - The people. Recreational Parks. Restaurants/coffee
 - The school district and community
 - The sense of community
 - The size of community and student involvement

- Good Values
 - Ames is a caring place to live with values I appreciate. An oasis in a space that is recently more regressive politics and hatred towards humans.
 - Strict Rules
 - That it is an eco-forward city. I also love the Farmers' Market.
 - The people, the care and concern for making it the best city, lovely parks, love Ada Hayden, waste to energy process.
 - The nice people and clean parks
 - The security, and Ames really seems to care about its residents and makes changes that align with the people's wants.
- Friendly
 - Friendly
 - Friendly - have excellent medical services - doctor specialists - great downtown area.
 - Friendly and helpful
 - Friendly people
 - Friendly people and neighborhoods
 - Friendly people, available resources
 - Friendly, honest people
 - Friendly, relatively safe community
 - Good, friendly neighbors and small town, non-congested living environment.
 - Overall - Iowa nice people - facilities - light traffic - moved up from Texas - Great Place here.
 - Overall, it is very friendly.
 - Very friendly residents, professionally kept properties, and beautiful public properties.
- Diversity
 - Diversity x2
 - Having a diverse community, many options for housing, studies, youth etc. A small town feel but many quality groups + entertainment options.
 - More diversity than rural area
 - Student diversity
 - The cultural mix
 - The diverse experiences available is proportionately greater than other Midwest towns this size.
 - The diversity and inclusivity. The number of quality of community events and activities.
 - The diversity, volume of people is not too much and not too little.
- City Admin/Staff
 - City admin, staff, and residents are actively planning for the future with an eye toward change that change that will help make the city on even better place for everyone.
 - The people our city services and leaders, having ISU in our community, the peace and serenity, ease, and time to get around town.
 - Wonderful City well managed city, friendly people we have lived in many cities and Ames tops them all.
- Family
 - Great place to raise a family.
 - I'm close to family.

- Kid-friendly
- Living close to family
- My boys
- My relatives and a few friends reside here.

Transit

- Biking and Walking
 - Ability to walk or ride a bike nearly anywhere. I would be excited for free CyRide access for even more transportation options. I appreciate the level of safety I feel moving about the community.
 - Almost everywhere in Ames is bikeable, which is super nice.
 - Being able to get most places without a car.
 - Campus town is very walkable.
 - Ease on getting around on bicycle.
 - I can walk to run errands if needed.
 - I love the walking and biking paths. I love the proximity to Iowa State University activities. I really like the size of the town and knowing when there are improvements, we all benefit. I like that most of my answers in the survey were rather noncommittal because it seems the city is doing a good job. I hope Lincoln Way development goes forward and helps downtown thrive.
 - Walk anywhere/pedestrian friendly.
 - Walking paths
- CyRide
 - CyRide and the overall community. I have never felt unsafe.
 - CyRide Safety
 - Public transit(2x)
 - Trails

City

- Good Town
 - Everything but the police department and corn
 - Great town
 - Living in a town that isn't too bad and without terrible.
 - SO much character
- Big City Advantages/Small Town Feel
 - The best thing about living in Ames is having many of the advantages of a big city with a small-town feel.
 - Ames is a great community. It still has a small-town feel, yet there are so many wonderful amenities that make us seem like a bigger city.
 - Big city feel - shopping, trails, recreation, etc. - all in one place without being a 'big' city.
 - Doesn't have many of the negatives of a bigger city (crime, homelessness, etc.) but still has a lot of opportunities and services.
 - Feels like living in a smaller town but offers most needed amenities.
 - It has a small town feel even though it is still a large city. Everyone is welcoming.
 - It's about the right size to have some city amenities without many big-city problems.
 - Nice small town with reasonable people and good events.
 - Small city/suburb feel but lots of businesses and a good downtown. Also, good parks in the surrounding areas like Ledges and Ada Hayden.
 - Small enough to feel homey, big enough to feel small city.
 - Small town feel with a good selection of big city amenities. Local leaders also willing

- to use science-based decision making.
 - Small town feel with good amenities.
 - Small town feel with many the activities and options of larger city.
 - Small town feel with plenty of resources for the college students such as restaurants, parks, and stores.
 - Small town feel, but bigger city amenities.
 - Small town feel, green spaces, nice amenities, close to Des Moines.
 - Small town feel, less crime than Des Moines.
 - Small town feeling, safety.
 - The "small town" atmosphere. (Please do not seek to make Ames a bigger and bigger city.)
 - The size and number of perks we get for being a major university town.
- University
 - Balance of university and small community
 - College Life(2x)
 - College Atmosphere
 - Going to Iowa State.
 - Great University and Library
 - ISU x4
 - It hurts to say, but living on the ISU campus is a great experience. I mostly mean that because I wish that the rest of the city made me want to leave campus more. That said, it is a difficult task since campus is so pleasant.
 - Jack Trice stadium
 - Living in a college town with Big 12 sports our vibrant Main Street
 - My friends and ISU
 - Sorority
 - That college
 - The campus
 - The campus and people
 - The College
 - The easy access to campus and being close to campus!
 - The relationship with Iowa State University. Having 3 grandchildren here.
 - The university and cultural activities, low crime.
 - The university community involvement.
 - The university.
- Quality of Services
 - Access to goods and services.
 - Attention to infrastructure.
 - Excellent public services overall - transportation, healthcare. We have everything we need here.
 - Good services, nice people, good grocery stores.
 - Great school system, Great City Services.
 - Quality of services.
 - Services abound.
 - The public services are awesome.
 - Variety of services for a city this size.
 - Variety of services/activities/arts
 - We have wonderful emergency response teams. 2. Water taste is the best of any city we've lived in 3. The city is well run and employees are responsive.

- Proximity to Services
 - Being close to grocery stores, city parks.
 - Being Close to the university.
 - Being so close to everything, college life as well as job opportunities after.
 - Clean and easy to get around.
 - Convenience.
 - Convenience of living near work.
 - Ease of getting where I want to go.
 - Everything's close.
 - I like how easy it is to get around Ames. Even if I don't have a car, I can still get to almost every place I need to.
 - It's easy to get around and it has a lot of opportunity.
 - It's only 5 hours from Chicago.
 - Proximity to services and amenities.
 - The design of the city.
 - The location.
- Opportunities
 - Opportunities for entertainment, education and healthcare, Ada Hayden, Reiman Gardens.
 - The opportunities available is the best thing about living in Ames.
 - Wide range of goods, services, and opportunities.
- Things to Do
 - Ames punches way above its weight in things to do and food options.
 - I enjoy campus life, and restaurants like the Mucky Duck.
 - I love Ames, lots of cultural things to do at has become less comfortable to be outside alone like for a walk at night.
 - It is just a very well-put-together city, has many things available for college students like myself to make use of. It's not too big to make me feel uncomfortable (I come from a small town), and it's big enough that it always has something to do. Plus, the water here is top quality.
 - Lots to do from sports to arts; Bicycle friendly.
 - Oh man, so much. It's a great place to live. I like the parks, the safety, the stuff to do.
 - The restaurant options.
 - The variety of entertainment and how safe it is.
 - The variety of things to do here! Lots of restaurants and businesses to explore but also outdoor activities are available.
 - There is a lot of coffee shops and parks and lots of good trees to hammock on in these parks. There are good places to walk; I like that I can grab coffee downtown and then go on a nice walk from there.
 - Too many to move, but always something going on.
 - Variety of activities, small town feel, friendly, low violent crime - generally feel safe in Ames. We really enjoy outdoor summer concerts.
 - Variety of things to do; not much crime.
- Atmosphere
 - Atmosphere
 - Big sense of community for anyone; sense of belonging for everyone and all are welcome here.
 - How welcoming it is, also the different food choices.
 - I love the atmosphere Ames is a great place for students.

- I love the vibe campus brings to Ames. The city-like architecture and walkable main areas where roads aren't huge are very inviting. I wish that more areas looked like this. I believe Duff Avenue needs some serious work. When driving down it the view is ugly and it's a traffic is a nightmare. I can only imagine the hell pedestrians go through.
- It's in Iowa.
- Affordable
 - Cheap, many services
 - Cost of living
 - Fairly affordable
 - Good value for tax deductions. Welcoming Community.
 - I enjoy quality of life and how cheap it is to live here.
- Appearance
 - City appearance
 - It is beautiful.
- Clean
 - Clean, quiet
 - Clean, safe, location
 - The general cleanliness and good infrastructure.
- Downtown
 - Downtown area is the best area.
 - Downtown businesses
 - Like Main Street and the Downtown Ames activities would like to see them advertised more.
 - The downtown atmosphere, parks, and public programs.
- Quiet
 - How quiet it is.
 - It is peaceful and quiet; very low crime rate.
 - Mellow
 - Quiet
 - The peaceful
 - The peacefulness of the friendly beautiful, safe, environments and parks.
- Home
 - Home
 - I already live here. There is much value in not moving.
 - I grew up here.
- Safe
 - Feels safe.
 - How peaceful it is around here and how safe it feels to live here.
 - I feel safe protected and safe walking around and going to parks throughout Ames. There's not really a bad side of town to avoid.
 - It is a safe community with most things a person would need.
 - It is safe, quiet, and has things + events to do + go to.
 - It's relatively safe, clean, and has good amenities.
 - Low crime, good community, people care.
 - Nice, safe, small.
 - Nice safe, quiet neighborhood
 - Overall safety, and parks/green space
 - Relative safety; arts and entertainment opportunities.

- Relatively Safe, traffic
- Safe and welcoming
- Safe, happy, positive, community center environment
- Safety, International population
- Safety, Cleanliness
- Safety, Utilities, Nice Restaurants + ISU Sports
- Security, trees, sidewalks
- Very low crime

Amenities

- Good Amenities
 - Access to various amenities and helpful staff.
 - All of the amenities
 - Amenities and People
 - Ease of getting around, getting familiar, access to variety of stuff.
 - Good restaurants
 - Parks / Trails / Library
 - Rec. services, Mary Greeley, Animal Shelter, Parks, Eating places, ISU events.
 - Small city but still has many amenities.
- Quality of Life
 - General quality of life
 - Good quality of life, low crime.
 - Nice apartment
 - Quality of Life
 - Too many things to count - we moved here in 1989 expecting to stay 5-7 years. 34 years later we have zero desire to move.
 - Too many to list. I do wish the city would let more businesses in - instead they go to Ankeny.
- Library
 - Ames Public Library
 - It's a tie between the parks and the library. Plus, we have an awesome downtown.
 - Library, many walking trails.
 - Location, medical access, ISU, parks
 - The Ames public library, parks and recreation spaces. Wide variety of community and college events to take part in.
- Parks
 - Ada Hayden
 - Beautiful parks and outdoor spaces
 - Good parks / trees
 - Green areas and trails, good service,
 - Green spaces easy travel
 - Green spaces, new shopping area downtown
 - I like how it has lots of parks and walking areas.
 - I love the parks and tennis courts.
 - I think Ames does a wonderful job providing green spaces which makes it very easy to have variety in outdoor activities without having to travel that far.
 - Nature
 - Number of outdoor spaces
 - Number of quality parks
 - Outdoor Areas, Disc Golf courses

- Parks and sidewalks as well as downtown!
- Parks and the Ames Library
- The environment. It's a busy and happening place with a lot to do especially in the spring/summer.
- The number of trails and parks there are.
- The parks
- The parks, little traffic, and nice people.
- The parks! Hiking, music in the park, and fishing are some of our favorite things. Library is close second.
- The trail system
- Use of the parks and friendly people at the golf courses.
- Variety of parks and outdoor rec areas.
- Water
 - Good water
 - Great water quality
 - Tap Water
 - the district and all the woods
 - The tap water.
 - The water

Comments on Other Issues City Should Focus On

Transport

- Street Improvements
 - Better driver sight clearance at street intersections, some are blocked by bushes and parked cars.
 - Continue repaving and replacing roadways.
 - Coordination of construction activities with ISU/IDOT/Story County. Projects should be done so that the most minimal disruption of heavy traffic areas are done once, but even with consideration to lower traffic areas as well. Impact to multi-year work done by different agencies increases everyone's costs and lowers satisfaction.
 - 1. East Lincoln Way redevelopment or beautification. 2. Building more homes in the Ames school district, not Gilbert's district. 3. SE 5th St and 6th St extensions to the East of Target and Walmart to connect with East Lincoln Way.
 - Fix sidewalks in residential.
 - Flooding from rain water, especially for houses at the bottom of hills.
 - Get rid of downtown parking meters! Move back ALL existing curbs 2ft so that big pickups don't stick out and block lane traffic. Downtown streets have become too narrow for 2 cars to pass safely by each other!! Absolutely no excuse for this problem to occur. When you are going to do major intersection repair (16th and Duff), please have "alternative routes/detour signs" posted to reroute traffic. Traffic jams at this intersection is evidence of very poor planning of city traffic staff.
 - Improving the appearances, the business district, Duff - Grand - Lincoln Way.
 - It is time to be proactive, rather than reactive, in traffic planning. 1. Why is S. 16th and Grand a mess again this year? Should have done it last year. 2. S. Grand Extension should be 4 lanes all the way to Airport Road. 3. Right Turn only lane on Dakota, NB at Lincoln Way (with turn lanes at Duff) from University to Dayton. 4. Dakota should be 4 lanes from Riverside Rd to Highway 30.
 - Let's get moving on the downtown project. Those open areas on Lincoln Way are an embarrassment.
 - Move timely construction projects, progress seems very slow.
 - Potholes
 - Potholes, the very irregular walking surface downtown
 - Probably just road rebuilding.
 - Road construction and traffic flow
 - Road improvements and crime monitoring
 - Some street roads are really bad and hard to drive.
 - Street construction – don't have so much going on at one time where traffic is backed up everywhere.
 - Streets! Too many holes! Too rough.
 - Try to make sure construction projects are complete by the end of the year. As a pedestrian, the entire last winter I had to walk in the grass along S 16th Street because they tore up the sidewalk and did not finish it until this spring. It is also frustrating when sidewalks don't get plowed correctly or cared for.
 - Upgrade streets
 - Widening more lanes on South Duff
 - Will repeat, lower signage on Duff Avenue and Lincoln Way and bury electric wiring when possible.
 - Traffic

- 13th and Grand traffic, Lincoln Way between Duff and Grand is old and rundown. Save the Mall.
- Diverting as much traffic away from Duff Ave.
- More turn lanes that use green arrow. So many places where left turns hold up traffic for crazy amounts of time. Messes up whole flow of traffic. Also, dog park - no kids allowed... decide whether you are or are not using the new access system.
- Pedestrian flow vs vehicle flow/safety in Campustown - making sure students know to use crosswalks and wait for signals.
- The traffic light situation in this town is ridiculous. It's nearly impossible to get from one end of grand to the other without stopping at 3 different lights for no reason. Half the time, the light turns red the second someone gets to the intersection with no one coming on the cross street. There has to be a better way.
- Thru traffic in Ames is terrible, especially compared to a town like Cedar Falls. It would cost a lot of money, but a northwest arterial with limited access would be nice (say North Dakota at the tracks to Bloomington.) The south Grand extension is marvelous.
- Traffic control 13th and Grand - Duff congestion.
- Traffic Flow in relation to construction projects.
- Traffic flow is big, and not having major construction like on Duff & 16th while school is in session. It makes it a PAIN to go anywhere.
- Traffic flow!! Stop adding lights and stop signs. Some are not needed.
- Traffic on South Duff
- Traffic Enforcement
- Ames is great. I hate that everyone speeds and people rarely come to a complete stop at stop sign.
- Reducing Spending
- The amount of people that drink and drive.
- Public Transit
- CyRide
- CyRide frequency, number of buses, and number of routes should be increased.
- Regular mass transit commuter (e.g., train, bus) transportation to Ankeny/Des Moines
- Bike/Pedestrian Infrastructure
- ADA at buildings, Parks, and intersections. Look beyond what is normal for you.
- Bike + walking infrastructure
- Complete the bike trail between Lincoln Way and 16th street. There are two sections of bridges sitting next to the uncompleted trail. They have trees growing through them now. If this trail was completed, Ames would have a fully secured loop through the community. Duff and Dayton Aves. are not rider safe. The funds for the bridge have already been spent, the bridges just need to be installed and the path completed.
- I wish the city was more walkable.
- Improving mobility for non-car users. Make intersections safer for vulnerable road users and also less of a pain to navigate. Cars are obviously prioritized, but vulnerable road users should be prioritized over cars.
- More sidewalks
- Pedestrian underpasses on Lincoln Way to University
- Pedestrian/biker safety

Trash

- Recycling
 - A comprehensive recycling program for residents.
 - Accessibility to recycling. Requiring apartment complexes to provide recycling bins.
 - Garbage + Recycling
 - Please have local recycling center. Please. Please.
 - Recycling
 - Trash/Recycling/ Composting
- Garbage/Litter
 - Apartment complexes not allowing their garbage to go all over the neighborhood.
 - City wide trash pick-up along roadways -Better communication about what's happening, can you email newsletter? -Decreasing light pollution and especially chemical pollution on most outdoor areas, including most areas of most parks
 - Litter control; Lack of options for cans and bottles return; Expanding bike paths along the Skunk River to Ada Hayden; and Homeless options.
 - Trash garbage trucks all the time down the street.
 - Trash is a big concern of mine at the moment. Seems to be everywhere.
 - Trash pick-up around the city instead of just the parks and more housing options for those without homes.

Amenities

- Animal Amenities
 - Add another dog park in the north side of town.
 - Build a better animal shelter.
 - Dogs. I grew up with dogs and like dogs, however my biggest fear of violence is attack by a dog.
 - Working on making the dog park better, fill in holes, new gravel around the perimeter.
- Infrastructure Amenities
 - Community owned broadband access.
 - Get more easily accessible service - free food - medical - etc. now downtown church, northwestern Ave church. salvation army food on east Lincoln - need transportation to these.
 - I'm biased as a (likely) future Landscape Architecture student, but the improvement (and possible increase?) in community spaces would be nice. Additionally, future focus into recreational activities near campus that aren't bars would be well used. A lot of students at ISU have the idea that there isn't anything to do in Ames, so a focus on non-bar businesses in the Welch Avenue area would be nice. This won't be an essay, but I think that non-alcohol options for nightlife (e.g., movie theaters, non-alcohol-gearred events venues, etc.) would be very well utilized while providing opportunities for students who do drink to reduce their drinking while also enabling students that don't drink to engage in social culture more comfortably. While I know some of these exist (such as Cybowling and Billiards in the Memorial Union), I think some options the city provides could be extremely profitable and well-used. As an example, consider the Chauncey Building in Iowa City which has a theater, arcade, and bowling alley. While providing entertainment for students, it also functions to bring non-student residents downtown. While the Chauncey doesn't really fit in Ames as it exists now, the resources it provides would be similarly appreciated. Additionally, car-free spaces like their ped-mall create event spaces that are accessible to students and the public. While there aren't any super clear options for

equivalents here in Ames, the idea of an outdoor space that students can spend time in instead of just stumbling between bars might be nice.

- More charging stations for those who switched to electric cars.
- Providing natural gas service to residential homes. Alliant is way too high.
- Water quality
- Recreation Amenities
 - Attracting more fun things to do.
 - Cultural events such as music concerts and fairs, folk art, environmental outreach.
 - Having more recreational areas and stores that would give college students fun things to do in the community and give the community money.
 - Increasing recreational activities during the summer AND winter.
 - Indoor pool options (heated) for health and recreation. Continue to encourage new/improved shopping and rec opportunities.
 - Indoor recreation areas for colder seasons and recycling services.
 - Love to have an 18-hole city golf course. Maybe add water?
 - Make indoor recreation opportunities for children. consolidation and organization of community boards/committees too many and unorganized.
 - More events to bring people to Ames and especially more diverse businesses.
 - Redoing the landscape architecture in some areas. Also get more activity facilities for students.
- More Shopping
 - Attract more stores. Need more lakes.
 - Helping bring business back to the mall area - lots of new neighborhoods in North Ames, dislike having to drive to the Duff area feel like catering to college students and non-residents.
 - More places to shop and eat North side of Ames.
 - Need more food and job options for college students.
 - Shopping

City Services

- Public Nuisances
 - Ames has a high population of smokers. Don't want cigarette butt receptacles on public streets. Encourage smoking too much.
 - Unsolicited salespeople going door to door.
- Police
 - Defunding policing activities and investing in community led programs that alleviate economic incentives for crime.
 - Law enforcement
 - Law enforcement and their fundings.
 - Law enforcement. Making Duff and commercial districts more walkable
- Snow Removal
 - As someone who uses sidewalks 365 days a year, I would like to see snow removal ordinance enforced.
 - Plowing the streets in a timely manner during snowfall.
 - Storm draining and snow removal in some areas - love trails.
 - Winter Weather Prep
- Education
 - Educating people on rules
 - Elementary, school, non-ISU neighborhoods
 - School Quality

- Scientific activities
- STEM/Robotics - we used to have a community makerspace - could we bring something like that back, but in a sustainable way?
- Human Services
 - Human services, the arts and music funding
- City Website
 - Automatic Utility bill pay is too difficult; update and modernize city websites.
 - Decrease the online payment service fee when paying utilities service. The credit card transaction is \$3.50 each time.
 - It's hard to find what I need on the city's website and FB page.
- Crime
 - Sex crimes at ISU

Outreach

- Communication
 - Better communication and connection between departments, Bringing electrical utility lines underground.
 - Finding a way to keep citizens better informed of what is going on in town, i.e., developments, road closures for construction.
- Inclusion
 - Inclusive queer design and safety
 - It's a big ask but bringing the community together, reducing the divisive trends... or ice cream Tuesdays?
 - LGBTQ issues
 - Making Ames a community that cares more about diversity, equity, and inclusion than it does about property values.
 - Making sure all feel welcomed and included in the community. City council and city employees should model and promote these values.
 - Racial equity/ Economic Equity
 - Student outreach
- Youth
 - Disruptive juveniles in middle/high school
 - Swim lessons for ages 18 month - 3yr old & 3-5 yr old like city of Ankeny. It pays for itself. We have to commute and utilize their city services and end up shopping there when in town.
 - Youth development & support

Other

- Climate
 - Careful consideration of city-based risks, especially climate (power, waste management, erosion control/management in city water ways)
 - Climate change
 - Climate change - actions citizens need to take now.
 - Climate change is an incredibly pressing issue. More clean energy, trees, and carbon reduction should be prioritized.
 - Environmental quality and quality of life
 - Improving habitat quality for native species within city limits
 - Sustainability and climate change
- Cut Costs
 - Cutting costs; less time planning and developing new subdivisions; cut back on parking requirements.

- Food sovereignty, pesticide regulation, river water quality, native land restoration and education.
- Form/review a philosophy of the role of government. As indicated in the comment blocks, I feel that the role of government should be much smaller than it is currently. This underlies and informs the response to specific issues that arise over time. So, responding/rating every specific issue is not particularly useful until that philosophy is formed/adjusted.
- Less government interference.
- Spend less money. Don't be corrupt. Lower taxes. Stop bullying your neighbors with nuisance laws. Don't promote immoral behavior or degeneracy.
- The City should look for ways to economize where possible.
- Tighten spending on arts and some recreation.
- Smart Development
 - Encourage higher density development; not to the exclusion of low density residential, but enough to increase the portion of the city which is nearby work, school, and shops without use of long car trips. Enables more efficient use of transit and other alternate transport.
 - End urban sprawl.
 - Keep growth in check.
 - Managing time/location of consumption
- Beautification
 - The beauty of the city. I think improving the look and adding more greenery, flora, the condition of buildings, etc. would draw more people to Ames.
 - Trees. The city needs to plant more trees.
- Affordable Housing
 - Affordable Housing, Indoor Places for kids/play structures for winter.
 - Affordable permanent non rental housing. Increased support for the Bridge House.
 - Cost of living
 - Homelessness, especially if the southern broader opens to immigrants. Food pantries, etc.
 - Housing for low- or lower-income families
 - Housing is far too expensive.
 - I know this drum gets beaten a lot, and it's an impossibly complicated nut to crack, but affordable housing. Ames is a popular place to live, which is a good problem to have, but it does have some downsides. I wish more folks could afford to live here. I also wince every time I hear someone say they're moving to Ankeny but going to keep working in Ames. I would like to better understand what Ames could do to stem that tide. Then we could decide whether we wanted to or not.
 - Low-income housing.
 - Need more low-income housing.
 - Rate of which rent rising. Want your citizens to have more money to spend within Ames then keep rent from becoming unreasonable. Pass a law for rent hikes. Provide an inspection and evaluation for apartments for price evaluation based on condition of apartment etc. like you would for buying a home. Fine and tax owners of apartments for rent hikes.
 - Reducing property taxes
- Residential Upkeep
 - Consolidating HOAs. It is odd how we are intended to maintain a retention pool.
 - Limiting rundown rental properties in middle-class neighborhoods (forcing

- property managers to keep up their rental properties).
- Yard and house maintenance in residential areas enforcement - police response.
- Yards not mowed, weeds.
- Mental Health
 - Continue to support ARCH program after pilot ends. Provide leadership to coordinate homelessness prevention and housing alternatives.
 - Drug abuse outreach and homelessness control
 - Mental Health
- Safety
 - Public safety in public schools
 - Safety of college students

Amenities

- Good Amenities

General/Additional Comments

Assessment Complaints

- I recently purchased my house, I had an appraisal that I had to pay for to purchase the house. The city's new assessment is completely wrong. I sent in my current appraisal, but I was told the city has its own algorithm. If it were anyone but the city doing this, it would be called organized crime.
- Ironically, the valuation on my residence was cut over 40% this year. Don't believe this should have happened as I had made an investment of new flooring in the year and would only be one year older. While others complained about higher valuations you will now be taking me much lower.

Better City Project Planning

- If you want to grow, you need to provide easier access to those areas. Currently it appears that we wait until a street/area is over congested, and then we go in and add/improve roads and intersections. S. 16th and Grand is a perfect example. Why wasn't the current work done when S. 16th was paved? Apparently, no one in the traffic planning could figure out that paving a road would draw more growth and traffic.
- I wish that road work (like 13th St. last year) could be done more efficiently. It seemed like there were a lot of days where nothing happens, making the project take way too long.
- Related to transportation questions: Are there any considerations for a commuter bus between Ames and Des Moines?

Bikes on Road

- Get bikes off the roads. There are enough bike paths and sidewalks in Ames and Iowa for bikers to use. Especially roads that speeds that are over 35 mph. Allowing people to bike on roads like Dayton or Riverside is dangerous for everyone.
- Keep providing the survey periodically I believe striping bicycle lanes on the streets are dangerous! Example is striping on North Duff Ave. If not provide off street bicycle lanes, let bicycles use sidewalks. That would be less dangerous than on street striping. The pedestrian use of sidewalks is not that great. Another example of this is at the intersection of south 3rd street and south Duff, that is, going east on S. 3rd. Please look at the situation.

Comments Regarding Survey

- Informational survey, happy to take part in it.
- My degree is in statistics so I have some knowledge of survey building. You might want to look at part 5 and 6 of the Community Development Section. Looks like they should be yes/no questions as worded.
- Please carefully consider my comments. Although I probably represent a minority view on many of these, that minority is likely larger than you think.
- Putting this survey online was the difference between me filling it out and me not filling it out. Thanks. Good work using a short URL with tinyurl.com. Consider hosting that URL redirecting on the City's own website. That makes the URLs look friendlier to people using them, and gives you more control over them. I don't know what platform is hosting the website, but there are a lot of plugins that offer redirect functionality.
- Survey too long
- Thank you for taking the time to expense to survey.
- Thanks for getting input.

- This survey is so long that I have become apathic. I see that you don't know who is filling out this survey. Does this survey seek to get a certain response percentage? If so, will there be more requests for participation until there is compliance? If you ask me to fill out the survey again, I will do it. Am I allowed fill out the survey as many times as I want?
- This survey is too long; should have provided a progress bar above each page to tell how many more questions remain. Sorry, I'm running out of steam answering some questions. :)
- Too many questions

Cost of Living

- Ames should really focus on the cost of living. I understand that having a lot of students here means Ames is a popular place to live therefore the cost of rent and living needs to go up to match the amount of people who live here. Rent is absolutely absurd. It is incredibly hard to find a decent place to live and every year the cost of rent goes up. I don't know if this is a city issue or an issue for the rental companies here but it's hard to be in school and succeed when I have to worry about how I'm going to afford a place to live. I shouldn't have to move to Boone to be able to rent or buy a home/apartment. Ames really needs to work together with the housing companies to ensure affordable living for both long-term and short-term residents.
- I like Ames but my income limits my activities.

DEI

- A commitment to "DEI" does not equal a commitment to the concepts of diversity, equity, and inclusion. DEI as currently understood undermines true diversity, equity, and inclusion. Our taxes should go to essential service, not ideological concepts.
- Diversity Inclusion and Equity (DIE) needs to die before it causes the death of civilized society. Corruption in government leads to waste of resources. Resource scarcity leads to disputes. Disputes between people without civil society's barriers lead to war. It is natural for man to desire his neighbor's property. If you think you can manage your neighbor's property better than he can, the only just course of action is to offer to purchase it. Stealing it is wrong. It doesn't matter if you think you're smarter. It doesn't matter if judicial precedent gives you approval (e.g., eminent domain). Theft is wrong.

Lack of Employment Opportunity

- Ames is an excellent place to live, but difficult to stay long term if you are an engineer.

None

- I don't have any.
- N/A
- none let me be done, please send me the gift card I would be completely ecstatic.

Other

- I am going to put my address as my primary address because I am a student at Iowa State.
- Prefer to select garbage hauler. City wide contracts do not encourage any hauler to perform above the minimum in the contract. Also, a small group of single folks & elderly combine a single garbage collection to save money. City wide forces everyone to pay into a system. Unless you have a tiered (10gal/10-30gal/30-

60gal/90 gal) pickup system, those who use little pay for those who use a lot. Some haulers provide a tiered system and options for yard waste or outright recycling - not the "single" stream burning of trash Ames currently uses and doesn't really recycle much other than some metals and SOME glass.

- Slumlords and people who don't upkeep their yards are ruining the beauty of this town. I have lived in my house since 1972 and my neighborhood has gone way downhill.
- Stop focusing on grassing land for future development and focus on improving what exists currently.
- The food waste drop off at the resource recovery center is unacceptable, there is always broken glass all over, the smell is overwhelming the flies and bird poop are unhealthy to be around. To encourage use there needs to be a better area and process for this.
- Trees in right of way near my home have had the roots cut by city contract but the coverage of the roots are poorly done.
- We have enough apartments more housing of homes. Repair our streets. Better street light programing and streets are dark.

Positive

- Ames is a great place to work and live!!
- Ames is an awesome city and I've enjoyed watching it develop into something great.
- Ames is an awesome place to live. I was born and raised here and love the community.
- Ames is an outstanding community; I leave for 6 months in the winter but always look forward to coming back in the spring.
- Even though I'm frustrated with some things, Ames has a lot to offer. It is a nice place to call home.
- Generally, Ames is a wonderful community to live in - we have had mostly positive interactions with city departments with some frustrations noted in this survey.
- I enjoy all the green space in the town.
- I am happy at ISU and in Ames. It is great to be going to school in such a great community.
- Love Ames
- Moving to Ames was an excellent decision for us and we weighted the quality of community service very heavily in our decision to move here. Our interactions with the city have been very positive.
- We moved from California to get out of that crowded B.S. Now enjoy Midwest values. Love Ames
- While there are always things to improve, I came back to Ames for a few years ago for family reasons not intending to stay long, but I have loved everything I have seen so much since then that I am no longer sure I will leave.
- I brag about Ames snow cleanup!
- I love living in Ames. There are very few other cities in Iowa that I would choose to live. I am considering moving to another state, largely because of the actions of the Iowa Legislature and governor. Their values are largely antithetical to my own. If only we had more local control.
- It is a very friendly town overall and we are very lucky and happy to be here.
- My niece from Jakarta just visited. She travelled to New York, Chicago, Seattle, San Fransisco and LA. When asked which city she liked the best she said Ames. BTW she did visit Iowa City also.

- Retired military - have lived in 6 countries - 4 states - much prefer Ames - Midwest nice - weather is good - pretty town - light traffic - good shopping, sports, medical facilities, close to DSM airport, big stores as needed.
- Thank you all so much for your hard work.
- Thank you for all you do to help keep Ames safe friendly and beautiful.
- Very nice town
- We are new to Ames in the last year and truly enjoy living in Ames!
- This is a good town. This state sucks.

Rental Issues

- Do something for preventing rent hikes. Raising rent not only drives students away from attending ISU, it drives people away and their money. Lower rent allows more spending and commerce within the city. Use family size and poverty level to determine amount of rent that is reasonable.
- Fix rent issues in Ames. lapses between leases force houselessness on students for 1-2 weeks. rent keeps going up. How do you expect to have students live and thrive here when the financial burden is so immense we don't know what each next month holds...
- I had a lot of issues with Martin Property Management during the last year, but I did not find any legal services in Ames that at least send them a notice to respect more to their clients more.
- Rent is too expensive!
- We love living in Ames with its amazing parks and library. We want to be part of this community and therefore are active volunteers for several organizations. Unfortunately as renters, we are left out of many of Ames environment related incentives example we can't use an electric car with nowhere to charge at home, we can't get power packs or pay for recycling and are afraid that the anti-equitable Climate Action Plan will prevent us from ever purchasing a home and being part of this long term. Why does Ames still not have recycling, yet plans to implement a climate action plan that was reviewed as inequitable? Only having rich, low environment impact residents because others are priced out and therefore their environmental impacts simply shifted to another town is not the solution.

Suggested Improvement

- Ames is a great place. It could improve on more free activity for kids and public restrooms at all public parks.
- Ames needs additional recent traveling Broadway hits vs travel to Des Moines for shows. Thank you for the opportunity for comments.
- I beg you to purchase and install streetlights with lower wattage for the subdivisions. The new lights are too bright. They keep children awake, and adults too. They are not good for the migrating birds. They are really hard to live with.
- I like to drop off my utility bill. Dislike that it has been changed to not drive up to it. Now people are parking in the spot designated for dropping off the payment.
- Please maintain the city green space and make the city more walkable.
- Please plant more trees to help combat the seemingly large number being cut down for developments.
- Street maintenance is needed throughout the entire city! The city is well run and we are happy to live here. Great job, City of Ames!
- The alleys need help, especially between Duff and Douglas, 13th and North. Lots of us use this alley, need more rock, less grading.

Traffic Flow/Transportation

- Bad traffic flow and getting worse on Duff, and now South 16th.
- Better movement of Traffic. Example - 13th is 4 lanes until Ontario and then 2 lanes. instead of restricting traffic make it flow better. Better timing of traffic lights and better traffic law enforcement. Speeding and running of stop lights and signs. It would be nice to see a patrol car in the neighborhood once in a while.
- Fix traffic lights so you don't have to wait 5 minutes for it to change when no other traffic is coming. Also, so the traffic is backed up for 3 different lights and you can't go anywhere from a side road that has no lights.
- I have driven Ames streets daily for 32 years. Despite major investments, conditions are worse than ever and many improvements only make things worse. E.g., 15 years ago a plan was announced to improve the 13th and Stange intersection. It still hasn't happened.
- Please improve south- north traffic flow! Stop adding lights and stop signs, sync lights, make no turn left on duff and Grand, Expand north Duff to 4 lanes, new street along west skunk river.

Research Team:

Susan Gwiasda, *Public Information Officer, City of Ames, City Manager's Office, City of Ames*

Nora Ladjahasan, *Research Scientist III, Institute for Design Research & Outreach, College of Design, Iowa State University*

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Caring People ♦ Quality Programs ♦ Exceptional Service

MEMO

TO: Members of the City Council
FROM: John A. Haila, Mayor
DATE: October 10, 2023
SUBJECT: Partner City Agreement

This is the 30th Anniversary of the Partner City relationship between Koshu City, Yamanashi, Japan and the City of Ames. We resolve to continue our Partner City Relationship and clarify our intent through the execution of this Partner City Agreement.

Attached is a copy of the Partner City Agreement with Koshu City, Yamanashi, Japan.

Should you have any questions, please let me know.

Partner City Agreement

between the

*City of Ames, Iowa, USA
and
Koshu City, Yamanashi, Japan*

On this, the 30th anniversary of the Partner City Relationship between Enzan City, Yamanashi, Japan (now Koshu City) and the City of Ames, Iowa, USA, and in accordance with the authorization and approval granted by the respective city of councils of the City of Ames, Iowa, USA and Koshu City, Yamanashi, Japan, we resolve to continue our Partner City Relationship and clarify our intent through the execution of this Partner City Agreement. We commit:

- 1. To promote and expand the effective and mutually beneficial cooperation between our cities; and*
- 2. To encourage the participation of individuals of all ages in this undertaking, through education, communication and deeper understanding of one another's history and culture, and develop long lasting friendships with residents of each partner city; and*
- 3. To promote international goodwill, understanding and expanded business opportunities between our two cities through the exchange of people, ideas and information in a wide variety of economic, social, artistic, musical, cultural, municipal, environmental, professional, technical, adult, youth and other endeavors; and*
- 4. To foster and encourage educational, charitable, scientific trade and commerce, and literary activities between our two cities.*

This Partner City Agreement shall be officially memorialized and become effective when this document has been duly executed by the Mayor of Ames, Iowa, USA and the Mayor of Koshu City, Yamanashi, Japan. This Agreement will be revisited at the 40th Anniversary.

*John A. Haila
Mayor, City of Ames
Iowa, USA*

*Mikio Suzuki
Mayor, Koshu City
Yamanashi, Japan*

Dated: October 16, 2023

Staff Report

**PUBLIC NUISANCE RELATED MUNICIPAL CODE AMENDMEN TO ZONING,
PARKING, AND STREETS AND SIDEWALK STANDARDS**

October 10, 2023

BACKGROUND:

City Council recently adopted an updated Public Nuisance “Property Maintenance” Code (Chapter 30 of the Ames Municipal Code). City Council concurrently directed staff to review the relationship of the newly adopted Code standards and report with any other amendments that could be needed. City of Ames Planning, Inspections, and Legal staff have reviewed the Zoning Ordinance (Chapter 29), Streets and Sidewalks code (Chapter 22), and Parking (Chapter 18) to assess what follow up changes may be needed for consistency in administration and enforcement of nuisance complaints.

The Zoning Ordinance addresses a combination of standards related to the use of property ranging from how improvements are made to a property to how certain operational aspects of uses are conducted on a property (Excerpts of related sections are Attachment A, [Chapter 30 amendments are online as a recently adopted ordinance](#)). **From this review, the overlap of nuisance storage and vehicle management issues need to be addressed in relation to zoning standards.**

The Streets and Sidewalks code requirements address right-of-way management for various types of encroachments, both temporary and permanent. Management of storage (e.g. materials, equipment, unhitched trailers, containers) within the right-of-way is not well defined as part of Chapter 30, Chapter 22, or Chapter 18 and can at times leave Police and other City staff in a position of trying to apply codes that are not clearly defined. It should be noted that the issue of storage in the right-of- way does not relate to parking of motor vehicles on a street.

ZONING ORDINANCE AMENDMENTS:

The Zoning Ordinance has existing standards addressing prohibited uses and nuisances. These standards are generally applied to new development review, but can also apply to ongoing use of property. Chapter 30 cross references specific standards related to site vision triangle management for vegetation and obstructions, lighting, and storage of vehicles, RVs, boats, and boat trailers.

With adoption of the updated Chapter 30, staff has identified a need to address zoning issues primarily related to definitions of vehicles in order to apply parking, storage of junk or inoperable vehicles, and other outdoor storage regulations.

Vehicle Definition

Chapter 30 defines, vehicles, trailers, semitrailers, inoperable, and junk vehicles. These definitions align with state law definitions. **The Zoning Ordinance, however, has standards related to these terms/issues, but does not have the same definitions.** Defining the scope of the term “vehicle” will assist in applying parking and storage requirements appropriately. The end result would be all parking and storage of all vehicle types would have to occur on an improved surface, including the side or rear yard of a home.

Option 1 - Add vehicle definitions to Chapter 29 based upon Chapter 30. Utilize the Chapter 30 Vehicle definitions and add the definitions to the Zoning Ordinance for the motor vehicles, trailers, and junked vehicle references to regulate all of these as vehicles for zoning standards.

Option 2 - Create Chapter 29 only vehicle definitions. Create a specific definition for a vehicle within zoning standards focused solely upon operable motor vehicles, which in turn applies development standards only to motor vehicles.

Junk Vehicle Storage

The updates to Chapter 30 removed prior provisions for storage/parking of certain vehicles on a property. The Junked Vehicle provisions remain in the Code for parking of it for no more than 48 hours, unless it is indoors or screened/covered outdoors.

Zoning distinguishes between storage and parking of vehicles. It also regulates outdoor storage and the keeping of “inoperable vehicles”. The Zoning Ordinance does not use the term junked vehicles, it uses a narrower term of inoperable vehicles and accessory parking definition. **Zoning prohibits the keeping of an inoperable vehicle for more than 30 days, it does not matter if it is screened or covered. This generally applies to all zoning districts, including residential. Zoning also relies upon a storage definition of 72 hours to distinguish parking from storage.**

Option 1 - Eliminate the zoning standard of the 30-day limitation for inoperable vehicles. Modify the 72-hr vehicle parking standard as it relates to parking and storage of junk vehicles for residential properties. *This option would make storage more permissive than current standards. With adoption of the vehicle definitions above, all storage would be on an improved surface, but there would be no quantity limit of duration limit, including for residential properties.*

Option 2 - Replace the term “inoperable vehicle” in zoning with junked vehicle. Keep the current 30-day limit and other outdoor storage limitations. *This option essentially maintains the status quo for limits on various types of vehicle storage with a consistent definition. Chapter 30 would be updated to cross reference the duration limit related to outdoor storage and junked vehicles.*

Option 3 - Update terminology and modify the standards for storage to allow for a limited number of junked vehicle storage in residential areas with no duration limit. *This option would have consistent definition, but would be more permissive for the type of storage than current requirements. It would limit the amount or number of vehicles stored to ensure the residential character of property is not disrupted with excessive storage.*

Home Occupations

Home Occupations standards were updated in 2022 due to changes in state law requiring certain uses to be permitted, subject to meeting specified standards. Home Occupations are now either permitted or prohibited based upon performance standards, there is no longer a permitting process or Zoning Board of Adjustment review. Some of the nuisance issues related to parking and storage can be cross over concerns with the Home Occupation ordinance. **Staff recommends adding to Chapter 30 a cross reference to these standards in Chapter 29 the as is done for other issues to streamline enforcement of Home Occupation standards. Alternatively, no cross reference could be added and it would remain exclusively a zoning enforcement issue.**

Outdoor Storage Garbage, Recycling, and Refuse Containers

With the adoption of Chapter 30 there was a discussion of standards for keeping of trash and recycling containers outside. Ultimately, no standard for keeping of these containers was adopted. Staff seeks clarification of this intent as it relates to zoning standards for keeping of garbage receptacles.

The Zoning Ordinance has regulations for containment and screening of garbage and recycling containers that are kept outside and there is no exception for their storage in residential areas. **Effectively, zoning standard 29.408 (3) requires screening of receptacles with screening subject to fence requirements. In single family areas, this means screening would only be compliant within side and rear yards as tall fences are generally prohibited in front yards. Zoning standards do not address a time period of keeping a receptacle out for pick up.**

Option 1 - Amend the Zoning Ordinance for an exception to screening related to individual containers serving one- and two-family homes. *This type of change would be consistent with the discussion by City Council at the time of adoption of Chapter 30 that no specific requirement for keeping of individual containers on private property was expected of one- and two-family homes.*

Option 2 - Modify Chapter 30 and Chapter 29 to specifically address the keeping of individual garbage and recycling behind the front setbacks, without screening, for less than 72 hours. *This option would coordinate a minimal expectation between the two chapters for the keeping of containers generally out of view with an exception of 72 hours for collection.*

STREETS AND SIDEWALKS CODE AMENDMENTS:

Chapter 30 includes a standard prohibiting obstruction of the right-of-way “with fences, buildings, structures, signs or otherwise.” **However, this language does not clearly address more temporary conditions of storage.**

Chapter 22 current describes a need to obtain a permit for temporary and permanent encroachments but does not clearly address broadly use of right-of-way for storage or other temporary placement or keeping of things in the right-of-way. **Staff proposes that the Streets and Sidewalks (Chapter 22) include an express prohibition of using right-of-way for private purposes, such as storing materials (rocks, dirt, garbage, etc.), dumpsters, storage containers, etc. within the right-of-way.** Identifying these specific types of obstructions within the Municipal Code will assist Police and Public Works in management of the right-of-way for safety issues and control of potential nuisances.

all unhitched trailers,

None of these types of obstructions are structures as listed in Chapter 30.

Specifically, staff recommends prohibiting these types of obstructions unless a temporary encroachment permit has been issued. The new language of Chapter 22 would also be cross referenced with Chapter 30. Chapter 18-Parking would be updated as needed.

PARKING CODE AMENDMENTS:

Depending on final decisions on Chapter 29 standards related to vehicle definitions described above, corresponding changes to Chapter 18 may be needed for front yard parking regulations. These updates would also incorporate any needed clarification related to the new driveway paving standards adopted by City Council earlier this year.

Additionally, staff desires to address occurrences of the storage of equipment and unhitched trailers within right-of-way within the Parking Code. Although Chapter 18, addresses parking of vehicle and attached trailers, it only prohibits unhitched semi-trailers from being parked on the street at all times. Chapter 18 also does not directly address equipment storage, which creates confusion with the Streets and Sidewalks chapter. Staff proposes to incorporate needed definitions for unhitched trailers and equipment along with limitations of there parking upon streets. Allowances related to construction activities would continue to be allowed and coordinated with Chapter 22 for the overall management of right-of-way.

STAFF COMMENTS:

In general, the Zoning Ordinance aligns with the intent of Chapter 30. Current language regarding prohibited use and nuisances that are beyond Chapter 30 standards will remain. **However, staff desires some clarification regarding vehicle definitions and storage issues described above to eliminate confusion on what code enforcement or nuisance abatement procedures will apply.** Once direction on these issues is clear, a draft ordinance for zoning amendments will be presented to the Planning and Zoning Commission and returned to City Council for final approval. The City's Legal Department will complete the other ordinance amendments for Council review.

Attachment A- Chapter 29-Zoning Excerpts

Article II

Sec. 29.201. DEFINITIONS.

(4) Accessory Parking means the parking of vehicles of the residents, customers, guests, employees, or owners of a site, not including vehicles for sale by the owner or tenant of the site. Vehicles under this definition must be registered and licensed and must be able to be started and move on their own power a distance of at least 200 yards. Accessory parking outdoors for more than 72 hours is considered outdoor storage as defined in this chapter.

(148) Outdoor Storage means the outdoor keeping of any goods, material, merchandise, vehicles, or other items for more than 72 hours, not including solid waste out of doors.

(151) Parking Area means any area consisting of any number of parking spaces and which is accessory to another use. (Ord. No. 3591, 10-10-00)

(152) Parking Lot means the area not within a building where motor vehicles may be stored for the purposes of temporary, daily, or overnight off-street parking. "Parking Lots" include motor vehicle displays or storage lots. (Ord. No. 3591, 10-10-00)

(153) Parking Space means any area designed and used for temporary location of a vehicle. "Parking space" shall not include any vehicular storage areas. Bicycle Parking is not a parking space, although it may be located within a parking area.

(231) Trucks and Equipment means those vehicles having a manufacturer's stated "gross vehicle weight" of more than 10,000 pounds

(237) Vehicle Storage means the keeping of vehicles as a characteristic attribute of a defined principle use, (e.g., parking associated with a towing company, or with a vehicle service facility). Vehicle storage does not include accessory parking as defined in this chapter and does not include parking associated with sales or leasing of vehicles. Vehicles stored outdoors for more than 72 hours are considered outdoor storage as defined in this chapter.

(238) Vehicular Storage Area means any open area on any parcel of land used for storing or keeping of motor vehicles, other vehicles, or parts thereof. "Vehicular Storage Area" shall not include any salvage yards. (Ord. No. 3591, 10-10-00)

Article III

Sec. 29.304. USE REGULATIONS

(1) Uses Regulated. No building or land shall be used or occupied, and no structure shall be constructed or altered to be used for any purpose other than a Permitted Use, including any use lawfully accessory to a Permitted Use. Any use not listed in this Ordinance as a Permitted Use, a Specially Permitted Use or as an accessory to a Permitted Use is prohibited.

(3) Prohibited Uses.

(a) Uses Prohibited in All Zones. The following uses of land and buildings are prohibited in all zones whether on public or private land:

(i) Any structure or building or any use of any structure, building or land that is injurious, obnoxious, dangerous or a nuisance to the City or to the neighborhood through noise, vibration, concussion, odors, fumes, smoke, gases, dust, harmful fluids or substances, danger of fire or explosion, or other features detrimental to the City or neighborhood health, safety, or welfare;

(iii) Outside storage of inoperative or unregistered motor vehicles for more than 30 days; and

Development Standards Article IV

Sec. 29.405. OUTDOOR DISPLAY AND STORAGE.

The extent to which the outdoor display of goods and outdoor storage are allowed is set forth in the individual Zone Development Standards Tables. Any outdoor display of goods and outdoor storage permitted shall be in accordance with the following standards:

(2) Outdoor Storage.

- (a) Outdoor storage areas must comply with all applicable setback requirements for buildings.
- (b) Outdoor storage areas shall count toward maximum building coverage limitations listed in the Zone Development Standards Tables.
- (c) All materials or wastes stored outdoors which cause fumes or dust, or which constitute a fire hazard, or which may be edible by or otherwise attractive to rodents or insects shall be stored only in closed containers.
- (d) No materials or wastes shall be stored or deposited upon a lot in such form or manner that they may be transferred off the lot by natural causes or forces.

Sec. 29.406. OFF-STREET PARKING

All parking and maneuvering area requirements, including front yard parking, driveway, and paving requirements are within 29.406 (extensive standards, not included here)

(19) Manufactured Home, Mobile Home, and Recreational Vehicle Parking. Manufactured homes, mobile homes, travel trailers, or recreational vehicles shall not be parked, stored, or occupied on any property which is not part of an approved manufactured home park, or the permanent installed site of a manufactured home. However, the parking of one (1) unoccupied travel trailer or recreational vehicle, boat, or boat trailer is permitted behind the front yard setback of the lot in any district, provided the travel trailer or recreational vehicle, boat, or boat trailer is not used for living quarters or business purposes. (Ord. No. 3591, 10-10-00)

(20) Trucks and Equipment Parking and Storage. The standards for truck and equipment parking apply to business vehicles and equipment that are parked regularly at a site. The regulations do not apply to pickup and delivery activities, to the use of vehicles during construction, or to services at the site which occur on an intermittent and short-term basis. Permissibility of truck and equipment parking and storage is covered in the individual Zone Development Standards Tables. (Ord. No. 3591, 10-10-00)

Article XIII

Sec. 29.1304. HOME OCCUPATIONS.

(3) Regulation.

(a) Home Occupations are an allowed use, subject to conformance with all codes and standards of the Ames Municipal Code. No permit or license is required.

(b) A Home Occupation shall be operated and maintained in conformance with the criteria set forth in this section.

(4) Criteria.

(a) All Home Occupations must comply with City, County, and State regulations for public health and safety, including rules and regulations related to fire and building codes, health and sanitation, transportation, or traffic control, solid or hazardous waste, pollution, or noise control.

(b) Any Home Occupation that does not comply with all of the criteria in this section is prohibited.

(c) All Home Occupations must comply with the following requirements: (i) Operation, Impact, and Nuisance.

(a) The Home Occupation operation shall not alter the structure so that it is no longer a dwelling unit.

(b) The activity shall be conducted in a manner that will not alter the normal residential character of the premises.

(c) The use shall be compatible with the residential use of the property and with the surrounding residential uses.

(d) There shall be no emission of smoke, dust, odor, fumes, glare, noises, vibration, or electrical or electronic disturbances detectable at the lot line that would exceed what is normally produced by the residential use of a dwelling unit.

(e) Hours of operation for employees, clients/customers, and deliveries are to be between the hours of 6:30 a.m. and 7:00 p.m.

(v) Parking Criteria.

(a) A property with a Home Occupation shall meet all the standards for parking and driveways in Sec. 29.406, including but not limited to, the minimum number of required parking spaces, paving, and location requirements.

(b) Trailers, inoperable vehicles, and other Home Occupation-related equipment shall not be stored on the driveway. One operable company vehicle is allowed to park in the driveway.

(c) Only one delivery vehicle associated with the activity may be parked on the street near the premises for not more than 4 consecutive hours.

(d) One additional on-site parking space is required above the normal parking requirement where 2 or more clients/customers are likely to visit the premises concurrently.

(e) No more than 4 client or customer vehicles related to the Home Occupation during any given hour shall be allowed on the site.

(f) On street parking of equipment, vehicles, trucks, and trailers related to or used for the home occupation is prohibited, with the exception of one vehicle related to the home occupation that may be parked on the street.

ITEM#: 33
DATE: 10-10-23
DEPT: LEGAL

COUNCIL ACTION FORM

SUBJECT: OUTDOOR DISPLAYS ON CITY-OWNED PROPERTY

BACKGROUND:

At Tom Evans Plaza on Main Street, the City has historically allowed the Ames Chamber of Commerce to put up a display during the holiday season. The Chamber in earlier years placed a Christmas tree on the plaza, but in recent years changed to placing a snowflake emblem, which is approximately seven feet tall.

In late 2022, the City was contacted by an attorney for Chabad Lubavitch of Ames, asking for permission to erect a nine-foot tall lighted menorah to be in place over the eight days of Hanukah in December. Under First Amendment case law, it seems likely that the City had created a limited “public forum” for the holiday season by allowing the Chamber’s snowflake, and that saying no to another group that wanted to put up a display would likely be viewed as “content discrimination” under First Amendment case law. Therefore, the City granted Chabad Lubavitch’s request to place the menorah on Tom Evans Plaza.

The City Attorney outlined the issues related to this request in a memo dated January 5, 2023. At the Council meeting on January 10, 2023, the City Council directed staff to place this matter on a future agenda for discussion.

There are several concerns about allowing ongoing displays on the Plaza. Under First Amendment case law, after establishing a public forum, the City is allowed to place “reasonable time, place and manner” restrictions, but cannot engage in content discrimination. For example, it is possible to limit the number of displays for pedestrian-traffic-flow reasons, perhaps on a first-come, first-served basis, or through the use of a lottery system. **However, the City could not prohibit displays because of the nature or message of the displays, for example by approving displays that are secular in nature but prohibiting religious displays, or by prohibiting displays that the Council or others might view as offensive.**

The City can decide to not allow any ongoing displays on City property, even if displays have been allowed displays in the past. As long as this decision was consistently adhered to in the future, such a policy would not be a violation of the First Amendment.

It should be noted that the City has allowed temporary displays in conjunction with a gathering or a rally on City property, where a display has been placed for the duration of the gathering but is then taken down at the conclusion of the gathering. A policy prohibiting ongoing displays would not prevent this kind of attended, temporary display

from occurring unless the City Council wished to prohibit them. **It is important to note that even a temporary display is not subject to the City's control over the content, which may result in a temporary display that is objectionable or offensive to some in the public.**

ALTERNATIVES:

1. Approve a policy that no ongoing displays, other than City-owned displays, will be allowed on City property, with the exception of temporary displays in conjunction with a rally or gathering of people.
2. Do not allow either ongoing or temporary displays on City property, other than City-owned displays.
3. Allow the placement of displays by the public on designated City property during a specific time period during the year (e.g., the month of December)
4. Do nothing, and continue to allow the public to place ongoing displays without restriction.

CITY MANAGER'S RECOMMENDED ACTION:

City property is owned, managed, and controlled by the City for the benefit of the public. Allowing ongoing displays may give the appearance of the City's endorsement of the display, which could include displays that some or many would find offensive. Temporary displays that are in place only while attended by individuals at a gathering or rally may still result in displays that some in the public find objectionable or offensive, but staff believes there is less of a possibility that the display will be associated with the City compared to an unattended display on City property. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1.



MEMO

To: Mayor and Members of the City Council
From: Rich Iverson, Fleet Support Manager
Date: October 10, 2023
Subject: Reconsider Resolution No. 23-509

On September 26, 2023, Council approved a contract with Bobcat of Ames for the purchase of one 2023/24 Bobcat S770 Skid Steer Loader with solid tires for \$4,163.24 and accept the \$18,500 trade-in offer for a total of \$51,204.13. This approval was made with an error of \$500 in the trade-in amount recorded on the City's bid tabulation form. The actual trade-in offer submitted by Bobcat of Ames was for \$18,000.

When the trade-in offer provided by the bidder is considered, the revised total the purchase is \$51,704.13. There remains available funding adequate to cover the purchase with the lower trade-in amount.

Because this item was approved at the last regular City Council meeting, it is possible for the City Council to: 1) pass a motion to reconsider the approval, then 2) approve a contract with the revised amount of \$51,704.13. Therefore, staff is requesting the Council to take these two actions.

ITEM #: 24
 DATE: 09-26-23
 DEPT: FLEET

COUNCIL ACTION FORM

SUBJECT: FLEET REPLACEMENT PROGRAM – SKID STEER LOADER

BACKGROUND:

Public Works, Resource Recovery Plant uses one skid steer loader to perform various maintenance, material moving, dirt work, and snow removal. This skid steer is used daily, year-round, and is indispensable for the Resource Recovery Plant operations. This replacement is scheduled in the FY 2023/24 budget year. Bids were solicited for a new Skid Steer Loader to replace the 2011 John Deere 332D Skid Steer currently in use.

Bids were received on August 18, 2023, as follows:

Bidder	Make/Year	Model	Trade-in Offer	Solid Tires Option	Bid
Bobcat of Ames of Ames, IA	Bobcat/ 2023/24	S770	\$18,500.00	\$4,163.24	\$65,540.89
Murphy Tractor of Des Moines	John Deere/ 2023	332G	0	No bid	\$78,994.14

The bid from Bobcat of Ames for one 2023/2024 Bobcat S770 Skid Steer Loader with bucket for \$65,540.89 with solid tires for \$4,163.24, and the \$18,500 trade-in offer meet the City's specification and are acceptable.

Purchase Amount:

One 2023/24 Bobcat S770 Skid Steer	\$65,540.89
Purchase Solid Tires option	4,163.24
Total	\$69,704.13

Available Funding:

Replacement funds for the City's JD 332D Skid Steer	\$52,248.00
Trade-in offer for City's 2011 John Deere 332D Skid Steer	18,500.00
Total	\$70,748.00

ALTERNATIVES:

1. Approve and award this contract to Bobcat of Ames, IA for one 2023/24 Bobcat S770 Skid Steer Loader with solid tires for \$4,163.24 and accept the \$18,500 trade-in offer for a total of \$51,204.13.

2. Award the contract to the other bidder.
3. Reject awarding contract to either bidder.

MANAGER'S RECOMMENDED ACTION:

Resource Recovery Plant staff, and the Fleet Director are confident the purchase of the 2023/24 Bobcat 770S Skid Steer Loader with Solid Rubber Tires will provide the City with exceptional service at the best price. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1 as described above.