

AGENDA
REGULAR MEETING OF THE AMES CITY COUNCIL
COUNCIL CHAMBERS - CITY HALL
OCTOBER 12, 2021

NOTICE TO THE PUBLIC: The Mayor and City Council welcome comments from the public during discussion. If you wish to speak, please see the instructions listed above. The normal process on any particular agenda item is that the motion is placed on the floor, input is received from the audience, the Council is given an opportunity to comment on the issue or respond to the audience concerns, and the vote is taken. On ordinances, there is time provided for public input at the time of the first reading.

CALL TO ORDER: 6:00 p.m.

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

1. Motion approving payment of claims
2. Motion approving Minutes of Regular City Council Meeting of September 28, 2021
3. Motion approving Report of Change Orders for period September 16 - 30, 2021
4. Motion approving ownership change for Class A Liquor License, Outdoor Service and Sunday Sales - Green Hills Residents' Association, 2200 Hamilton Drive, Suite 100
5. Motion approving renewal of the following Beer Permits, Wine Permits and Liquor Licenses:
 - a. Class E Liquor License with Class B Wine Permit, Class C Beer Permit (Carryout Beer), and Sunday Sales - Target Store T-1170, 320 S Duff Avenue
6. Resolution authorizing the Mayor to sign Certificate of Consistency with City's 2019-2023 CDBG Consolidated Plan on behalf of Youth & Shelter Services and The Bridge Home for funding from Iowa Finance Authority
7. Resolution waiving Purchasing Policies' formal bidding requirements and extending an engagement with Ahlers and Cooney, P.C., of Des Moines, Iowa, in an amount not to exceed \$20,000 for legal services related to application of *Iowa Code* Chapter 20
8. Resolution setting date of hearing for October 26, 2021, for vacating Utility Easement on Lot 5 in Block 2 of the Southwood Subdivision, First Addition (1100 Buckeye Avenue)
9. Resolution approving Professional Services Agreement for the 2021/22 Traffic System Capacity Improvements - Grand Avenue Corridor Study (9th Street to 24th Street) with HDR, Inc., of Omaha, Nebraska, in an amount not to exceed \$84,853
10. Resolution approving renewed 28E Agreement for Tobacco, Alternative Nicotine, and Vapor Product Enforcement between the Police Department and the Iowa Alcoholic Beverages Division
11. Resolution approving Amendment to Agreement between the City and Habitat for Humanity of Central Iowa to extend the date of completion for the construction of a home at 1126 Grand Avenue
12. Resolution awarding contract to Fischer Brothers, LLC, of Chippewa Falls, Wisconsin, for the Furman Aquatic Center Play Structure Refurbishment Project in the amount of \$59,300
13. Resolution approving Change Order No. 8 with SCS Engineers, of Clive, Iowa, regarding engineering services for compliance with U. S. EPA's Coal Combustion Residuals (CCR)

Standard in an estimated amount of \$53,585

14. Resolution approving contract and bond for CyRide 2022 HVAC Improvements Project
15. Resolution approving contract and bond for SE 16th Street and South Duff Avenue Transmission Modifications
16. Resolution approving Final Plat for Sunset Ridge Subdivision, Eleventh Addition
17. Resolution approving Final Plat for Quarry Estates Subdivision, Fifth Addition
18. Resolution accepting completion of 2019/20 Collector Street Pavement Improvements (Bloomington Road - Grand Avenue to Hoover Avenue)
19. Resolution accepting completion of the Water Treatment Plant Lime Pond Underdrain Improvements project

PUBLIC FORUM: This is a time set aside for comments from the public on topics of City business other than those listed on this agenda. Please understand that the Council will not take any action on your comments at this meeting due to requirements of the Open Meetings Law, but may do so at a future meeting. The Mayor and City Council welcome comments from the public; however, at no time is it appropriate to use profane, obscene, or slanderous language. The Mayor may limit each speaker to three minutes.

ADMINISTRATION:

20. Presentation of 2021 Resident Satisfaction Survey Results
21. Motion directing staff to negotiate a long-term land lease with Heartland Senior Services as requested for the consolidation of two lots at 205 S. Walnut
22. Staff Report on artistically-painted fire hydrants
23. Discussion regarding adoption of new wards and precincts following state redistricting

PLANNING & HOUSING:

24. Staff Report on Ames 2040 Plan comments
25. Staff Report on Setbacks for Accessory Structures and Detached Garages on Single- and Two-Family Lots
26. Discussion of HOME - American Rescue Plan Grant Agreement with the Department of Housing and Urban Development:
 - a. Resolution authorizing the Mayor to sign the 2021 HOME Investment Partnerships-American Rescue Plan (HOME-ARP) Grant Agreement in the amount of \$1,269,248
 - b. Motion directing staff to proceed with next steps

PUBLIC WORKS:

27. Resolution awarding contract to A & B Construction LTD of Harper, Iowa, to move existing hoop framing from 700 E. 5th Street to 309 Carnegie Avenue and erect a 50' x 200' hoop building for cold material storage in the amount of \$63,662

HEARINGS:

28. Hearing on Voluntary Annexation with non-consenting property owners located north of Lincoln Highway and west of Ames corporate limits to Boone County along N. 500th:
 - a. Resolution approving Annexation of property

ORDINANCES:

29. Third passage and adoption of ORDINANCE NO. 4449 removing all parking requirements for auditoriums, theaters, stadiums, and arenas within the Downtown Service Center and Campustown Service Center Zoning Districts
30. Third passage and adoption of ORDINANCE NO. 4450, as previously amended, creating the Resident Police Advisory Committee

DISPOSITION OF COMMUNICATIONS TO COUNCIL:

COUNCIL COMMENTS:

ADJOURNMENT:

MINUTES OF THE REGULAR MEETING OF THE AMES CITY COUNCIL

AMES, IOWA

SEPTEMBER 28, 2021

The Regular Meeting of the Ames City Council was called to order by Mayor John Haila at 6:00 p.m. on September 28, 2021, in the City Council Chambers in City Hall, 515 Clark Avenue, pursuant to law. Present were Council Members Gloria Betcher, Bronwyn Beatty-Hansen, Amber Corrieri, Tim Gartin, Rachel Junck, and David Martin. *Ex officio* Member Trevor Poundstone was also present.

PROCLAMATION FOR “WATERSHED AWARENESS MONTH,” OCTOBER 2021: Mayor Haila proclaimed October 2021 as “Watershed Awareness Month.” He urged every Story County citizens to recognize the importance of the watershed in which they live and to commit to keep learning and identifying how to make a difference, even in their own backyard. Accepting the Proclamation was City of Ames Municipal Engineer Tracy Peterson, City of Ames Stormwater Resource Analyst Liz Calhoun, Prairie Rivers of Iowa Executive Director Penny Brown Huber, Prairie Rivers of Iowa Watershed Educator Dan Haug, and City of Ames Environmental Specialist Dustin Albrecht. Ms. Peterson explained that everyone lives in a watershed as every drop of water leads to a body of water. Unfortunately, with droughts, those loads are continuing to build-up, and when the City gets a heavier rain of an inch or more, it will all go down the storm sewer and into the streams.

A series of special events highlighting water quality and natural resources will be available. On September 30, 2021, Chad Pregracke, author of “*From the Bottom Up: One Man’s Crusade to Clean America’s Rivers*” will be giving a presentation in the Ames City Auditorium at 7:00 p.m.; Wild and Scenic Film Festival will be held on October 1, 2021, in the City of Ames Auditorium; and on October 2, 2021, is the river and stream cleanup.

PROCLAMATION FOR “FIRE PREVENTION WEEK,” OCTOBER 3 - 9, 2021: The week of October 3 - 9, 2021, was proclaimed by the Mayor as “Fire Prevention Week.” He encouraged all citizens of Ames to “Learn the Sounds of Fire Safety” for Fire Prevention Week 2021 and to support the many public safety activities and efforts of the Ames Fire Department. The Proclamation was accepted by Deputy Fire Chiefs Doug Allen and Thomas Hackett along with several members of the Fire Department. Deputy Fire Chief Allen stated the Fire Department has a robust smoke detector program where if a citizen calls for help a crew will go to the citizen’s house and help install and hardwire the system. Mr. Allen noted that during his career “fire prevention” has always been a big topic and the number of fires has gone down; he believed this is due to fire education. Mr. Allen mentioned that the Fire Department responds to fires, but also vehicle extrications, ice rescue, water rescue, hazardous material response, and EMS response.

CONSENT AGENDA: Mayor Haila announced that the amount for Item No. 23: Change Order No. 1 to Blade Runner Turbomachinery Services, LLC, for Unit 8 Turbine Generator Overhaul project should be \$607,678.37 (not \$564,300).

Moved by Corrieri, seconded by Gartin, to approve the following items on the Consent Agenda.

1. Motion approving payment of claims
2. Motion approving Minutes of Special City Council Meeting held August 31, 2021 and

- Regular City Council Meeting held September 14, 2021
3. Motion approving Report of Change Orders for period September 1 - 15, 2021
 4. Motion certifying Civil Service candidates
 5. Motion approving new 12-Month Class C Liquor License with Outdoor Service and Sunday Sales - Sips and Paddy's Irish Pub, 126 Welch Avenue
 6. Motion approving ownership update for Class C Beer Permit with Class B Wine Permit and Sunday Sales - Aldi, Inc. #48, 108 South 5th Street
 7. Motion approving renewal of the following Beer Permits, Wine Permits and Liquor Licenses:
 - a. Class E Liquor License with Class B Wine Permit, Class C Beer Permit (Carry-Out Beer) and Sunday Sales - Hy-Vee Food & Drugstore #2, 640 Lincoln Way
 - b. Class E Liquor License with Class B Wine Permit, Class C Beer Permit (Carry-Out Beer) and Sunday Sales - Hy-Vee Food Store #1, 3800 W Lincoln Way
 - c. Class C Liquor License with Sunday Sales - Bullseye Restaurant Group LLC, (Boulder Tap House), 114 South Duff Avenue
 - d. Class E Liquor License with Class B Wine Permit, Class C Beer Permit (Carry-Out Beer) and Sunday Sales - CVS/Pharmacy #10452, 2420 Lincoln Way #104
 - e. Class C Beer Permit with Class B Wine Permit and Sunday Sales - Aldi, Inc. #48, 108 South 5th Street
 - f. Class B Beer with Sunday Sales - Macubana, 116 Welch Avenue **Pending Dram Shop Insurance**
 - g. Class B Beer with Sunday Sales - Chica Shack Ames, 131 Welch Avenue **Pending Dram Shop Insurance**
 - h. Class C Beer Permit with Sunday Sales - Docs Stop 5, 2720 E 13th Street
 - i. Class C Liquor License with Class B Native Wine Permit, Outdoor Service, and Sunday Sales - AJ's Ultra Lounge, 2401 Chamberlain Street **Pending Dram Shop Insurance**
 8. RESOLUTION NO. 21-527 authorizing the Mayor to sign Certificate of Consistency with City's 2019-2023 CDBG Consolidated Plan on behalf of ACCESS for funding from Iowa Finance Authority
 9. Motion approving request from ISU Homecoming Central Committee for Fireworks Permit for display from ISU Central Campus at midnight on Friday October 22, for Mass Campaniling.
 10. RESOLUTION NO. 21-506 approving Encroachment Permit Agreement for Sign at 316 Main Street
 11. RESOLUTION NO. 21-507 approving and adopting Supplement No. 2021-4 to *Municipal Code*
 12. RESOLUTION NO. 21-508 approving update to City Sick Leave Policy
 13. 2021 Symposium on Building Inclusive Organizations event in partnership with the Ames Chamber of Commerce and Iowa State University Office of Diversity, Equity, and Inclusion:
 - a. RESOLUTION NO. 21-509 authorizing the expenditure of \$5,000 (\$2,500 Council budget, \$1,500 Council Contingency, and \$1,000 Ames Human Relations Commission)
 14. RESOLUTION NO. 21-510 approving Police Department's participation in the Governor's

- Traffic Safety Bureau Nighttime Seat Belt Enforcement Grant Program
15. RESOLUTION NO. 21-511 approving Service Agreement between City of Ames and Cornerstone Government Affairs, Inc.
 16. Flood Mitigation - River Flooding:
 - a. R RESOLUTION NO. 21-512 approving Purchase Agreements for land acquisitions:
 - i. Parcel 3: Kenneth and Marjory Howe Trust - \$85,050.92 (partial acquisition)
 - ii. Parcel 3: Jim Howe - \$9,400 (tenant compensation)
 - iii. Parcel 5: RL Enterprises LLC - \$196,134.48 (partial acquisition)
 - iv. Parcel 5: Red Lobster - \$84,944 (tenant compensation)
 - b. RESOLUTION NO. 21-513 approving preliminary plans and specifications for Ioway Creek Restoration and Flood Mitigation Project; setting November 3, 2021, as bid due date and November 9, 2021, as date of public hearing
 17. RESOLUTION NO. 21-514 approving Amendment to Financial Assistance Award through Economic Development Administration for Prairie View Industrial Utility Extension
 18. RESOLUTION NO. 21-515 awarding upfitting of two Public Works/Traffic trucks to Truck Equipment of Des Moines, Iowa, in the amount of \$67,622
 19. RESOLUTION NO. 21-516 awarding Contract for CyRide 2022 HVAC Improvement Project to Stein Heating and Cooling Inc., of Webster City, Iowa, in the amount of \$499,600 (base bid and bid Alt. 2)
 20. RESOLUTION NO. 21-517 approving contract and bond for Tahira and Labh Hira Park Concrete Work
 21. RESOLUTION NO. 21-518 approving Change Order No. 1 to Blade Runner Turbomachinery Services, LLC, of Navasota, Texas, for Unit 8 Turbine Generator Overhaul project in the amount of \$607,678.37
 22. Homewood Golf Course Clubhouse Project:
 - a. RESOLUTION NO. 21-519 approving Change Order No. 1 to R. H. Grabau Construction, Inc., of Boone, Iowa, in the amount of \$14,309.01
 - b. RESOLUTION NO. 21-520 accepting completion of Contract
- Roll Call Vote: 6-0. Motions/Resolutions declared carried/adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

PUBLIC FORUM: Mayor Haila opened Public Forum.

Richard Deyoe, 505-8th Street, #2, Ames, Iowa, stated THAT about a month ago he had spoken with the Mayor outside of City Hall regarding the motto for Ames. Mr. Deyoe had recommended having the motto be “Name Ames Home,” but it was named “Smart Choice.” He commented that he was very hurt by the process of choosing a new motto. Mr. Deyoe mentioned that he was previously outside City Hall opening the door for employees and was offering to take people out for lunch and someone called the police. He said he was told by the Police Department that if he took someone out to lunch, they were going to take him to prison. Mr. Deyoe commented that he was not sure why the cops were called on him. He explained that he was upset about the letter he received that barred him from being at City Hall as he considered opening the door as his job.

The Mayor closed Public Forum when no one further came forward to speak.

STAFF REPORT ON SIDEWALK INFILL/COMPLETE STREETS FOR UPCOMING STREET IMPROVEMENT PROJECTS (TOP-O-HOLLOW AND OPAL DRIVE):

Municipal Engineer Tracy Peterson advised that the City is working on the design for next year's construction projects. She stated that the Asphalt Street Pavement Improvement Program (Multiple Locations) needed Council direction regarding sidewalk infill.

Public Works Engineer Hafiz Ibrahim mentioned that most of the streets in this Program have sidewalks on both sides of the street except for Top-O-Hollow Road and Opal Drive. These two streets have a sidewalk on only one side of the road. A map showed that there is an existing sidewalk on the south side of Top-O-Hollow. Per the Complete Streets Plan, it is recommended sidewalks be installed on both sides of the streets. Mr. Ibrahim noted that there were a few issues with putting the sidewalk on the north side of Top-O-Hollow. The infill of sidewalk on the north side of Top-O-Hollow Road will increase the cost of the Top-O-Hollow Road project by 24% or an additional \$307,000, and this exceeds the 22% cost increase threshold indicated in the Complete Streets Plan. There are also several issues with the design that interfere with implementation of the infill of the sidewalk. These included removing mature trees, relocation of existing electric overhead poles/lines, and replacing all existing driveways to meet ADA requirements. Ms. Peterson noted that the \$307,000 does not include the cost to relocate the five electric poles. On Opal Drive, there is existing sidewalk connectivity on the entire east side of the street. To include infill of sidewalk on the west side of Opal Drive will increase the cost of the Opal Drive project by 32% or an additional \$67,200. There are also several issues with the design that would interfere with the implementation of the infill of sidewalk. This would include replacing all existing driveways to meet ADA requirements and changing the existing driveway slope at 220 Crystal Street from 8.6% to an unacceptable 21%.

Council Member Gartin explained that some Residential streets don't have any sidewalks (i.e., Ross Road) and wanted to know about the prioritization of infill. Municipal Engineer Peterson explained that in previous years, staff had come before the Council for areas that were not fully connected on one side of the street, and connectivity was done. On this project, there is connectivity on both Top-O-Hollow Road and Opal Drive, and this would be adding infill if the Council wanted it. Other locations, such as Ross Road, would come forward in the Capital Improvements Plan to do road improvements. Mr. Gartin clarified that what is driving certain areas is because the street in this area is being redone. It was confirmed that was correct.

Ms. Peterson explained that staff will hold public information meetings for these projects with all the residents/businesses to discuss the scope of the project.

Council Member Betcher inquired what the condition of the sidewalk was on the other side of the street where there is connectivity. Ms. Peterson noted that they had driven through the area earlier and did not see any areas that were clearly vaulted, missing panels, or causing an obstruction. She explained that if there are one or two faults while working on the project the City can fix those or identify the area and notify the property owners.

Council Member Martin mentioned that it sounded like it was currently not part of the process to look at the condition of the existing sidewalks. Ms. Peterson explained that the existing sidewalks are the responsibility of the adjacent property owners, and the City is looking at accessibility. Mr. Martin wondered if the Council would want to make it a priority to check the condition of existing sidewalks when there is a major road reconstruction project. The Council could formally say “let’s make sure all the sidewalks are in good condition, even the ones that are not formally part of the project.” He commented that it may just be having a staff member walk through the area and make notes and have a letter sent to the property owner. Ms. Peterson noted that with that suggestion, staff would need some direction to start incorporating that into the Capital Improvements Plan or start including the appropriate staff to do a walk-through of the area and to notify property owners.

Council Member Betcher questioned who sends out the letters to notify homeowners. Ms. Peterson stated it would be done between the Public Works Operations Department and Inspections Division. Council Member Beatty-Hansen noted that currently it is a complaint-based system only.

Mayor Haila opened the public hearing. It was closed when no one came forward to speak on the item.

Moved by Gartin, seconded by Corrieri, to approve Alternative 1, which was to direct staff to design both projects with no new sidewalk infill.

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

Moved by Martin, seconded by Corrieri, to ask staff in future planning stages, to review the existing sidewalk quality in addition to the ADA compliance, and report it as part of the investigation of the project in the Staff Report.

Council Member Gartin asked if that should be part of the Complete Streets Program. Mr. Martin stated he was not asking to make a change to the Complete Streets Program. Ms. Peterson mentioned that collecting data for a while is always helpful before changing any policies. She felt that staff could incorporate Mr. Martin’s motion more informally, and if it started to impact project costs, they might need to look at doing something different. She noted that staff is already doing walk-throughs of the area and could incorporate walking the sidewalks as well.

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

APPLICATION AND CRITERIA FOR ARTS CAPITAL GRANT PROGRAM: Assistant City Manager Brian Phillips stated that the Council allocated \$200,000 for a one-time Arts Capital Grant Program. Feedback was received from the Public Art Commission (PAC) and the Commission on The Arts (COTA) as to what the program would look like. He mentioned that it was important to note that the concept for this Program does not necessarily mean someone would have to be an “art organization” to take advantage of it. The criteria have been written broadly so any organization that might have arts, performance, or an entertaining function could submit an application for possible funding. Staff had provided a series of questions for the applicants to help determine what the project

would create/do that would offer something different for the community. Mr. Phillips stated that it is important to provide ample time for the individuals/organizations that are intending to apply to: 1) develop a well-thought-out proposal, and 2) implement a “fully cooked” project. In order to achieve those two items, staff proposed to have the application period be approximately two months to provide applicants time to prepare their proposals. He noted that the period of time that the organization, individual, or entity would have to complete the improvements would roughly be a year and a-half.

Council Member Corrieri commented that she thought she had read somewhere about the spend-down requirement, and asked what the time requirement was for the funds to be spent. Mr. Phillips stated that the project would need to be completed by June 30, 2023, however, he didn't think that date was on the criteria form. He explained that the next step would be to develop a contract and that information would be included along with any other terms needed to be compliant with accounting standards.

Council Member Betcher asked if the spaces had to be permanent (fixed) spaces or could the spaces be mobile. She said she was asking because of the new “Music on the Move.” Mr. Phillips stated that when thinking of capital, you think about something that is lasting, and not necessarily a brick-and-mortar structure. The criteria that were created stated to “create, renovate, or improve a space for arts or artists.” He mentioned that a stage that could be parked in a garage and taken out regularly over a period of five years could be interpreted to count, but it would be up to the evaluation committee to make that determination. Mr. Phillips cautioned that there are a lot of Capital Grant Programs that exclude vehicles because those can cause additional issues. He encouraged the Council to avoid vehicles for an agency or an organization. Council Member Corrieri pointed out that the Council had excluded vehicles in the Human Services Capital Program. Ms. Betcher explained that she was trying to think of things that people might propose that the Council may not necessarily want to fund. Council Member Beatty-Hansen stated she would encourage everyone to apply. Ms. Corrieri noted there could be potential challenges; anytime anyone is applying for a Capital Grant, vehicles are often excluded from any type of funding because it could cause a lot of challenges. Mr. Phillips explained there are multiple issues with vehicles, but a mobile music stage is a unique idea. He felt it was important to note that nothing is going to be awarded without approval by the City Council first. The Council will see the recommendations, and it will be up to the Council to determine if the project meets their interests.

Mayor Haila mentioned that under the Arts Capital Grant Program, under “Eligible Projects, Item No. 7 states “include matching funds of at least 25% from the recipient. Matching funds must be in the form of cash. In-kind contributions are not eligible for use as matching funds.” He wanted to clarify that “cash” was something that could be borrowed and thought it would be beneficial to include a definition. Mr. Phillips explained that they will ask for a budget submittal that will differentiate between in-kind contributions and various cash loans. If there were any questions from the applicants, the committee would be happy to answer them.

The Mayor noted that sometimes there are pre-conference meetings where someone can ask

questions, and he wanted to know if this could be done. Mr. Phillips stated he didn't believe the feedback from PAC and COTA made that kind of recommendation, but it was something that could be done. It was noted that typically there are not many questions upfront.

Mayor Haila opened public comment. It was closed when no one came forward to speak.

Moved by Junck, seconded by Corrieri, to approve the Arts Capital Grant Program outline and application.

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

MINOR AMENDMENT TO THE AMES URBAN FRINGE PLAN FRAMEWORK AND LAND USE CLASS MAP TO CHANGE THE LAND LOCATED AT 2105 AND 2421 DAYTON AVENUE FROM AGRICULTURAL & FARM SERVICE TO PLANNED INDUSTRIAL: City Planner Justin Moore explained that this was a request for a Minor Amendment to the Ames Urban Fringe Plan Framework and Land Use Class Map. He noted that the property is located on the west side of Dayton Avenue between BASF and the Eagles Loft Daycare directly across from the USDA labs. The property owner plans to eventually annex the property to the City for a smaller scale industrial development. In order to begin the process, the Land Use Designation outside of the City limits, in Story County, has to fit an Urban Service category. Planned Industrial in the Urban Services category is what the current Land Use Plan requires for an Annexation to be considered.

Mr. Moore noted that there is a small portion of Natural Area on the northwest corner of the property that will remain as a Natural Area designation, but both properties will fall under the Urban Services category. The change from the Rural Service and Agricultural Conservation Area to the Urban Services category follows the intent of the Draft Ames 2040 Future Land Use Plan, which designates the area for future development categorized as Employment. While the Ames 2040 is not yet officially adopted, the initial findings for including it in the draft Plan apply to this ad hoc consideration of a Fringe Plan Amendment at this time as it was not predicated on any other specific improvement or land use change in the area. It is anticipated the Plan would be adopted later this winter, shortly after annexation. Approval of the Amendment is required by both the City Council and the Board of Supervisors per the cooperative 28E Agreement. This will be brought to the Board of Supervisors in October 2021.

Council Member Beatty-Hansen asked how this request was different from the small area along South Bell that is currently under a Tax Increment Financing (TIF). City Manager Steve Schainker commented that the location on South Bell is at capacity and more areas are needed. He explained this project may request to become a TIF project sometime in the future, and the City would recommend it to be a competitive type approach. The property owner needs the Land Use change in order to develop the property regardless of TIF.

Council Member Betcher wanted to know if the Natural Area would always be an Overlay Designation. Mr. Moore stated that in this case the Natural Area is a Land Use Class Designation

or Framework Designation. The City does have an environmentally sensitive overlay and that applies to the Cities Floodplains and Floodways. Once annexation and rezoning occur, the entire property will be rezoned, but will still have the Framework of the Natural Area. Ms. Betcher asked if the rest of the area had an underlying Natural Designation. Mr. Moore answered that there may be something within the County, but the City does not have anything that applies to this area.

Mayor Haila opened the public hearing. The Mayor closed the hearing after no one requested to speak.

Moved by Betcher, seconded by Gartin, to adopt RESOLUTION NO. 21-521 approving a Minor Amendment to the Ames Urban Fringe Plan Framework and Land Use Class Map to change the land located at 2105 and 2421 Dayton Avenue from Agricultural & Farm Service to Planned Industrial. Roll Call Vote: 6-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

HEARING ON LEASE AGREEMENT BETWEEN THE CITY OF AMES AND YOUTH AND SHELTER SERVICES FOR PARKING LOT P: The public hearing was opened by Mayor Haila. No one came forward to speak on this topic, and the hearing was closed.

Moved by Betcher, seconded by Junck, to adopt RESOLUTION NO. 21-522 approving the Lease Agreement between the City of Ames and Youth and Shelter Services for Parking Lot P in a term 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 REQUEST TO VACATE EXISTING PEDESTRIAN EASEMENT LOCATED ALONG THE EASTERN TEN FEET OF 4901 WALLER STREET: Municipal Engineer Tracy Peterson noted that the property owner had contacted the Planning & Housing Department and requested a Pedestrian Easement be vacated in order to expand his driveway. The purpose of the easement was to provide access from the properties along Waller Street to the future Edwards Elementary School. The pedestrian easement has not been paved or used as an access to Edwards Elementary School since it was first established by the Final Plat. The Site Plan for the school was approved in 2013 and included a stormwater detention basin near the rear of the property. The basin obstructs any future pedestrian path from Waller Street to the school building.

Mayor Haila opened the public hearing. There was no one wishing to speak, and the Mayor closed the hearing.

Moved by Gartin, seconded by Junck, to adopt RESOLUTION NO. 21-523 vacating the existing Pedestrian Easement located along the eastern ten feet of 4901 Waller Street. Roll Call Vote: 6-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

HEARING ON SE 16TH STREET AND SOUTH DUFF AVENUE TRANSMISSION MODIFICATIONS: Mayor Haila declared the public hearing open. He closed the hearing after no one came forward to speak on this issue.

Moved by Betcher, seconded by Junck, to adopt RESOLUTION NO. 21-524 approving final plans and specifications and awarding a contract to IES Commercial of Holdrege, Nebraska, in the amount of \$529,140.38 (inclusive of sales tax).

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

DISPOSITION OF COMMUNICATION TO COUNCIL: Mayor Haila asked the Council to take a moment to deviate from the Agenda to address one of the items under Dispositions. The Mayor explained there was a memo from Electric Services Director Donald Kom regarding Retail Solar Net Metering Revenue. Council Member Martin noted he liked the proposal in the Memo, and was grateful that staff will be doing further investigating in the Fall. He asked that when staff started to investigate the rebate only model, if it would be possible to investigate if there were any improvements that could be made to that application, permitting, and/or approval procedures. Electric Services Director Don Kom mentioned that staff could look at that; however in 2018/19, staff had reviewed all the processes from Inspections to Electric to Planning and Housing. Mr. Kom stated that the Electric Utility Operations Review and Advisory Board (EUROAB) has been looking at net metering and looking at how the Program is being used. Staff wanted to look at ways to create programs that work towards allowing everyone in the community the opportunity to set up solar panels. He noted that the Solar Farm still has SunSmart Power Packs available for purchase.

Council Member Gartin asked if the City should be looking at Net Metering in the context of climate action planning. Director Kom mentioned they are looking at different models and the pros and cons of each model.

HEARING ON NUISANCE ASSESSMENTS: The Mayor noted that the sidewalk repair/replacement was paid in full by the property owner, and the only assessment the Council would be considering is the snow/ice removal.

The Mayor opened the public hearing and closed it after there was no one wishing to speak.

Council Member Gartin wanted to know if any of the parties had contacted the City to offer an explanation as to why they haven't paid the bill. Finance Director Duane Pitcher commented that no one had contacted the City.

Moved by Corrieri, seconded by Beatty-Hansen, to adopt RESOLUTION NO. 21-525 approving assessing costs of snow/ice removal and certifying the assessments to the Story County Treasurer. Roll Call Vote: 5-0-1. Voting Aye: Beatty-Hansen, Betcher, Corrieri, Junck, Martin. Voting Nay: None. Abstaining due to Conflict: Gartin. Resolution declared adopted, signed by the Mayor, and hereby made a portion of these Minutes.

HEARING ON AMENDMENTS TO FISCAL YEAR 2021/22 ADOPTED BUDGET FOR CARRYOVERS FROM FISCAL YEAR 2020/21: Finance Director Duane Pitcher stated all the projects and associated budgeted expenditures and funding sources were approved by City Council as part of the fiscal year 2020/21 budget, but were not completed during the year. This Amendment provides formal Council authority to carry forward the appropriation for projects and other work that will not be spent until fiscal year 2021/22.

The Mayor opened the public hearing and closed it after there was no one wishing to speak.

Moved by Martin, seconded by Corrieri, to adopt RESOLUTION NO. 21-526 to amend the FY 2021/22 Budget for carry-over amounts for FY 2020/22.

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

ORDINANCE REMOVING ALL PARKING REQUIREMENTS FOR AUDITORIUMS, THEATERS, STADIUMS, AND ARENAS WITHIN THE DOWNTOWN SERVICE CENTER AND CAMPUSTOWN SERVICE CENTER ZONING DISTRICTS: Moved by Beatty-Hansen, seconded by Corrieri, to pass on second reading an Ordinance removing all parking requirements for auditoriums, theaters, stadiums, and arena within the Downtown Service Center and Campustown Service Center Zoning Districts.

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

ORDINANCE, AS PREVIOUSLY AMENDED, CREATING THE RESIDENT POLICE ADVISORY COMMITTEE: Moved by Beatty-Hansen, seconded by Junck, to pass on second reading an Ordinance, as previously amended, creating the Resident Police Advisory Committee.

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

DISPOSITION OF COMMUNICATION TO COUNCIL: The Mayor mentioned there was one item remaining under Dispositions. It was an email from Ashley Terrell requesting a speed study to be conducted on Ridgetop Road. City Manager Steve Schainker stated that, rather than requesting a memo, he would recommend directing the Traffic Engineer to put this project on the list to perform a speed study. He mentioned that this would be added to other projects.

Moved by Beatty-Hansen, seconded by Junck, to direct the Traffic Engineer to put Ridgetop Road on the list to complete a speed study sometime in the future.

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

COUNCIL COMMENTS: *Ex officio* Trevor Poundstone stated that he will be talking to the Student Government Senate about the Ames Plan 2040 and the Climate Action Plan at its next meeting. He is also working on setting a date for the Joint Student Government/City Council meeting.

Council Member Gartin congratulated the Octagon Center for the Arts for its success on the 50th

Anniversary of the Octagon Art Festival. He explained that the program he mentioned at the last meeting on recidivism was held on September 23, 2021, and is now available on the Ames NAACP *Facebook* site or on *YouTube*. He encouraged everyone to take a moment and watch the presentation.

Council Member Betcher noted that last Saturday was the first “Engagement Festival - Play Ames - Imagine Your City.” She thanked everyone who came out to help and felt everyone enjoyed the day. There is now a new mural on the side of the building at the corner of 5th and Burnett. Ms. Betcher mentioned the most exciting thing for her was seeing the City’s Small Arts Grant Program in action at both the Engagement Festival and the Octagon Art Festival.

Mayor Haila noted that on October 6, 2021, at noon, is the “Healthiest State Walk,” in Ames and encouraged citizens to join.

CLOSED SESSION: Council Member Martin asked City Attorney Mark Lambert if there was a legal reason to go into Closed Session. Mr. 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. Roll Call Vote: 6-0. Motion declared carried unanimously.

Moved by Martin, seconded by Junck, to go into Closed Session.

The City Council entered into a Closed Session at 7:06 p.m. and reconvened in Regular Session at 7:09 p.m.

Moved by Betcher, seconded by Martin, to approve the settlement with Anna Ernst in the amount of \$20,000.

Vote on Motion: 5-1. Voting Aye: Beatty-Hansen, Betcher, Corrieri, Junck, Martin. Voting Nay: Gartin. Motion declared carried.

ADJOURNMENT: Moved by Beatty-Hansen to adjourn the meeting at 7:10 p.m.

Amy L. Colwell, Deputy City Clerk

John A. Haila, Mayor

Diane R. Voss, City Clerk



REPORT OF CONTRACT CHANGE ORDERS

Period:	<input type="checkbox"/>	1 st – 15 th
	<input checked="" type="checkbox"/>	16 th – End of Month
Month & Year:	September 2021	
For City Council Date:	October 12, 2021	

Department	General Description of Contract	Contract Change No.	Original Contract Amount	Contractor/ Vendor	Total of Prior Change Orders	Amount this Change Order	Change Approved By	Purchasing Contact (Buyer)
Public Works	2020/21 CDGB Improvements (Baker Subdivision)	3	\$1,317,872.65	Con-Struct Inc.	\$-(4,750.00)	\$44,413.90	B. Phillips	MA
Parks & Recreation	Homewood Golf Course Clubhouse Project	1	\$1,374,881.00	R. H. Grabau Construction, Inc.	\$0.00	\$14,309.01	K. Abraham	MA
Public Works	2020/21 Seal Coat Street Improvements (East 8 th Street)	2	\$161,610.46	All Star Concrete	\$-(1,264.58)	\$-(7,873.83)	J. Joiner	MA
Parks & Recreation	Ada Hayden Heritage Park Fishing Pier Improvements	2	\$201,040.00	Woodruff Construction, LLC	\$0.00	\$3,213.52	K. Abraham	MA
Parks & Recreation	Ada Hayden Heritage Park Fishing Pier Improvements	3	\$201,040.00	Woodruff Construction, LLC	\$3,213.52	\$5,967.36	K. Abraham	MA
			\$		\$	\$		



Applicant

NAME OF LEGAL ENTITY	NAME OF BUSINESS(DBA)	BUSINESS	
Green Hills Residents' Association	Green Hills Residents' Association	(515) 357-5000	
ADDRESS OF PREMISES	CITY	COUNTY	ZIP
2200 Hamilton Drive, Suite 100	Ames	Story	50014
MAILING ADDRESS	CITY	STATE	ZIP
2205 Green Hills Drive	Ames	Iowa	50014

Contact Person

NAME	PHONE	EMAIL
Kat Kilbane	(515) 357-5000	ed@greenhillsrc.com

License Information

LICENSE NUMBER	LICENSE/PERMIT TYPE	TERM
LA0001450	Class A Liquor License	12 Month
TENTATIVE EFFECTIVE DATE	TENTATIVE EXPIRATION DATE	
June 30, 2021	June 29, 2022	

SUB-PERMITS/PRIVILEGES

Class A Liquor License, Outdoor Service, Sunday Service



Status of Business

BUSINESS TYPE

Privately Held Corporation

Ownership

NAME	CITY	STATE	ZIP	POSITION	% OF OWNERSHIP	U.S. CITIZEN
Jerry Hall	Ames	Iowa	50014	President	0.00	Yes
Alan Atherly	Ames	Iowa	50014	Vice-President	0.00	Yes
Warren Madden	Ames	Iowa	50014	Treasurer	0.00	Yes
Carol Volker	Ames	Iowa	50014	Secretary	0.00	Yes

Insurance Company Information

INSURANCE COMPANY

Ironshore Specialty 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



MEMO

Item No. 5

To: Mayor and City Council Members
From: Lieutenant Heath Ropp, Ames Police Department
Date: September 27, 2021
Subject: Beer Permits & Liquor License Renewal Reference City Council Agenda

The Council agenda for October 12th, 2021, includes beer permits and liquor license renewals for:

- **Target Store T-1170** (320 S Duff) - Class E Liquor License with Class B Wine Permit, Class C Beer Permit (Carryout Beer) and Sunday Sales

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

COUNCIL ACTION FORM

SUBJECT: CERTIFICATION OF LOCAL GOVERNMENT APPROVAL ON BEHALF OF LOCAL NONPROFIT ORGANIZATIONS APPLYING FOR GRANT FUNDS TO THE IOWA FINANCE AUTHORITY (IFA)

BACKGROUND:

Youth and Shelter Services, Inc. (YSS) and The Bridge Home, are seeking City certification to submit applications for various grant funding through the Iowa Finance Authority (IFA). **In order to apply for this funding, these agencies must request a certification from the local government that the program funds are consistent with goals and priorities outlined in the City's most current CDBG Five-Year Consolidated Plan (2019-2023), for addressing the needs of homeless and low-income households.**

YSS is seeking to apply for approximately \$35,784 of Story County for Transitional Living Program (TLP) and Rapid Rehousing (RRH) funding. The Bridge Home is seeking to apply for approximately \$178,459 of Rapid Rehousing (RRH), Emergency Shelter Grant (ESG) and Shelter Assistance Funds (SAF) funding for Two Rivers Regions that will primarily benefit Ames/Story County.

The "Certification of Local Government Approval" signifies that the City understands and agrees to allow these non-profit agencies to receive these federal funds directly through the IFA. Also, these certifications confirm that the City approves of IFA to administer these grant funds on behalf of the non-profit organizations. The application is for funding beginning January 1, 2022.

In order to facilitate YSS and The Bridge Home to be able to apply for these various grant funds, the Mayor is being asked to sign the attached "Certification of Local Government Approval" on behalf of both agencies.

ALTERNATIVES:

1. The City Council can authorize the Mayor to sign the Certification of Local Government Approval for YSS and The Bridge Home in order to apply for various grant funding through the Iowa Finance Authority (IFA).
2. The City Council can choose to not authorize the Mayor to sign the Certification of Local Government Approval for YSS and The Bridge Home in order to apply for various grant funding through the Iowa Finance Authority (IFA).

MANAGER'S RECOMMENDED ACTION:

Receiving these various grant funds administered through the Iowa Finance Authority is very important in helping these agencies provide much needed services related to housing. The staff has determined that requested are consistent with the goals and priorities outlined in the City's CDBG Five-Year Consolidated Plan.

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

CERTIFICATION OF LOCAL GOVERNMENT APPROVAL
FOR NONPROFIT ORGANIZATIONS RECEIVING IOWA STATEWIDE
EMERGENCY SOLUTIONS GRANT (ESG) FUNDS FOR SHELTER

ESG Nonprofit Recipient:	Youth and Shelter Services, Inc. (YSS)
ESG Shelter Project:	Boone County TLP, Two Rivers Service Area RRH, Story County TLP, Marshal County TLP, and Polk County Street Outreach and Emergency Shelter.
Unit of General Purpose Local Government for the geographic area served (city or county):	City of Ames, Iowa
Project Description (2-3 sentences):	Project served homeless youth ages 16-24 in transitional living programs (TLP) and/or Rapid Rehousing programs (RRH) located in Boone, Marshall, Polk, and Story Counties, Street Outreach & Emergency Shelter to homeless youth in Polk County is provided by Iowa Homeless Youth Centers in Des Moines.

I certify that I am duly authorized to act on behalf of the unit of general purpose local government named above, and that I hereby approve* of this project.

By: _____
Signature Date

Printed Name and Title of Signatory Local Official

* This approval is made to carry out 24 CFR Part 576.202(a), which states the following:
“... The recipient must subgrant the remaining funds in its fiscal year grant to:
(1) Units of general purpose local government in the State, which may include metropolitan cities and urban counties that receive ESG funds directly from HUD; or
(2) Private nonprofit organizations, provided that for emergency shelter activities the recipient obtains a certification of approval from the unit of general purpose local government for the geographic area in which those activities are to be carried out.”

Iowa Statewide ESG Policy: This certification is required at least once every two years.

CERTIFICATION OF LOCAL GOVERNMENT APPROVAL

**FOR NONPROFIT ORGANIZATIONS RECEIVING IOWA STATEWIDE
EMERGENCY SOLUTIONS GRANT (ESG) FUNDS FOR SHELTER**

ESG Nonprofit Recipient:	The Bridge Home
ESG Shelter Project:	Ames/Story County
Unit of General Purpose Local Government for the geographic area served (city or county):	City of Ames, Iowa
Project Description (2-3 sentences):	The Bridge Home provides emergency shelter in single site shelter and motel vouchering. The Bridge Home also provides supportive housing, rapid re-housing and homeless prevention assistance.

I certify that I am duly authorized to act on behalf of the unit of general purpose local government named above, and that I hereby approve* of this project.

By: _____ Date _____
 Signature _____
 Printed Name and Title of Signatory Local Official _____

* This approval is made to carry out 24 CFR Part 576.202(a), which states the following:
 "... The recipient must subgrant the remaining funds in its fiscal year grant to:
 (1) Units of general purpose local government in the State, which may include metropolitan cities and urban counties that receive ESG funds directly from HUD; or
 (2) Private nonprofit organizations, provided that for emergency shelter activities the recipient obtains a certification of approval from the unit of general purpose local government for the geographic area in which those activities are to be carried out."

Iowa Statewide ESG Policy: This certification is required at least once every two years.

COUNCIL ACTION FORM

SUBJECT: **EXTENSION OF ENGAGEMENT WITH AHLERS AND COONEY, P.C., FOR LEGAL SERVICES RELATED TO APPLICATION OF IOWA CODE CHAPTER 20**

BACKGROUND:

In 2017, Iowa law related to collective bargaining for public sector employees was modified. Due to federal protections for the collective bargaining rights of transit employees, a dispute arose between the City and the union representing the City's Blue Collar bargaining unit (which includes a mix of transit and non-transit City employees) regarding how bargaining should work under the new state law. The City engaged the services of the Ahlers and Cooney law firm to prepare a petition to get clarification from the Public Employment Relations Board (PERB) about the law. The City is now seeking judicial review of PERB's decision.

On July 9, 2019, the City Council approved an extension of the engagement with Ahlers and Cooney to a total amount of \$50,412.58. On May 12, 2020, the City Council approved an additional \$15,000 in funding, for a total contract amount of \$65,412.58. On July 2, 2021, City staff authorized an increase of \$7,000, for a total contract amount of \$72,412.58.

The City's brief for oral arguments has been completed, and staff estimates that funds will need to be authorized to complete the City's reply brief and to conduct oral arguments, which are scheduled for November. **Therefore, staff is requesting that an additional \$20,000 be added to the purchase order, for a total contract amount of \$92,412.58.**

The actual amount charged to the City is based on the hourly rates for the attorneys, plus actual fees for copying, printing, and related services. **Should additional services be required due to appeals by either party, additional funding may be recommended in the future. Expenses are distributed to the operating budgets of the seven City departments with employees represented by this bargaining unit.**

Normally, these types of services would be retained only after a competitive solicitation process and the evaluation of proposals. However, the City did not envision these issues would require such extensive legal services when it initiated the engagement with Ahlers and Cooney. It would be disadvantageous to the City to solicit proposals at this time, retain a new firm, and prepare that firm to represent the City in this matter at this point. Additionally, the attorney the City works with through Ahlers and Cooney has unique experience with federal transit labor protections, which may not be available through other firms.

ALTERNATIVES:

1. Waive the City's purchasing policy requirement for formal bidding procedures and extend the engagement with Ahlers and Cooney, P.C., of Des Moines, Iowa in an amount not to exceed \$20,000.
2. Reject the waiver request and direct staff to solicit competitive proposals for these services.

CITY MANAGER'S RECOMMENDED ACTION:

The City's collective bargaining agreement with the Blue Collar labor group has become significantly more complex due to the application of the new state law related to collective bargaining, and how that law interacts with federal labor protections. Outside legal assistance is required to navigate these issues, and the City has used Ahlers and Cooney to assist the City to date in this matter. The service from Ahlers and Cooney has been acceptable to City staff, and Council approval is required to continue using its services.

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

COUNCIL ACTION FORM

SUBJECT: VACATION OF UTILITY EASEMENT AT 1100 BUCKEYE AVENUE

BACKGROUND:

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

The area to be vacated is shown on Attachment A.

ALTERNATIVES:

1. Set the date of public hearing as October 26, 2021 to approve the vacation of the aforementioned utility easement.
2. Do not proceed with vacation of the aforementioned utility easement.

CITY MANAGER'S RECOMMENDED ACTION:

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

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

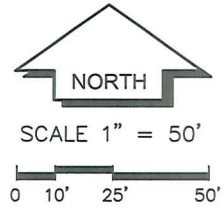
RECORDER'S INDEX

Attachment A

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

UTILITY EASEMENT ABANDONMENT

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



UTILITY EASEMENT ABANDONMENT DESCRIPTION

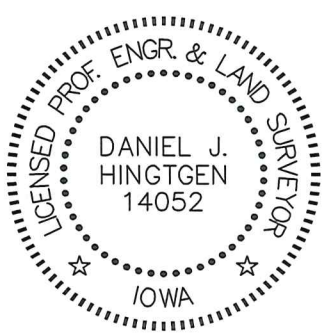
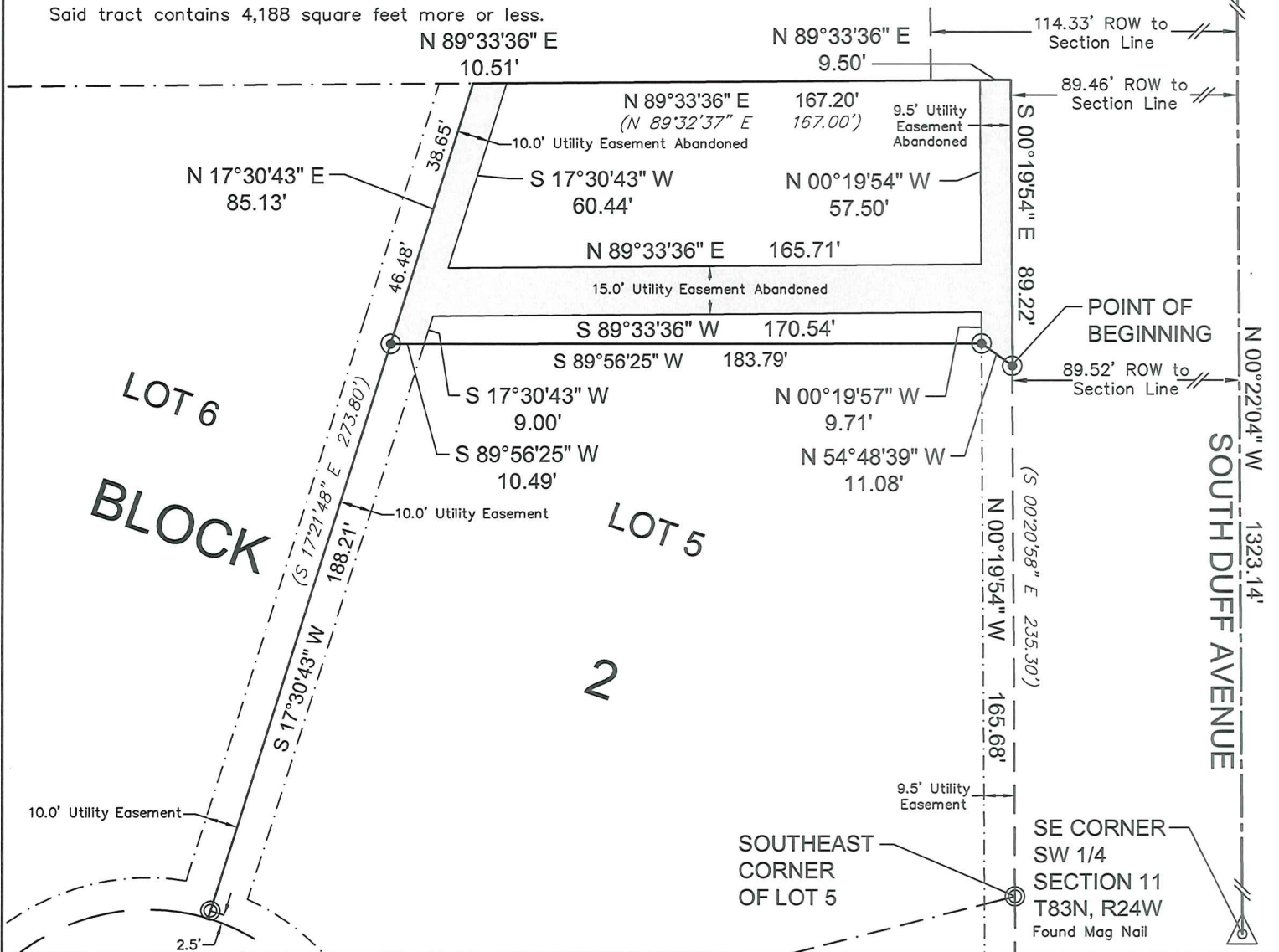
ABANDONMENT OF UTILITY EASEMENT IN PART OF LOT 5 OF BLOCK 2 OF THE FIRST ADDITION TO SOUTHWOOD SUBDIVISION, AMES, IOWA AND MORE COMPLETELY DESCRIBED AS FOLLOWS:

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

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

LEGEND

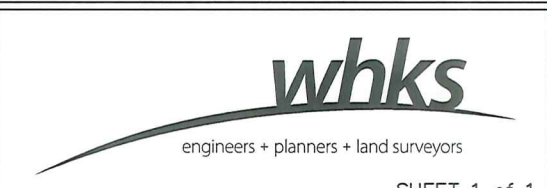
- SECTION CORNER
- FOUND 5/8" REBAR
- SET 5/8" REBAR w/ YELLOW SURVEY CAP NO. 14052
- ACQUISITION LINE
- UTILITY EASEMENT
- LOT LINE
- ROW LINE
- SECTION LINE
- ABANDONED UTILITY EASEMENT
- (15.0') PREVIOUSLY RECORDED
- 15.0' FIELD MEASUREMENT



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

[Signature] 9/23/2021
 Dan Hingtgen, Land Surveyor Date
 License number: 14052
 My registration renewal date is December 31, 2022
 Pages or sheets covered by this seal: 1 (ONE)

ABANDONMENT EXHIBIT
 Drawn by: DH Project No.: 8198.00
 Drawing Date: 9/23/2021
 Drawing Name: K:\8198.00 - Ames Squaw Creek\CAD\Squaw Creek Floodplain.dwg



COUNCIL ACTION FORM

SUBJECT: 2021/22 TRAFFIC SYSTEM CAPACITY IMPROVEMENTS – GRAND AVENUE CORRIDOR STUDY (9TH ST TO 24TH ST)

BACKGROUND:

The Traffic System Capacity Improvements Program provides for the planning, design, and construction of improvements identified in *Forward 2045*, the Ames Area MPO's latest Metropolitan Transportation Plan. **This project will consist of a corridor study of Grand Avenue from 9th Street to 24th Street, as shown in the 2021/22 Capital Improvement Plan.**

This contract involves planning and conceptual engineering design services along the study corridor. The services the consultant will perform include data analysis and forecasting, traffic evaluations (including operations, safety, and signal warrants), intersection alternatives development, signal timing development, public outreach support, and a final comprehensive study report which summarizes findings and recommendations. Multiple data sources will be leveraged for this project including traffic counts, crash data, origin-destination data, Ames Area MPO travel demand model traffic projections, and multi-modal data (including bicycles and pedestrians).

Proposals for this work were received from six engineering firms. Each of these six proposals were evaluated and ranked by the project selection team. Listed below is the ranking information based on this evaluation:

Engineering Firm	Overall Rank	Estimated Fee
HDR, Inc.	1	\$84,853
Strand Associates, Inc.	2	\$84,700
HR Green, Inc.	3	\$83,628
Snyder & Associates, Inc.	4	\$79,816
Bolton & Menk, Inc.	5	\$68,512
WHKS & Co.	6	\$85,000

HDR, Inc. of Omaha, Nebraska was selected as the top-ranking proposal. HDR's proposal thoroughly addressed all the items defined in the request for proposals. HDR demonstrated a thorough knowledge regarding corridor studies and traffic analyses. HDR also has an intimate understanding of the City of Ames' roadway network and the Grand Ave corridor through its work on the MPO's latest Metropolitan Transportation Plan, *Forward 45*.

This project is shown in the 2021-26 Capital Improvements Plan in the Traffic System Capacity Improvements Program with FY 2021/22 funding available in the amount of \$85,000 from Road Use Tax.

ALTERNATIVES:

1. Approve the engineering services agreement for the 2021/22 Traffic System Capacity Improvements – Grand Avenue Corridor Study (9th Street to 24th Street) project with HDR, Inc., of Omaha, Nebraska, in an amount not to exceed \$84,853.
2. Direct staff to negotiate an engineering agreement with another consulting firm.

CITY MANAGER'S RECOMMENDED ACTION:

Based on the proposal evaluation and previous work experience, staff believes HDR will provide the best value to the City in this study.

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

COUNCIL ACTION FORM

**SUBJECT: 28E AGREEMENT FOR POLICE ENFORCEMENT OF TOBACCO,
ALTERNATIVE NICOTINE AND VAPOR PRODUCTS REGULATIONS**

BACKGROUND:

The Police Department is requesting permission to renew a 28E intergovernmental agreement with the Iowa Alcoholic Beverages Division for enforcement of tobacco, alternative nicotine, and vapor product laws. This agreement provides that the Alcoholic Beverages Division will pay the City \$75 for each compliance check conducted.

The funding received by the City will be used to cover the costs of conducting the compliance check program. No matching funds are required for this program.

ALTERNATIVES:

1. Approve renewal of the 28E Agreement for Tobacco, Alternative Nicotine and Vapor Product Enforcement with the Iowa Alcoholic Beverages Division.
2. Do not approve the renewed the 28E Agreement.

CITY MANAGER'S RECOMMENDED ACTION:

This program provides an outside source of funding to facilitate tobacco, alternative nicotine, and vapor products regulation compliance within the community.

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

ITEM #: 11
DATE: 10-12-2021

COUNCIL ACTION FORM

SUBJECT: **AMENDMENT TO THE PURCHASE AGREEMENT WITH HABITAT FOR HUMANITY OF CENTRAL IOWA FOR THE PROPERTY AT 1126 GRAND AVENUE**

BACKGROUND:

At the City Council meeting on April 23, 2021, the City Council, as part of the City's Affordable Housing Program, adopted a resolution proposing the sale of the City-owned property at 1126 Grand Avenue to Habitat for Humanity of Central Iowa (HHCI) for \$23,100. The initial closing was scheduled to occur on or before March 31, 2022, if all conditions of the purchase agreement for the construction of a new single-family home and sale of the property were satisfied.

The City received a letter from the Director of the Habitat for Humanity of Central Iowa requesting a time extension to complete the construction and closing as outlined below:

- Construction to be completed on or before November 30, 2022
- Closing with the City of Ames to be completed on or before December 31, 2022
- Closing to a qualified homebuyer to be completed on or before December 31, 2022

The letter indicated the following reasons for the needed request (see attached letter):

- We are working hard to resume building as usual after the last year and a half of Covid and the derecho. This has greatly impacted our use of volunteers, ability to get building materials, and resume on-site build days.
- Timing-it has been difficult to secure sub-contractors for our two upcoming builds. Many contractors are very busy just trying to catch up from the past year. We found it very difficult to secure a suitable build schedule before the cold weather hits.
- We were waiting and hoping to secure a grant from the State Housing Trust Fund for this build. The moneys for the grant were not released as timely as hoped and this put the entire project behind. Unfortunately, we cannot start the project until the money has been released and our partner family selected.
- We have also been working with IFA on some legal issues around when Habitat actually takes ownership of the property. These issues are being worked out and it appears that Habitat will receive the grant money at the end of the build when the property is officially purchased from the City of Ames by Habitat. This was the only way we could apply for the grant.

- We have conducted an open application enrollment period for our next partner families. This process can be long and detailed. Our Family Selection Committee takes their job very seriously and checks and verifies the needed documentation. This process is in the final stages and a home visit has been completed and recommendation has gone to our board of directors for approval of the family for the build on Grand.

Attached for Council review and approval is a time extension Amendment.

ALTERNATIVES:

1. The City Council can approve a resolution approving an Amendment to the Agreement between the City of Ames and Habitat for Humanity of Central Iowa to extend the time completion for the construction of a home at the property located at 1126 Grand Avenue for affordable housing.
2. The City Council can deny approval of the Amendment to the Agreement between the City of Ames and Habitat for Humanity of Central Iowa to extend the time completion for the construction of a home at the property located at 1126 Grand Avenue for affordable housing.
3. The City Council can modify the Amendment.

CITY MANAGER'S RECOMMENDED ACTION:

The extension of time is reasonable given the conditions outlined by Habitat for Humanity. Therefore, it is the recommendation of the City Manager that the City Council approve Alternative #1.

COUNCIL ACTION FORM

SUBJECT: **AWARD CONTRACT FOR THE FURMAN AQUATIC CENTER PLAY STRUCTURE REFURBISHMENT PROJECT**

BACKGROUND:

The project includes dismantling, inspecting for defects, repairing pieces as necessary, and restoring to a like new condition the play structure and stand-alone slide in the splash pool at the Furman Aquatics Center. There was one alternate which includes replacing all stainless-steel hardware larger than one half of one inch if it is determined that the original hardware is unable to be refurbished. The project is to be completed by April 22, 2022, in time for the 2022 swimming season.

Staff sent bid specifications to multiple contractors but only received one bid, which is shown below.

Furman Aquatic Center Play Structure Refurbishment Project

Bidder	Base Bid	Alt #1
Fischer Brothers, LLC., Chippewa Falls, Wisconsin	\$59,300	\$2,300

Total project cost will be \$59,300 as staff is not recommending awarding Alternate #1 because Fischer Brothers has included this work as part of their base bid. Specifications were done in-house so there are no design fees for this project. Funding of \$75,000 is included in the FY 2021-22 CIP to complete the project.

ALTERNATIVES:

1. Award a contract to Fischer Brothers, LLC., Chippewa Falls, Wisconsin for the Furman Aquatic Center Play Structure Refurbishment Project in the amount of \$59,300 (Base Bid only).
2. Award a contract to Fischer Brothers, LLC., Chippewa Falls, Wisconsin for the Furman Aquatic Center Play Structure Refurbishment Project in the amount of \$61,600 (Base Bid and Alternate #1).
3. Do not award a contract thus delaying the project.
4. Reject the bid.

CITY MANAGER'S RECOMMENDED ACTION:

The play structure and stand-alone slide have been in place since 2009 and are showing wear due to exposure to UV rays and chlorinated water. For individuals to continue to enjoy the facility, it is important these two pieces are functioning properly and display the excellence for which Furman Aquatic Center is known. The City hired Fischer Brothers, LLC., in 2017 to restore the exterior of the drop, tube, and family slides at the facility and staff was pleased with the quality of the work completed. Even though there is only one bid submitted, staff feels the bid amount is a fair price and rebidding would not garner any additional bids or a better price. **Therefore, it is the recommendation of the City Manager that the City Council approve Alternative #1 as stated above.**

COUNCIL ACTION FORM

SUBJECT: PROVIDE ENGINEERING AND RELATED CONSULTING SERVICES NECESSARY TO COMPLY WITH U.S. EPA'S COAL COMBUSTION RESIDUALS (CCR) STANDARD [40 CFR PART 257] – CHANGE ORDER #8

BACKGROUND:

On April 17, 2015, a Final Rule entitled “Hazardous and Solid Waste Management System; Disposal of Coal Combustion Residuals From Electric Utilities” was published in the *Federal Register*, which regulated the disposal of ash in surface impoundments and landfills resulting from the burning of coal in electric utility boilers.

In response to this emphasis by the U.S. EPA on coal ash sites, the City of Ames Electric Services began looking for a consulting firm that specializes in coal ash site activities, with deep understanding of the regulations governing coal ash sites, especially the CCR rule.

In 2017, the City needed to comply with several near-term requirements of the CCR rule adopted by the EPA. For this scope of work, the City issued a request for proposals (RFP) that resulted in the City receiving nine (9) proposals ranging in price from \$30,710 to \$124,350, with an average price of \$76,555.33.

SCS Engineers of Clive, Iowa, was selected as the preferred engineering consultant from the nine proposals for this initial project based upon the combination of technical expertise and price (SCS's proposal was the lowest priced). On December 19, 2017, SCS Engineers was issued a Purchase Order to complete nine (9) studies/reports required to comply (by April 17, 2018) with the CCR rule. This initial scope of work included:

- 1) documenting the liner type
- 2) compiling the history of construction of the site
- 3) classifying the initial hazard potential
- 4) assessing the initial structural stability
- 5) assessing the initial safety factor
- 6) preparing the initial inflow design flood control system plan
- 7) preparing the initial written closure plan
- 8) preparing the initial written post-closure plan
- 9) preparing an emergency action plan (compliance date of October 16, 2018)

It needs to be emphasized that the working relationship between Electric Services and the consulting firm for this work is not like most contractual relationships, with a defined scope with clear start and end points. The CCR rule has many milestones

to comply with stretching out over many years. Further, the rules keep changing due to court challenges and actions. Therefore, it is imperative that we continue to work with a strong consulting firm with these critical skills. As Electric Services continues to respond to existing and new EPA rules, it is anticipated that additional change orders will be required to meet these ongoing and new requirements.

CHANGE ORDER HISTORY:

Change Order No. 1, in the amount not to exceed of \$4,415 was to satisfy the CCR rule's requirement for a qualified professional engineer to perform an annual inspection (with a report) of the ash site. The amount of Change Order 1 actually spent was \$4,415.

Change Order No. 2, in the amount not to exceed of \$122,780 was to satisfy the requirements of the CCR rule to install a groundwater well system around the ash site and to subsequently monitor the site by sampling and analyzing water from the wells in accordance with the CCR rule. The amount of Change Order 2 actually spent was \$119,260.98.

Change Order No. 3, in the amount not to exceed of \$10,820 for 2018-19 was to update the Fugitive Dust Control Plan, conduct a site visit and prepare the Annual CCR Fugitive Dust Control Report, conduct a site visit and prepare the Annual Inspection Report by a qualified professional engineer. The amount of Change Order 3 actually spent was \$9,892.50.

Change Order No. 4, in the amount not to exceed of \$39,880 was to provide the City of Ames with feasible alternatives to transition the ash site in its current arrangement into a site that is useful for the future and in compliance with U.S. EPA's CCR rule. The amount of Change Order 4 actually spent was \$39,865.81.

Change Order No. 5, in an amount not to exceed of \$196,180 was to provide design and engineering services along with permit acquisition and bidding support necessary to comply with U.S. EPA's Coal Combustion Residuals (CCR) rule by closing-in-place a portion of the City's Steam Electric Plant's ash impoundment, and by reconstructing the remainder of the impoundment to support the power plant's future ash handling needs. This Changer Order remains open.

Change Order No. 6, in an amount not to exceed of \$57,025 for 2019-20 was to sample the groundwater monitoring wells and prepare the Annual Groundwater and Corrective Action Report, conduct a site visit and prepare the Annual CCR Fugitive Dust Control Report, conduct a site visit and prepare the Annual Inspection Report by a qualified professional engineer, and prepare a report that assesses the site regarding five (5) location restrictions. The amount of Change Order actually spent was \$40,271.70.

Change Order No. 7 in an amount not to exceed of \$41,585 for 2020-21 was to sample the groundwater monitoring wells and prepare the Annual Groundwater and Corrective Action Report, conduct a site visit and prepare the Annual CCR Fugitive Dust Control

Report, conduct a site visit and prepare the Annual Inspection Report by a qualified professional engineer, and provide a fund for additional engineering and related services. This Changer Order remains open.

THIS ACTION – CHANGE ORDER No. 8:

This change order, Change Order No. 8, for an estimated price of \$53,585 to SCS Engineers of Clive, Iowa, is for consulting engineering services necessary to comply with the U.S. EPA's CCR regulation's annual requirements for 2021-22. The scope of work of this change order is listed and briefly described below:

- 1) Perform semi-annual groundwater sampling of the ash impoundment's monitoring wells (2 events),
- 2) Perform additional groundwater sampling if needed and as required by code (the change order assumes 4 additional sampling events),
- 3) Laboratory testing charges.
- 4) Develop and prepare the required Annual Groundwater Monitoring and Corrective Action Report,
- 5) Annual licensing fee for the software used to perform the required statistical analysis of the groundwater monitoring results.
- 6) Prepare the required Annual CCR Fugitive Dust Control Report,
- 7) Inspect the site and prepare the required Annual Inspection Report by a Qualified Professional Engineer
- 8) An allowance for additional engineering and related services, however, at this time, such additional services are unknown and uncommitted.

The Ash Pond Modification Project budget in the CIP has a current balance of \$5,824,845.

ALTERNATIVES:

1. Approve Change Order No. 8 in the amount of \$53,585 to SCS Engineers of Clive, Iowa, to provide engineering and related services necessary to comply with U.S. EPA's CCR regulation's annual requirements pertaining to groundwater monitoring, fugitive dust control, and the annual engineering inspection of the City of Ames Steam Electric Plant's ash site. **With this latest change order, the contract with SCS will be increased to \$532,610.99.**
2. Reject the proposal and solicit equivalent engineering services from another engineering firm.

CITY MANAGER'S RECOMMENDED ACTION:

This scope of work is necessary for the City of Ames Steam Electric Plant to continue to function and be in compliance with U.S. EPA's CCR rule. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1.

Because this monitoring and EPA reporting work must continue indefinitely into the future, staff intends in the future to solicit bids for these tasks for a multi-year contract with annual renewals for this future work.



MEMO

To: Mayor and Members of the City Council

From: City Clerk's Office

Date: October 12, 2021

Subject: Contract and Bond Approval

There is/are no Council Action Form(s) for Item No(s). 14 and 15. Council approval of the contract and bond for this/these project(s) is simply fulfilling a *State Code* requirement.

/alc

COUNCIL ACTION FORM

SUBJECT: MAJOR FINAL PLAT FOR SUNSET RIDGE SUBDIVISION ELEVENTH ADDITION

BACKGROUND:

The City's subdivision regulations are included in Chapter 23 of the *Municipal Code*. The Subdivision Code includes the process for creating or modifying property boundaries and specifies whether any improvements are required in conjunction with the platting of property. The creation of new lots is classified as either a major or minor subdivision, with a major subdivision requiring a two-step platting process to finalize the creation of new lots. The "Preliminary Plat" is first approved by the City Council and identifies the layout of the subdivision and any necessary or required public improvements.

Once the applicant has completed the necessary requirements, including provision of required public improvements or provision of financial security for their completion, a "final plat application" may then be submitted for City Council approval. After City Council approval of the final plat, it must then be recorded with the County Recorder to become an officially recognized subdivision plat. The final plat must be found to conform to the ordinances of the City and any conditions placed upon the preliminary plat approval.

Hunziker Land Development, LLC is requesting approval of a Major Final Plat for Sunset Ridge Subdivision, Eleventh Addition. The Sunset Ridge Subdivision is located north of Lincoln Way along the western corporate limits of the city. The subject property is last phase of the Sunset Ridge development and is located immediately east of the city limits at N 500th Street as shown on *Attachment 1– Location and Zoning Map*.

The proposed subdivision includes 32 single-family lots and the replatting of "Outlot T" and "Outlot LL" in Sunset Ridge Subdivision Tenth Addition which contains 11.18 acres (including 1.83 acres of public right-of-way). The property is owned by Hunziker Land Development, LLC.

Thirty-two (32) lots are proposed in the subdivision for single-family detached dwellings as shown on *Attachment 2 – Final Plat of Sunset Ridge Subdivision Eleventh Addition*. The Final Plat aligns with the preliminary plat amendment that was approved on February 9, 2021 by Resolution No. 21-075, as shown on *Attachment 3– Subdivision Map*.

Street extensions connect with existing streets. "Lot A" (1.83 acres) will be dedicated to the City for public right-of-way. Lot A includes:

- Westfield Drive extension westward with a 66' right-of-way;
- Fremont Drive with a 55' right-of-way; and

- Allerton Drive extension with a 55' right-of-way.

Blanket easements are proposed over Outlots "U", "V" & "W". The blanket easements include: public utility, storm sewer, surface water flowage, shared use path, open space, storm water detention (Outlot "U" only), and storm water conveyance (Outlot "U" only).

The Sunset Ridge Subdivision is bound by several Developer's Agreements with Hunziker Land Development Company, LLC, including a 2005 Agreement, a 2010 Amendment, and a 2012 Agreement. Staff believes that the developer has complied with the terms of these agreements as they relate to the proposed parcels.

The Public Works Department confirms that public utilities, including water, sanitary sewer, and storm water are currently being installed in the proposed subdivision in compliance with the approved preliminary plat. Easements are provided with the final plat, as required for public utility mains that will serve multiple lots and fire hydrants.

An Agreement for Public Improvements, and an *Agreement for Sidewalk and Street Trees* have been prepared for City Council approval with the Final Plat. The *Agreement for Public Improvements* identifies the need for financial security for the completion of certain improvements and utilities including: erosion control (COSESCO), water mains, hydrants, sanitary sewers and drains, storm sewers and drains, manhole adjustments, pavement, pedestrian ramps, street lights, landscaping, and subgrade preparation.

Financial security, in the form of a Letter of Credit, has been submitted to the City in the amount of \$774,874.25, which covers the cost of the remaining improvements, in the event the developer does not install the required improvements. Sidewalks and street trees must be installed prior to the issuance of a Certificate of Occupancy for an individual lot. However, within three years after final plat approval, all sidewalks must be installed per the *Agreement for Sidewalk and Street Trees*. Financial security can be reduced by the City Council as the required infrastructure is installed, inspected, and accepted by the City.

ALTERNATIVES:

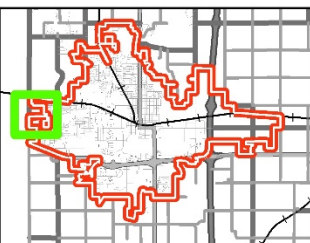
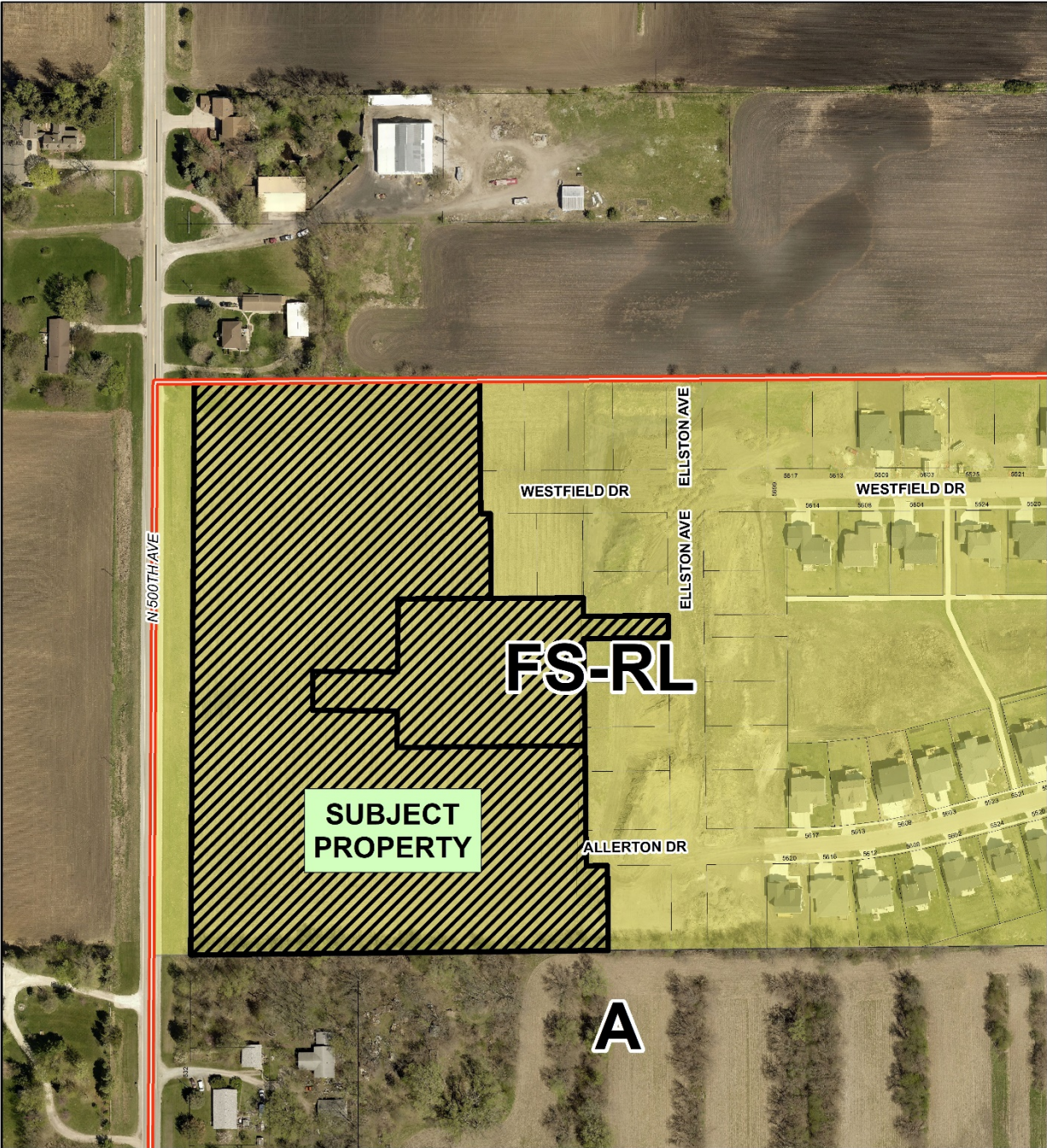
1. Approve the Final Plat of Sunset Ridge Subdivision Eleventh Addition based upon the findings that the Final Plat conforms to relevant and applicable design standards, ordinances, policies, and plans with a signed *Agreement for Public Improvements* and *Agreement for Sidewalk and Street Trees* with financial security.
2. The City Council can deny the final plat for Sunset Ridge Subdivision Eleventh Addition, if it finds that the development creates a burden on existing public improvements or creates a need for new public improvements that have not yet been installed.
3. The City Council can refer this request back to staff or the applicant for additional information.

CITY MANAGER’S RECOMMENDED ACTION:

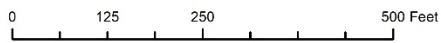
City staff has evaluated the proposed final subdivision plat and determined that the Final Plat for Sunset Ridge Eleventh Addition conforms to the adopted ordinances and policies of the City as required by Chapter 23 of the *Ames Municipal Code*.

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

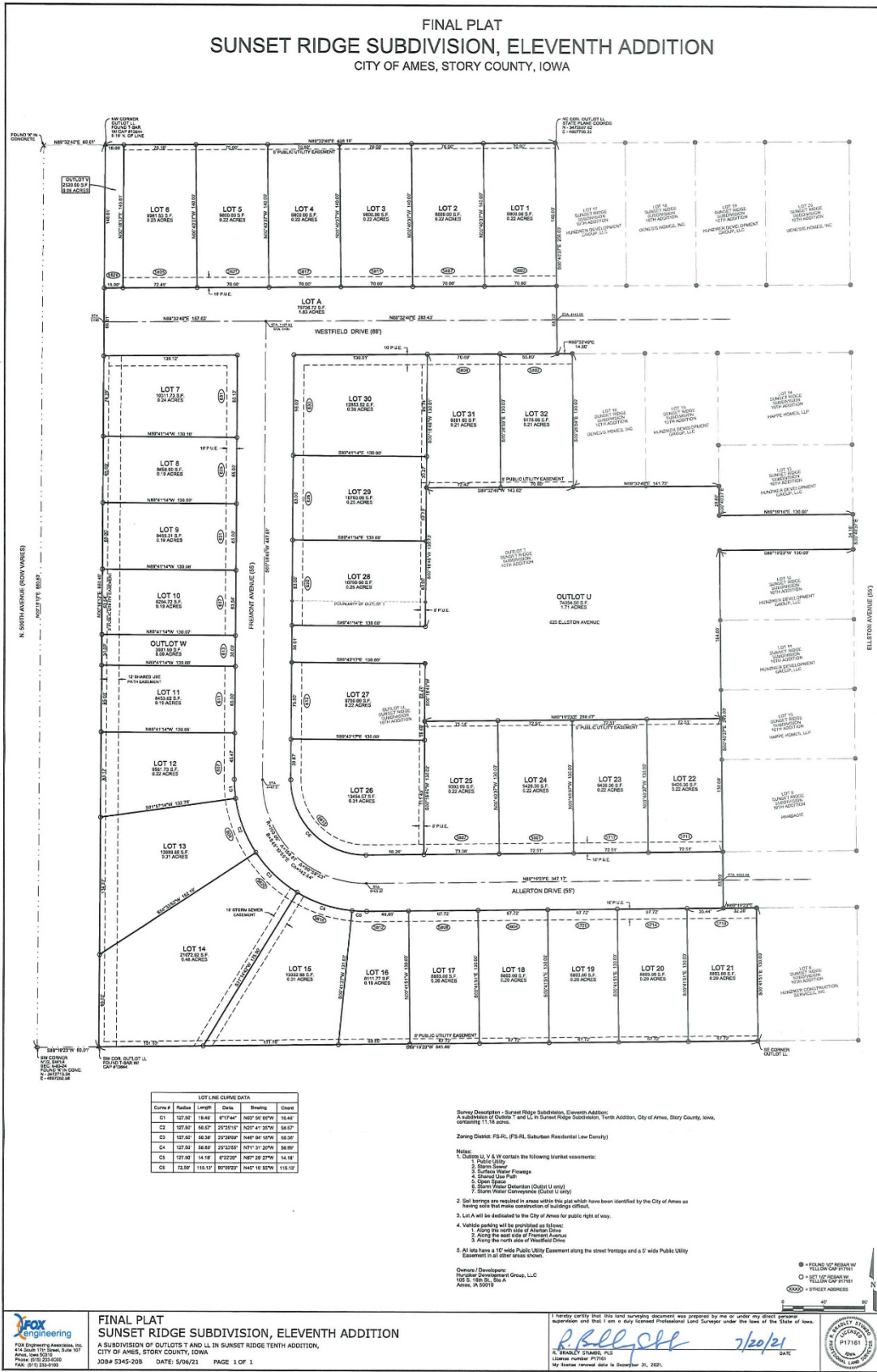
ATTACHMENT 1: LOCATION AND ZONING MAP



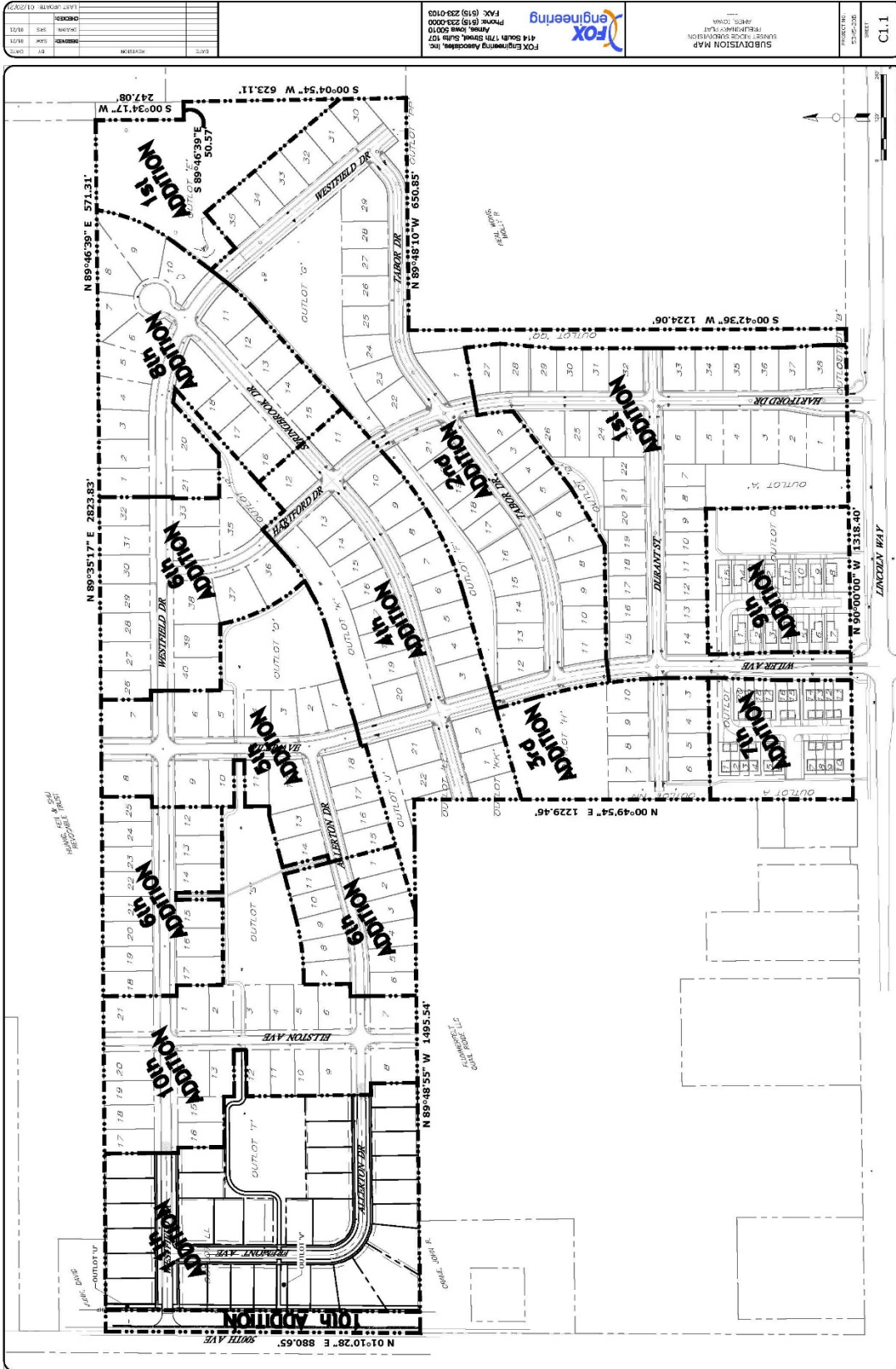
Sunset Ridge, Eleventh Addition Zoning & Location Map



ATTACHMENT 2: SUNSET RIDGE SUBDIVISION, 11TH ADDITION



ATTACHMENT 3: SUNSET RIDGE SUBDIVISION MAP



ATTACHMENT 4: Applicable Laws and Policies Pertaining to Final Plat Approval

Adopted laws and policies applicable to this case file include, but are not limited to, the following:

Ames Municipal Code Section 23.302

(10) City Council Action on Final Plat for Major Subdivision:

(a) All proposed subdivision plats shall be submitted to the City Council for review and approval. Upon receipt of any Final Plat forwarded to it for review and approval, the City Council shall examine the Application Form, the Final Plat, any comments, recommendations or reports examined or made by the Department of Planning and Housing, and such other information as it deems necessary or reasonable to consider.

(b) Based upon such examination, the City Council shall ascertain whether the Final Plat conforms to relevant and applicable design and improvement standards in these Regulations, to other City ordinances and standards, to the City's Land Use Policy Plan and to the City's other duly adopted plans.

(c) The City Council may:

(i) deny any subdivision where the reasonably anticipated impact of such subdivision will create such a burden on existing public improvements or such a need for new public improvements that the area of the City affected by such impact will be unable to conform to level of service standards set forth in the Land Use Policy Plan or other capital project or growth management plan of the City until such time that the City upgrades such public improvements in accordance with schedules set forth in such plans; or,

(ii) approve any subdivision subject to the condition that the Applicant contribute to so much of such upgrade of public improvements as the need for such upgrade is directly and proportionately attributable to such impact as determined at the sole discretion of the City. The terms, conditions and amortization schedule for such contribution may be incorporated within an Improvement Agreement as set forth in Section 23.304 of the Regulations.

(d) Prior to granting approval of a major subdivision Final Plat, the City Council may permit the plat to be divided into two or more sections and may impose such conditions upon approval of each section as it deems necessary to assure orderly development of the subdivision.

(e) Following such examination, and within 60 days of the Applicant's filing of the complete Application for Final Plat Approval of a Major Subdivision with the Department of Planning and Housing, the City Council shall approve, approve subject to conditions, or disapprove the Application for Final Plat Approval of a Major Subdivision. The City Council shall set forth its reasons for disapproving any Application or for conditioning its approval of any Application in its official records and shall provide a written copy of such reasons to the developer. The City Council shall pass a resolution accepting the Final Plat for any Application that it approves.

(Ord. No. 3524, 5-25-99)

COUNCIL ACTION FORM

SUBJECT: MAJOR FINAL PLAT FOR QUARRY ESTATES SUBDIVISION, FIFTH ADDITION

BACKGROUND:

The City's subdivision regulations are included in Chapter 23 of the Ames Municipal Code. Once the applicant has completed the necessary requirements, including provision of required public improvements or provision of financial security for their completion, an application for a "Final Plat" may then be made for City Council approval. After City Council approval of the Final Plat, it must then be recorded with the County Recorder to become an officially recognized subdivision plat. The Final Plat must be found to conform to the ordinances of the City and any conditions placed upon the Preliminary Plat approval.

Quarry Estates LLC, represented by Kurt Friedrich, has submitted a final major subdivision plat for Quarry Estates Subdivision, Fifth Addition. The Quarry Estates development lies north of Ada Hayden Heritage Park as shown on the location map in Attachments A & B. The most recent final plat, Fourth Addition, was approved in September of 2019. A major amendment with a new Preliminary Plat for this addition was approved in March 2021. The amendment allowed for two additional lots to be created within the overall Quarry Estates subdivision.

The Fifth Addition includes 24 single-family detached lots and 4 outlots, three outlots (Outlot A, B, C) for open space as well as utility and conservation easements. (Attachment C). An 8.14-acre outlot to the south is reserved for future platting. The Fifth Addition includes the construction of the remainder of Ada Hayden Road from McFarland Avenue west to Hyde Avenue. A shared use path will be constructed along the north side of Ada Hayden Road. All of the proposed 24 single family lots in the fifth addition gain access from Ada Hayden Road. A turn lane along Hyde Avenue has been installed in anticipation of the Ada Hayden Road connection as required for traffic safety.

Many of the required improvements in the fifth addition including streets foundation, sanitary sewer, public water, and storm sewer system, have been completed and inspected. Financial security in the amount of \$309,564 has been provided for the remaining public improvements. The financial security includes the costs of installing all the remaining sidewalks, street pavement, conservation management, storm sewer and streetlights within this phase. The City Council is being asked to accept the signed Improvement Agreement with financial security for those improvements. Financial security can be reduced by the City Council as the required infrastructure is installed, inspected, and accepted by the City Council.

A Conservation Management Plan update is a requirement of the Subdivision Code for this Addition. The Conservation Management Plan (CMP), prepared by Inger Lamb of Prairie Landscapes of Iowa, details the installation, long-term maintenance, public outreach and education, and lawn care coordination of the prairie and woodland areas. An updated CMP reflecting the Fifth Addition was required and has been accepted by the Municipal Engineer..

The approval of the preliminary plat placed some very specific requirements on the final plat. One condition is that the developer provide a north bound and south bound turn lane on Hyde Avenue. This requirement for a turn lane must be fulfilled in conjunction with this phase when the connection to Hyde Avenue is made. The developer is also required to comply with a Pre-Annexation Development Agreement that requires payment of costs for sewer and water connection districts for each lot in the Addition. The developer has paid these fees at this time in order to proceed with platting of the fifth phase of the development.

ALTERNATIVES:

1. The City Council can approve the Final Plat of Quarry Estates Subdivision, Fifth Addition, based upon the staff's findings that the Final Plat conforms to relevant and applicable design standards, ordinances, policies, and plans with a Public Improvement Agreement and financial security.
2. The City Council can deny the Final Plat for Quarry Estates Subdivision, Fifth Addition if it finds that the development creates a burden on existing public improvements or creates a need for new public improvements that have not yet been installed.

CITY MANAGER'S RECOMMENDED ACTION:

City staff has evaluated the proposed final major subdivision plat and determined that the proposal is consistent with the master plan and preliminary plat approved by City Council and that the plat conforms to the adopted ordinances and policies of the City as required by Code and other agreements

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative #1 to approve the final plat for Quarry Estates Subdivision, Fifth Addition.

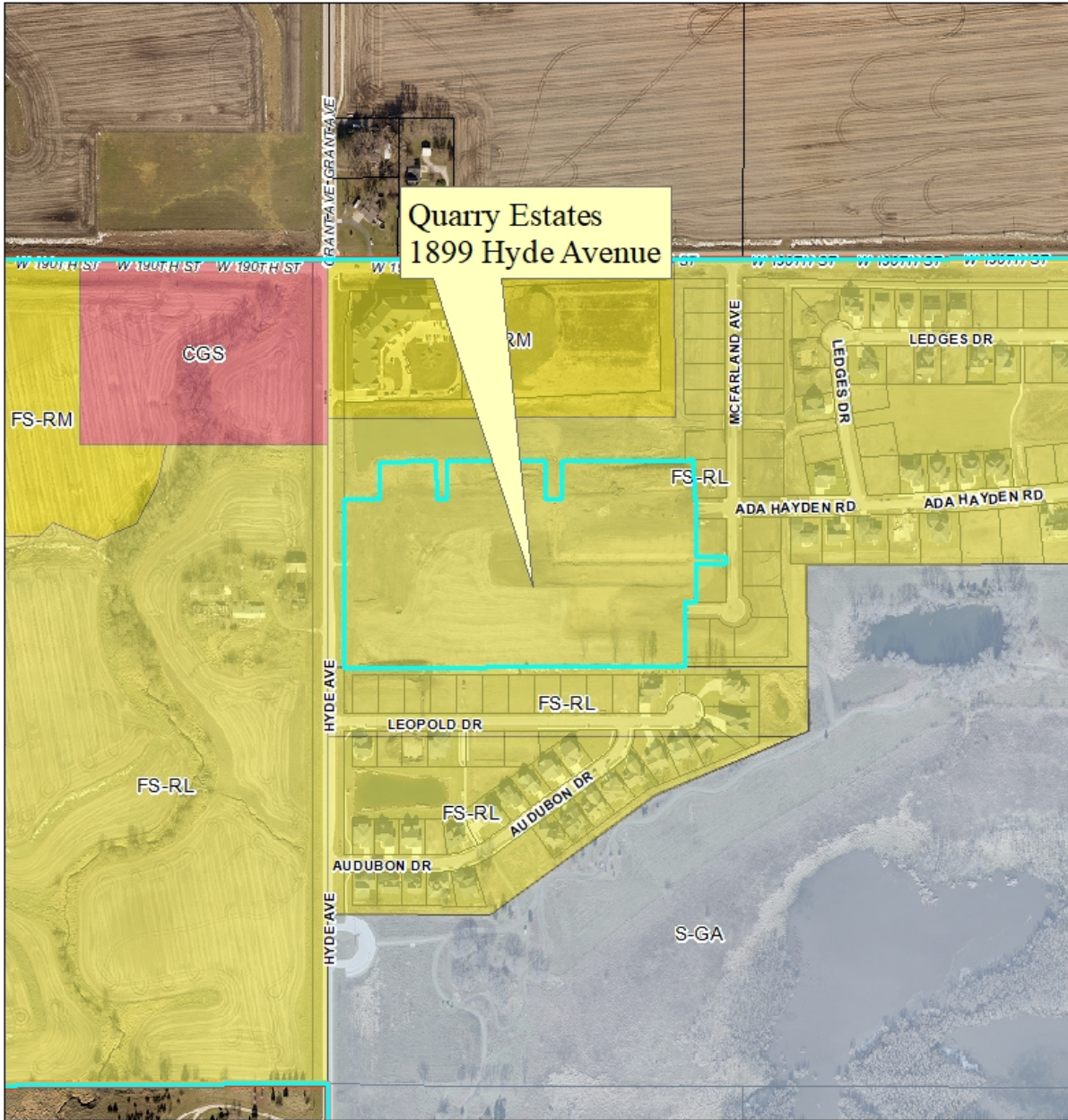
Attachment A



Location Map
1899 Hyde Avenue



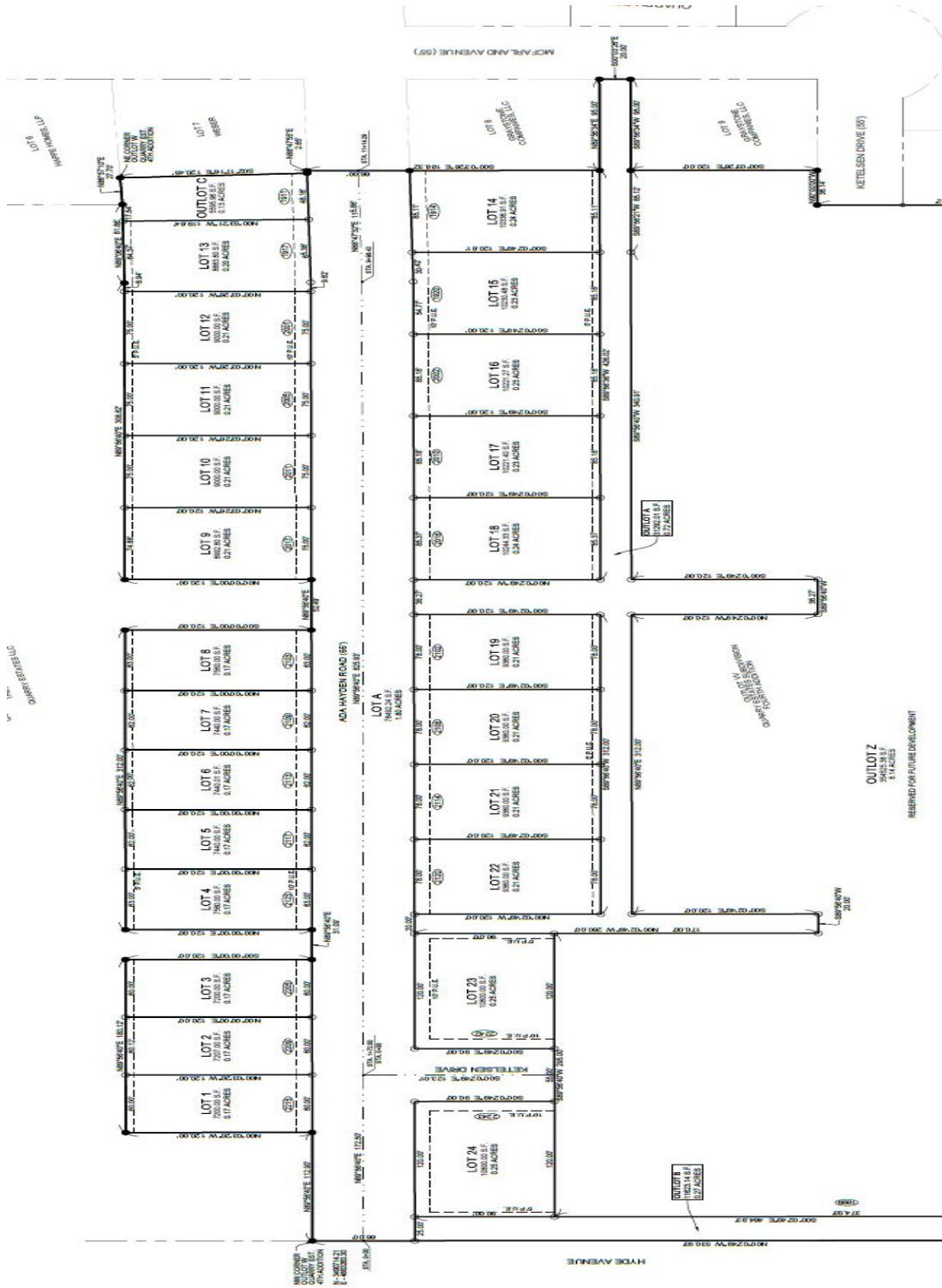
Attachment B



Quarry Estates Zoning Map
1899 Hyde Avenue



Attachment C- Quarry Estates Fifth Addition



Attachment D

Applicable Laws and Policies Pertaining to Final Plat Approval

Adopted laws and policies applicable to this case file include, but are not limited to, the following:

Ames Municipal Code Section 23.302

(10) City Council Action on Final Plat for Major Subdivision:

(a) All proposed subdivision plats shall be submitted to the City Council for review and approval. Upon receipt of any Final Plat forwarded to it for review and approval, the City Council shall examine the Application Form, the Final Plat, any comments, recommendations or reports examined or made by the Department of Planning and Housing, and such other information as it deems necessary or reasonable to consider.

(b) Based upon such examination, the City Council shall ascertain whether the Final Plat conforms to relevant and applicable design and improvement standards in these Regulations, to other City ordinances and standards, to the City's Land Use Policy Plan and to the City's other duly adopted plans.

(c) The City Council may:

(i) deny any subdivision where the reasonably anticipated impact of such subdivision will create such a burden on existing public improvements or such a need for new public improvements that the area of the City affected by such impact will be unable to conform to level of service standards set forth in the Land Use Policy Plan or other capital project or growth management plan of the City until such time that the City upgrades such public improvements in accordance with schedules set forth in such plans; or,

(ii) approve any subdivision subject to the condition that the Applicant contribute to so much of such upgrade of public improvements as the need for such upgrade is directly and proportionately attributable to such impact as determined at the sole discretion of the City. The terms, conditions and amortization schedule for such contribution may be incorporated within an Improvement Agreement as set forth in Section 23.304 of the Regulations.

(d) Prior to granting approval of a major subdivision Final Plat, the City Council may permit the plat to be divided into two or more sections and may impose such conditions upon approval of each section as it deems necessary to assure orderly development of the subdivision.

(e) Following such examination, and within 60 days of the Applicant's filing of the complete Application for Final Plat Approval of a Major Subdivision with the Department of Planning and Housing, the City Council shall approve, approve subject to conditions, or disapprove the Application for Final Plat Approval of a Major Subdivision. The City Council shall set forth its reasons for disapproving any Application or for conditioning its approval of any Application in its official records and shall provide a written copy of such reasons to the developer. The City Council shall pass a resolution accepting the Final Plat for any Application that it approves.

(Ord. No. 3524, 5-25-99)

ITEM#: 18
DATE: 10-12-21

COUNCIL ACTION FORM

**SUBJECT: 2019/20 COLLECTOR STREET PAVEMENT IMPROVEMENTS
(BLOOMINGTON ROAD – GRAND AVENUE TO HOOVER AVENUE)**

BACKGROUND:

This is the annual program for reconstruction/rehabilitation of collector streets. The 2019/20 project included pavement rehabilitation, repair/replacement of select curb and gutter locations, and shared use path reconstruction and infill.

On March 24, 2020, City Council awarded the project to Manatt’s Inc. of Ames, Iowa in the amount of \$399,820.95. Change order No. 1, in the amount of \$10,245.00, was for additional curb and gutter repair. Change order No. 2 (balancing) was to reflect the actual measured quantities completed during construction, with a net contract reduction of (\$3,467.24). **The final construction of the projected was completed in the amount of \$406,598.71.**

Revenue and expenses associated with this program are estimated as follows:

	Available Revenue	Estimated Expenses
G.O. Bonds	\$500,000.00	
Construction		\$406,598.71
Engineering/Administration		62,086.20
Traffic Detection on Grand Ave.		9,227.50
	<hr/>	<hr/>
	\$500,000.00	\$477,912.41

Remaining funds will be utilized on future eligible projects.

ALTERNATIVES:

1. Accept the 2019/20 Collector Street Pavement Improvements (Bloomington Road – Grand Avenue to Hoover Avenue) project as completed by Manatt’s Inc. of Ames, Iowa, in the amount of \$406,598.71
2. Direct staff to pursue modifications to the project.

CITY MANAGER’S RECOMMENDED ACTION:

This project was 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.**

COUNCIL ACTION FORM

SUBJECT: WATER TREATMENT PLANT LIME POND UNDERDRAIN IMPROVEMENTS PROJECT COMPLETION

BACKGROUND:

On February 23, 2021, City Council awarded a contract to RW Excavating Solutions, LC of Prairie City, IA, in the amount of \$86,635.56 for the Lime Pond Underdrain Improvements Project.

There was one change order issued in the amount of \$1,600 for removal of a concrete slab, bringing the total project cost to \$88,235.56. The authorized funding carried over from the FY 2020/21 Capital Improvements Plan is \$124,982.

All work under this contract was completed in accordance with the plans and specifications.

ALTERNATIVES:

1. Accept final completion of the Lime Pond Underdrain Improvements Project and authorize final payment, in accordance with the contract, to RW Excavating Solutions, LC.
2. Do not accept completion of the Lime Pond Underdrain Improvements Project at this time.



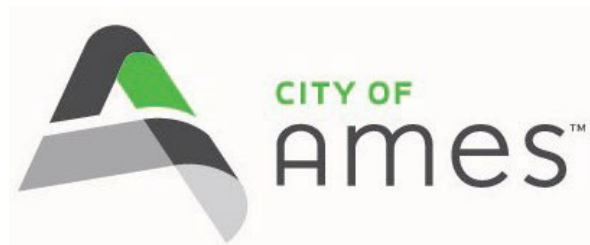
CITY MANAGER’S RECOMMENDED ACTION:

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

39th Annual Report

**Ames Residential
Satisfaction Survey**

2021



2021 Ames Resident Satisfaction Survey 39TH ANNUAL STATISTICAL REPORT

The City of Ames, Iowa, conducts an annual satisfaction survey of residents. In April 2021, the City mailed questionnaires to 1,350 city residents whose names were randomly selected from the City of Ames utility users list (population= \sim 20,000+). Additionally, 1,000 Iowa State University 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 in the ISU sample due to their minimal exposure and use of City of Ames' services. Utility bill customers received a 12-page survey booklet via U.S. Mail. The booklet included the same standard benchmarking questions as were presented in the 2020 survey.

This survey was available online for those invited to participate. This ensures that only randomly selected respondents have access. The ISU students received the same survey via email developed using the Qualtrics Survey Software. The analysis was completed with assistance from Nora Ladjahasan and Amy Logan from Institute for Design Research & Outreach, College of Design, Iowa State University.

This statistical report summarizes results from 600 respondents who returned usable questionnaires, 300 came from Ames utility bill customers (referred as non-student residents in this report) (50%) and 300 from ISU students (50%). Thirty-five (12%) non-student residents did the online survey. Only 300 surveys from the students were included in the analysis to have an equal representation as the non-student residents. Incomplete surveys and those who had lived in Ames for a shorter period of time were excluded from student samples.

Response rate for Ames residents' group (non-student residents) was 22% and 54% for ISU students. Overall response rate for this year is 36%, which is 13% lower than last year (49%).

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 351 for both groups (95% confidence level and a confidence interval of 5). The 600 completed surveys indicate that we are 95% confident that the questions are within \pm 3.69% 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 census, suburban stats, labor statistics, etc. Columns 3-7 show personal and social characteristics of individuals who completed surveys between the years of 2017 and 2021.

Of the respondents in this year's survey, there are more female respondents than male (57% and 41%, respectively). This is the opposite of previous years (2020 and 2017). One 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 lower than the census stats (53%).

A majority of respondents were White (84%), 9% were Asian, 2% stated "other," 1% Black or African American, and 3% preferred not to answer. There were some minor shifts in racial composition from 2020 survey, there was a slight decrease of 4% in White respondents and a 4% increase in Asian respondents.

Fifty-two percent (52%) of the respondents have some college credits and/or college degree, which is a little bit lower than the 2021 data (56%) <https://worldpopulationreview.com/us-cities/ames-ia-population>.

Seventy-two percent of respondents are employed (35% had fulltime employment, 37% parttime). Eighteen percent were retirees. Eight percent declared that they were unemployed (a lot higher than the July 2021 labor dep department estimate of 3%, <https://www.bls.gov/news.release/pdf/metro.pdf>.)

Forty percent of respondents reported their household income to be less than \$25,000, 19% reported their income to be between \$25,000 and \$49,999, 23% reported earnings of \$50,000 to \$99,999, and another 18% of respondents make more than \$100,000 annually. Compared to last year's survey, there were less respondents with a household income of \$100,000+ (18% for 2021, 22% for 2020) and less than 2019 rate of 21% (<https://www.city-data.com/income/income-Ames-Iowa.html>).

Table 1. Demographic Characteristics

Characteristic	2020/21	Survey Year				
	2 nd Data	2017	2018	2019	2020	2021
Length of Residence						
Less than 1 year	-	1	10	1	<1	0
1-3 years	-	36	31	30	33	35
4-6 years	-	13	17	20	23	27
7-10 years	-	9	4	8	5	5
More than 10 years	-	41	38	41	38	33
Gender*						
Female	47	45	56	57	44	57
Male	53	55	43	42	54	41
Non-binary/3 rd Gender						1
Prefer not to answer			1	1	1	1
Age (18 and over)**						
18-24	38	37	40	33	46	37
25-44	31	23	21	29	21	31
45-64	20	28	18	19	16	14
65-74	6	13	11	11	11	11
Over 75	5	9	10	9	6	7
Education ****						
Some HS	2		<1	<1	<1	<1
HS diploma	12	5	4	5	4	5
Some college	23	34	34	29	39	30
College degree	33	22	28	25	30	22
Some grad work		9	10	9	6	13
Graduate degree	29	30	25	30	20	30
Employment Status***						
Employed part-time		31	38	37	34	37
Employed full-time	97	29	27	31	35	35
Retired	-	23	19	20	16	18
Unemployed	3	10	11	1	15	8
Full-time homemaker	-	3	4	8	<1	1
Household Income*****						
Less than \$25,000	23	39	41	36	42	40
\$25,000-\$49,999	27	13	14	16	16	19
\$50,000-\$74,999	16	12	14	13	10	15
\$75,000-\$99,999	13	12	9	11	10	8
\$100,000 +	21	24	22	24	22	18

- * <https://www.census.gov/quickfacts/amescityiowa>
- ** <https://suburbanstats.org/population/iowa/how-many-people-live-in-ames> (2020, 2019)
- *** <https://www.bls.gov/news.release/pdf/metro.pdf>
- **** <https://worldpopulationreview.com/us-cities/ames-ia-population> (2021)
- ***** <https://www.city-data.com/income/income-Ames-Iowa.html>

Less than half (43%) of the survey respondents own their residence, the others rent. Majority of renters (77%) reported renting due to their short-term stay in Ames. Other reasons for renting were lack of adequate income (37%), followed by little or no upkeep (23%), and more security (6%) (Table 2).

Respondents who are homeowners differ from renters on several personal and social characteristics. Homeowners have lived in Ames longer than renters (23.9 years and 4.9 years, respectively). Of those who have lived in Ames more than 10 years, 88% are homeowners. Of those who have lived in Ames for four to 10 years, more than three-fourth (76%) own their home. Majority of the renters (83%) have lived in Ames for four years or less.

Not surprisingly, respondents who are homeowners (55.9 years old on average) tend to be older than renters (26.3 years old on average). Of those between 25 and 44 years old, more than half (62%) are homeowners. Of those between the ages of 45 to 64, almost nine in 10 (85%) are homeowners. In contrast, 97% of those under 25 years of age rent, and 92% of fulltime college students currently rent.

For those with a college degree and higher, 51% are homeowners and 49% are renters. Finally, homeowners typically have bigger household income than renters. Eighty-one percent of homeowners earn \$50,000 or more, whereas only 13% of the renters earn more than \$50,000. (Figures from this paragraph are not shown in any tables.)

Table 2. Housing characteristics

<u>Characteristics</u>	<u>2021*</u> 2 nd Data	<u>Survey Year</u>				
		<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>
Percent						
Housing type						
Rent	59	50	51	49	55	57
Own	41	50	49	51	45	43
If rent, for what reason?						
Short term stay in Ames	-	77	77	75	77	77
Lack of adequate income	-	25	36	40	39	37
Little or no upkeep	-	5	25	32	24	23
More security	-	33	5	10	5	6
Location of home						
Northwest	-	49	47	42	42	46
Southwest	-	14	13	29	32	29
Northeast	-	25	29	16	11	14
Southeast	-	12	11	12	15	11

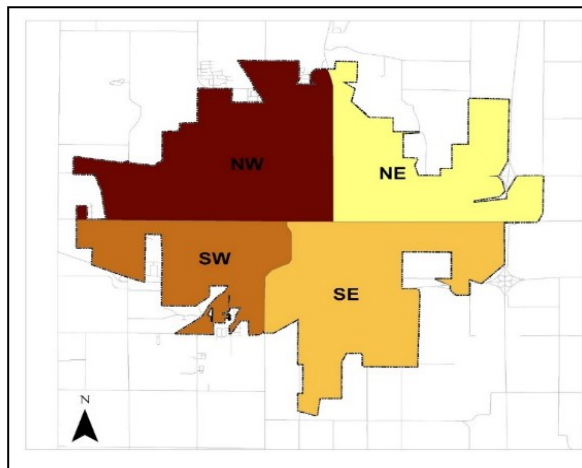
* <https://worldpopulationreview.com/us-cities/ames-ia-population>

Respondents also were asked about the location of their home in Ames. As seen on Figure 1, almost half (46%) of the respondents reside at the northwest part of the city (42% in 2020), 29% are from southwest (32% in 2020), 14% from northeast (11% in 2020), and 11% from southeast side (15% in 2020). (Figure 1)

There are more respondents from southwest and northeast parts of the town compared to last year and less from southeast and southwest parts.

Figure 1. Geographic Sections

- 46% = Northwest
- 29% = Southwest
- 14% = Northeast
- 11% = 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 were indicated for each of the services. Table 3 shows the residents' spending priorities. Most respondents reported that they would like the City of Ames to spend the same amount as the previous year for all of the 10 services mentioned.

On a scale of 1 to 3 (1 – less spending, 2 – same spending, and 3 – more spending), all the programs received a score of 2.0 or higher, except CyRide which received a score of 1.8 with almost one-third of respondents indicating less spending on CyRide. The programs receiving a 2.0 included parks activities and recreational opportunities. Programs that received the highest ratings for spending reduction were CyRide (32.9%) and Ames Public Library (15%).

Of those selecting “spend more,” 28.5% of respondents would like to see more money spent on arts programs, 27.8% wanted more spent on the Ames Public Library, followed by human service agency funding (ASSET) and law enforcement both at 27.3%, and fire protection (27.2%). These findings are in Table 3.

Table 3. On-going service priorities

On-going service (budgeted amount)	Should the city spend?			
	Less (1)	Same (2)	More (3)	Average
Arts programs (Public Art & COTA) (\$269,733) (n=561)	6.3	65.2	28.5	2.2
Fire protection. (\$8,037,128) (n=560)	6.6	66.2	27.2	2.2
Human service agency funding (ASSET). (\$1,601,093) (n=553)	7.6	65.1	27.3	2.2
Law enforcement (\$ 10,877,377) (n=563)	8.1	64.6	27.3	2.2
Ames Animal Shelter & animal control (\$551,432) (n=562)	6.7	72.9	20.4	2.1
Ames Public Library (\$4,844,091) (n=561)	15.0	57.2	27.8	2.1
Land use planning (both current and long-term) (\$913,342) (n=559)	12.7	68.8	18.5	2.1
Parks activities (\$1,531,461) (n=558)	11.4	72.5	16.1	2.0
Recreational opportunities (\$2,280,020) (n=553)	4.3	87.0	8.8	2.0
CyRide (public transit) (\$2,037,720) (n=554)	32.9	54.0	13.1	1.8
Other(n=94)	3.2	77.7	19.1	2.2

Table 4 shows the trends of the “spend more” responses. The categories that received the most support for increased spending were Art programs and the Ames Public Library. Both categories saw increases in “spend more” responses from last year (Art program – 2021: 28% compared 2020: 23% and Ames Public Library – 2021: 28% compared to 2020: 16%.) Comparing 2020 to 2021, eight of the ten categories saw noteworthy changes from the previous 4 years (between 5% to 12% change). In previous years, most categories had smaller year-to-year changes of 1% to 4% for most categories.

The largest decrease in the “spend more” category from the previous year was for recreational opportunities funding (-12%). From 2017 to 2020, there has been varied levels of support for recreational opportunities but in 2021 support for additional spending dropped sharply. However, 87% of respondents felt that the city should continue with the current level of support at \$2, 280, 020. It is important to remember that many respondents consistently say the City of Ames should spend “the same” amount on service priorities, while “spend less” and “spend more” numbers represent a much smaller number of respondents.

Table 4. Trends in “spend more” responses for on-going services (%)

Services	Survey Year				
	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>
	Percent				
Ames Public Library	20	23	15	16	28
Art programs	23	20	20	23	28
Fire protection	17	14	11	11	27
Human Service Agency funding (ASSET)	33	21	22	25	27
Law enforcement	25	17	17	15	27
Ames Animal Shelter and Animal Control	26	23	29	28	20
Land use planning (Both current and long-term)	17	16	18	15	18
Park activities	22	21	19	23	16
CyRide (public transit)	25	20	18	19	13
Recreational opportunities	27	20	18	21	9

There were statistically significant differences noted between social characteristics and responses to some services. The data were examined for differences by years lived in Ames, age, gender, currently a full-time student at Iowa State University versus non-student, home ownership, education, employment status, household income, and geographic residence in town. No significant difference in budget increase/decrease by geographic residences of respondents was found.

These groups of respondents **supported increased spending** for the following programs and services.

Arts Programs (Public Art &COTA)

- Female
- Younger respondent (34 years of age)

Fire protection

- Homemaker

Human service agency

- Non-student residents
- Female

Law enforcement

- Non-student residents
- Owner
- Long-term residents (more than 16 years in Ames)
- Older respondent (older than 46 years of age)
- High school diploma and below
- Homemaker
- Income of \$200,000 or more

Ames Animal Shelter and Animal Control

- Non-student residents
- Female
- White
- Younger respondent (33 years of age)
- Short-term residents (less than 10 years in Ames)
- Renter

Ames Public Library

- Female
- Younger respondent (35 years of age)
- Short-term residents (less than 9 years in Ames)
- Renter

Land use planning (both current planning and long-term)

- ISU Student
- Short-term residents (less than 9 years in Ames)
- Younger respondent (younger than 32 years of age)
- Renter
- Unemployed
- Income of \$150,000 - \$199,999

Park activities

- ISU Student
- Younger respondent (younger than 32 years of age)
- Short-term residents (less than 8 years in Ames)
- Unemployed
- Hispanic/ Latino origin
- Renter

Recreational opportunities

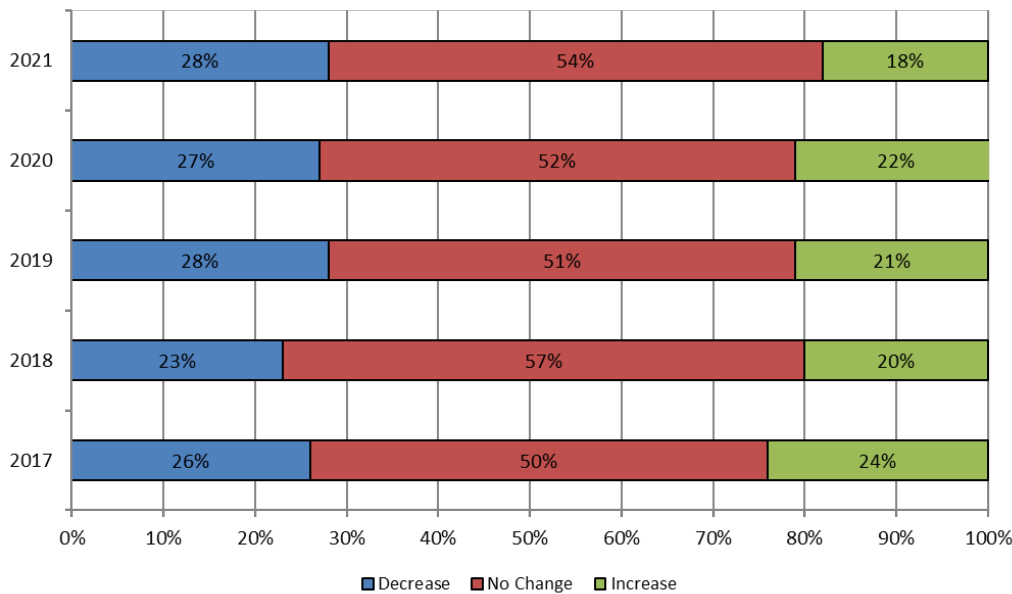
- ISU Student
- Homemaker
- Younger respondent (younger than 32 years of age)
- Short-term residents (less than 9 years in Ames)
- Renter

CyRide (public transit)

- ISU student
- Short-term residents (less than 9 years in Ames)
- Younger respondent (younger than 32 years of age)
- Homemaker
- Income of under \$25,000
- Non-whites
- Hispanic/ Latino origin
- Renter

The City levy for the next year is \$9.87 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 \$556.97 after rollback. When respondents were asked what about adjusting property taxes next year, 54% indicated no change, 28% suggested decrease and 18% suggested an increase in property taxes. Figure 2 shows preferred property tax adjustments over the past five years. This year, slightly more respondents indicated they would prefer a decrease in property tax (28% in 2021 compared to 27% in the previous year). Another 18% would accept an increase in property tax (compared to 22% in 2019). The percentage of “no change” preference increased by 2% (52% in 2020, 54% in 2021).

Figure 2. Trends in preferred property tax adjustments for next year



Capital Improvement Priorities

Respondents were asked to prioritize seven suggested capital improvement project (CIP) areas. Table 5 shows respondents’ 2021 capital improvement priorities. This year the three highest priorities were reconstruction of existing streets (83% rated this as somewhat or very important), traffic flow improvement (78%) and improvement to existing parks (78%). Reconstructing existing streets received a mean value of 3.2 based on a 4-point scale (1- not very important, 2 - not important, 3 - important and 4 - very important). Twenty-four survey respondents answered with “other” specified priorities, see below.

Table 5. Capital improvement priorities, 2021

	<u>Somewhat or Very Unimportant</u>	<u>Somewhat or Very Important</u>	<u>Average*</u>
	%	%	
Reconstructing existing streets	17	83	3.2
Traffic flow improvements	22	78	3.2
Greenway trails (recreational) improvements	23	77	3.1
Improvements to existing parks	22	78	3.0
Storm water drainage improvements	27	73	3.0
Off-street bike facilities (commuter) improvements	31	69	2.9
On-street bike facilities (commuter) improvements	34	66	2.7
Other, specify	4	96	3.3

*1=very unimportant; 2=somewhat unimportant; 3=somewhat important; 4=very important

Other responses: (n=24)

- Cemetery upkeep
- Traffic Congestion
 - Duff Avenue from Lincoln Way south is way too congested
 - Improve North-South Traffic Flow, Duff and Grand are bottlenecks
 - Mark no parking on busy streets, mark no passing lanes on streets with poor use i.e., hills and curve etc.
 - Truck routes, commercial away from city
 - Traffic
- Recreational Improvements
 - More accessibility to lap swimming- probably more appreciable in another area than capital improvements
 - More community spaces or community activities
 - More equipment and bathrooms needed at Edwards site. Also, more green roofs on public buildings
 - Replacement of paved areas with greenspace
 - More gathering spaces
- Sustainability Efforts
 - Recycling program
 - Recycling services
 - Renewable energy infrastructure, local composting, and recycling program (that is not shipped to another city)
- Road Improvements
 - Renovate Mortensen Rd!
 - Road maintenance
- Replace removed trees with new trees.
- Residential vendor mitigation
- Rose Prairie

- Sidewalks
- Snow Removal
- Utility Upgrades
 - Burying above-ground power lines
 - Eliminate gravel

Table 6 illustrates trends in respondents' views about the importance of each of the Capital Improvement Projects 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. This year, improvements to existing parks edged out storm water drainage improvements for the third priority spot.

In 2021, there were a number of changes in the trends for capital improvement priorities from the previous year. Only reconstructing existing streets remained the same as the previous year. Two CIP categories, traffic flow improvements (-3%) and storm water drainage improvements (-7%) decreased as priorities. Four categories saw large increases: improvement to existing parks (+15%), greenway trails (recreational) improvements (+15%), off-street bike facilities (commuter) improvements (+12%), and on-street bike facilities (commuter) improvements (+11%).

Table 6. Trends in capital improvement priorities

Service	Survey Year				
	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>
	Percent very or somewhat important				
Reconstructing existing streets	82	82	86	83	83
Improvements to existing parks	68	65	63	63	78
Traffic flow improvements	78	81	81	81	78
Greenway trails (recreational) improvements	67	65	62	62	77
Storm water drainage improvements	78	76	80	80	73
Off-street bike facilities (commuter) improvements	57	58	57	57	69
On-street bike facilities (commuter) improvements	59	60	55	55	66
Other	53	79	60	60	96

Survey respondents ranked their three highest capital improvement priorities. Table 7 shows the results of those rankings. Reconstructing existing streets and traffic flow improvements tied for the first and second priorities in 2021, followed by greenway trails (recreational) improvements ranked as the third priority.

Table 7. Ranking of Capital Improvement Priorities

Capital Improvements	1st Priority (n=567)	2nd Priority (n=562)	3rd Priority (n=557)
Reconstructing existing streets	28	21	14
Traffic flow improvements	28	21	15
Greenway trails (recreational)Improvements	11	11	18
On-street bike facilities (commuter) improvements	10	10	11
Improvements to existing parks	8	14	14
Storm water drainage improvements	8	13	18
Off-street bike facilities (commuter) improvements	7	10	10
Other	2	1	1

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 2017 to 2021, all nine services were rated high (satisfied to very satisfied) by the respondents.

In 2021, the levels of satisfaction were exactly the same as last year in eight out of nine services provided by the City. Law enforcement services, however, slightly decreased this year by .1. The average satisfaction rating in 2020 for law enforcement services was 3.5 but went down to 3.4 for 2021. Figure 3 shows that in the past five years, the level of satisfaction was steady at satisfactory levels. Public nuisance enforcement (e.g., noise, over-occupancy, yard upkeep) was consistently rated the lowest.

Figure 3. Perceived Satisfaction Levels on Services, 2017-2021
(1=very dissatisfied; 4=very satisfied)

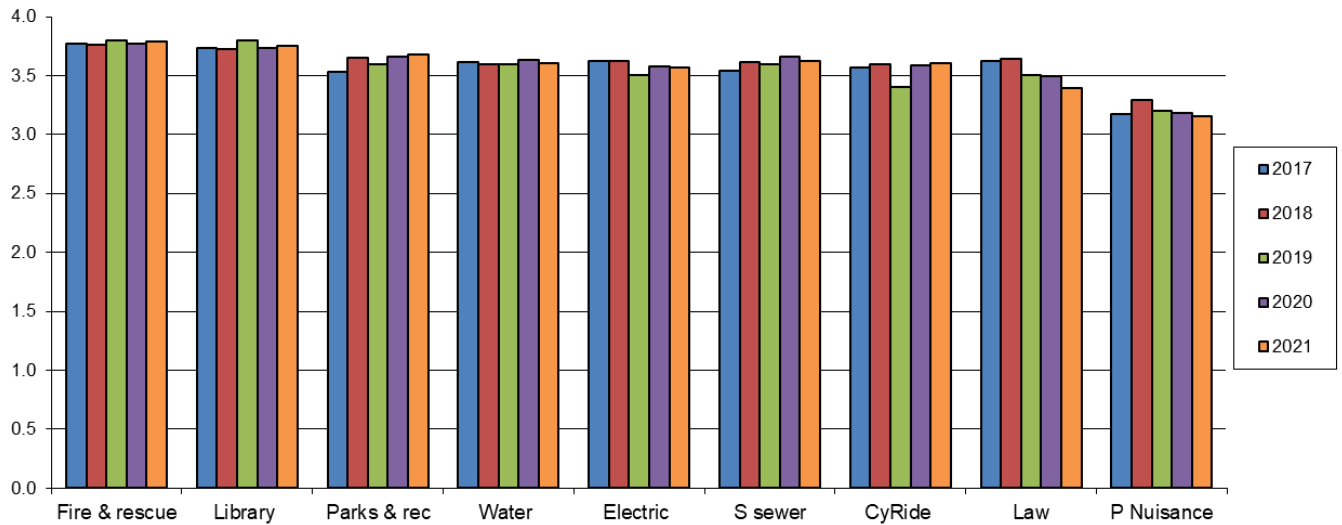


Table 8 summarizes respondents’ satisfaction with City departments. Overall, respondents are quite pleased with city services, as seven of nine service areas receiving more than 94% “somewhat or very satisfied” responses. Respondents were least satisfied with Public Nuisance Enforcement services with only 80.4% of respondents “somewhat or very satisfied”.

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=430)	1.4	98.6
Library Services (n=430)	1.4	98.6
Parks & Recreation Services (n=556)	3.6	96.4
Sanitary Sewer System (n=500)	4.2	95.8
Water Services (n=556)	5.0	95.0
Electric Services (n=537)	5.2	94.8
CyRide Bus service (n=432)	5.6	94.4
Law Enforcement Services (n=517)	12.2	87.8
Public Nuisance Enforcement (n=443)	19.6	80.4

Police Department

Survey respondents were asked about their 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. More than half of respondents indicated emphasis should be the same for every category, except sex-related offenses investigation. Table 9 shows respondents' priority preferences for Ames Police Department activities from the 2021 survey.

While most people indicated that law enforcement activities should remain constant, 54% of respondents indicated sex-related offenses investigation should be considered for additional priority. Only 2.6% suggesting less emphasis. Other policing activities that people specified should have additional emphasis included violent crimes investigation (37%), crime prevention and education activities (34%), domestic violence & family dispute resolution (33%), and illegal drug use prevention and enforcement (28.6%.)

Parking laws enforcement was one area that 43% of respondents agreed should receive less emphasis from law enforcement. Less emphasis on parking has been consistent for the past five years. Other categories that respondents felt should receive less emphasis included speed limit enforcement (22%), illegal drug use prevention and enforcement (17%), school resource officer (15%), alcohol- related crime enforcement (15%), and noise laws and nuisance party enforcement (14%.)

Table 9. Future emphasis for Police Department activities

Police Department activity	Less	Same	More
Sex-related offenses investigation (n=569)	2.6	43.4	54.0
Violent crimes investigation (n=564)	2.1	60.6	37.2
Crime prevention and education activities (n=574)	3.3	62.7	34.0
Domestic violence & family dispute resolution (n=570)	4.7	62.3	33.0
Illegal drug use prevention and enforcement (n=570)	16.8	54.6	28.6
Bad checks, fraud, & identity theft investigation (n=573)	4.4	69.6	26.0
Noise law and nuisance party enforcement (n=574)	13.9	64.1	22.0
Alcohol-related crime enforcement (n=574)	14.8	65.9	19.3
Residential patrolling (n=577)	12.0	69.5	18.5
School resource officer services (n=569)	15.1	66.8	18.1
Animal control and sheltering (n=579)	8.5	76.0	15.5
Speed limit enforcement (n=576)	22.2	65.8	12.0
Traffic control and enforcement (n=572)	13.8	75.3	10.8

Juvenile crimes investigation (n=567)	11.1	78.3	10.6
Business district patrolling (n=570)	10.7	81.1	8.2
Parking laws enforcement (n=575)	43.1	52.0	4.9

Table 10 shows five-year trends for police department activities that should receive “more emphasis.” Most survey respondents (54%) indicated that sex-related offenses investigation needs “more emphasis.” The trends for areas that need more emphasis have generally remained consistent, 2 out of 16 police activities reported similar numbers between the 2021 and 2020 survey (crime prevention and education activities; and residential patrolling).

Several policing activities have seen slight declines in the number of respondents indicating a need for “more emphasis” compared to 2020 data: domestic violence/family dispute resolution (-8%); school resource officer services, and animal control and sheltering (-4%, respectively); illegal drug use prevention and enforcement, and juvenile crimes investigation (-3%, respectively); and sex-related offenses investigation, violent crimes investigation, speed limit enforcement, business district patrolling, and parking laws enforcement (-1%, respectively).

However, the following police department activities should receive more emphasis for 2021 compared to last year: traffic control and enforcement (1% increase compared to last year); noise laws and nuisance party enforcement (2% increase); and bad checks, fraud & identity theft investigation, and alcohol-related crimes enforcement (3% increase, respectively).

Table 10. Trends in “more emphasis” for police department activities

<u>Police Department activity</u>	<u>Survey Year</u>				
	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>
-	Percent				
Sex-related offenses investigation	52	51	51	55	54
Violent crimes investigation	39	33	34	38	37
Crime prevention and education activities	36	35	38	34	34
Domestic violence/family dispute resolution	37	32	30	41	33
Illegal drug use prevention and enforcement	42	36	35	32	29
Bad checks, fraud & identity theft investigation	30	22	25	23	26
Noise laws and nuisance party enforcement	20	18	18	20	22
Alcohol-related crimes enforcement	30	21	23	16	19
Residential patrolling	19	18	19	19	19
School resource officer services	18	26	23	22	18
Animal control and sheltering	15	15	18	19	15
Speed limit enforcement	12	14	15	13	12
Juvenile crimes investigation	13	14	13	14	11
Traffic control and enforcement	14	12	11	10	11
Business district patrolling	9	8	7	9	8
Parking laws enforcement	4	6	5	6	5

Additional Comments (n=103)

The police department received many positive comments from the surveys. Here are examples:

- “They are timely and professional. I think highly of the Ames Police Dept.”
- “I'm very proud of our police department and feel they are professional and serve the community very well. Not an easy job in these times!”
- “Don't have a lot of experience with the police department. We definitely appreciate all the outreach efforts, and general approachability of the officers.”

Many people indicated having a lack of knowledge about the current policing priorities or lack of police contact. There were 12 respondents who suggested police reforms as well as reassigning some of the roles served by police to alternative service providers such as DHS, nurses, or mental health providers. Here is an example comment, “Ames needs to establish resources for those struggling with immediate mental health concerns that are not the police/hospitalization.” Another comment suggested, “Sometimes police intervention is used when the other services are more appreciable. Fund social services outside of the PD to actually support the community and let the PD focus on law enforcement. Also, support opportunities to reform PDs (officer stress support, de-escalation techniques, cultural sensitivity, etc.)”

Several survey respondents provided suggestions for improvement in regard to diversity, equity and inclusion. Several respondents suggested providing officers with additional training (anti-racism, racial bias, conflict resolution.) Another person recommended more diversity in the police force. Another comment suggested, “ I think it is... important that Ames responds to the concerns from community members in Ames, especially BIPOC community members, about the role of police officers in community safety and how the law enforcement system needs to be restructured to ensure that community members who need help are receiving help from those with the most expertise for that particular situation and that crime prevention is prioritized, in addition to mental and physical health ... voices and recommendations of those who have been most harmed by our systems. It seems like Ames Police Department can be a leader in reimagining this system and valuing equity and justice above all else.”

There were a couple comments requesting that police provide greater protection and law enforcement measures for the rights of bicyclists. Four people asked for more patrolling in their neighborhoods. Conversely, there was one comment that patrolling should be cut and is a waste of time and money. Parking was another topic that received comments. Comments focused on street parking policies and ticketing.

A couple comments were targeted toward better noise enforcement including this one, “Noise violations should also be served more frequently, especially in areas with high densities of college students.” Another comment, “Campus house parties - patrol more, loud amplifiers, past curfew.”

There were several people commenting against drug enforcement mainly around the use of marijuana. However, one respondent shared the following comment, “Ames needs to make sure that meth and cocaine do not get a foothold here. That is the root cause of lots of crime. Tackle the root cause!”

Table 11. Satisfaction with Fire Department activities (“Don’t Know” removed)

Fire Department Activity	Very/Somewhat Dissatisfied	Somewhat/Very Satisfied
Putting out fires (n=198)	2	98
Ambulance assistance (n=194)	5	95
Fire prevention education & outreach (n=244)	6	94
Home & business safety inspections (n=193)	7	93

Additional Comments (n=56)

Residents of Ames provided many positive comments regarding the Ames Fire Department. This included people who wrote comments of gratitude for times they needed fire or ambulance services. Another respondent commented about being grateful for ambulance services, “They were very professional and very kind.”

Survey respondents provided positive examples of fire safety training, education, and outreach activities including outreach at schools and airport fly-in event. One person commented how they missed attending last year’s fire house open house because of the pandemic. There were several comments requesting additional fire prevention education and inspections. “I have seen no outreach whatsoever from the fire department, but I have seen a lot from the police. I think this is something they could take large advantage of with teaching about dorm/apartment safety and hazards.”

There are also several survey respondents made negative comments regarding inspections. One person complained about inconsistency of inspections. Another landlord felt the fire inspection measures were burdensome. An apartment tenant was concerned about the lack of fire safety measure including non-functioning fire extinguishers and smoke detectors.

Many respondents commented that they have never had any instances where they needed the services from Fire Department and/or little experience dealing with the fire department. One person suggested that the city of Ames should consider building a fire station on the west side of town.

Actual responses can be seen at the appendix.

Figure 5. Comments on Fire Department



Ames Electric Service

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, the community solar project.

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 2017-2019 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. In August of 2020, a massive windstorm swept across Iowa This derecho caused a community-wide power outage which required several days to resolve for all Ames Electric Services customers.

Twenty-four percent of respondents experienced a power surge, which affected their computer operations in 2021 compared to 18% in 2020.

Table 12. Respondents’ experience with electric service interruption

<u>Service outage</u>	Survey Year				
	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>
	Percent who responded “yes”				
Experienced power outage	34	36	34	48	80
Experienced power surge which affected computer operations	10	10	12	18	24

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, 94% were satisfied with the response of employees. There was a high rate of satisfaction with the ease of reporting an outage (91%).

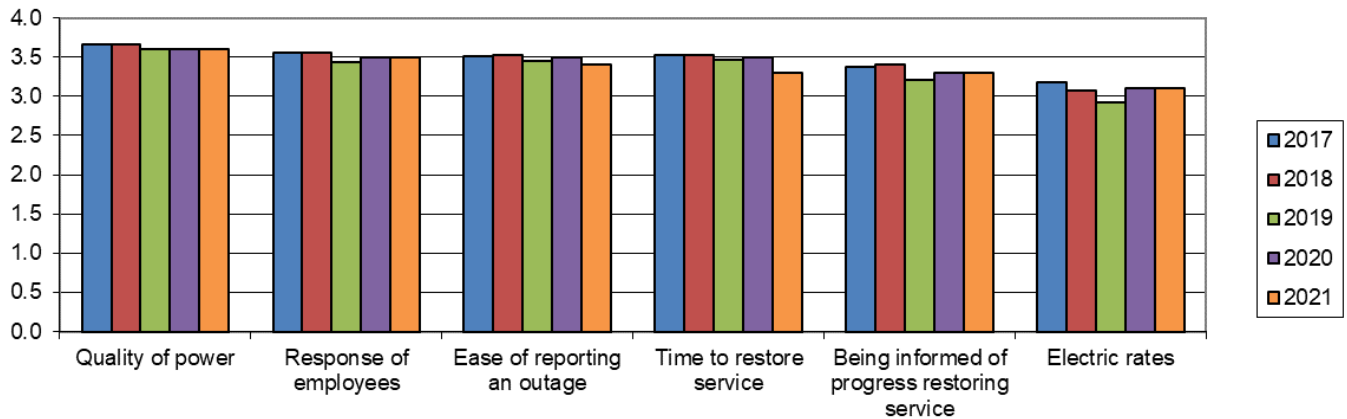
Respondents indicated relatively favorable rates of satisfaction for the communication of progress in restoring services (87%) and time to restore services (85%). Eighteen percent of respondents reported being very/somewhat dissatisfied with electric rates.

Table 13. Satisfaction with Electric Department services

	Very/somewhat dissatisfied	Somewhat/very satisfied	<u>Average</u>
	Percent		
The quality of power (n=489)	4	96	3.6
Response of employees (n=398)	6	94	3.5
Ease of reporting an outage (n=412)	9	91	3.4
Being informed of progress restoring services (n=468)	13	87	3.3
Time to restore service (n=466)	15	85	3.3
Electric rates (n=485)	18	82	3.1

Figure 6 shows the five-year trends in the level of satisfaction with the Electric Department. In general, the satisfaction levels have remained quite constant over the five-year period. For 2021, the two categories that saw the most noticeable changes were in the ease of reporting an outage and time to restore power.

Figure 6. Satisfaction with City Electric Department activities, 2017-2021



Respondents were asked to gauge their interest in participating in the SunSmart Ames community solar farm. To participate, Ames Electric Services customers can purchase a share of the project at \$300 per “Power Pack” and receive a small monthly credit on their bills for 20 years. To better market this program, the survey asked for feedback on why customers would not want to participate. Eighteen percent of respondents expressed a favorable opinion. Of those who were not interested, a majority (59%) stated that they are not planning to stay in Ames long term, 26% stated that it’s too expensive, and 5% stated that they were not interested.

Other reasons for not wanting to participate in the program include the cost, they don’t own the house they’re living in (renters), long-term commitment required, concerns about return on investment, short-term stay in Ames, need more information about the program, and already have solar. Others aren’t interested and are don’t believe solar is sustainable.

Other comments

- Age
 - Too old (6x)
- Already have solar (3x)
- Considering (3x)
- Concerned about reliability of power sources
- Expensive
- Just started using
- Lack of interest (x7)
 - Really don’t care either way
 - Don’t want to
 - Not interested
 - Never really thought about it

- Lack of Knowledge (x26)
 - Don't know enough
 - Never heard of it but now interested
 - Uninformed by choice
 - Didn't know about it
- Low Benefit/Return on Investment (7x)
- Need more information (9x)
- Need to sign up (7x)
- No Need (3x)
 - No reason
 - Our electric bills are very low and we use very little electricity
 - We have cheap electricity
- Renter (11x)
- Short-term/Likely to move soon (12x)
- Unsustainable (5x)
 - Doesn't work w/o subsidy
 - In addition to the cost, solar energy is far less effective than natural gas.
 - Its life cycle cost far outweighs
 - Solar energy is not sustainable
 - I don't understand how this helps Ames be more sustainable

Water and Sanitary Sewer Utilities

Of the respondents who use City of Ames water and sanitary sewer services, the majority reported never having problems such as too much pressure (91%), soft water (80%), rust (77%), disagreeable taste or odor (77%), too little pressure (71%), or sediment (71%), and hard water (68%).

Figure 7a shows the frequencies of water service problems as reported in 2021. Most respondents experiencing water problems indicated they had problems once or twice in the past year ranging from too much pressure (3%) to sediment or cloudy appearance (19%). Ten percent of survey respondents reported experiencing hard water on seven or more occasions in the last year. Figure 7b shows data on the number of respondents reporting no water problems for the past five years (2017 to 2021). Historically, a majority of Ames residents are pleased with their water.

Figure 7a. Frequencies of water service problems, 2021

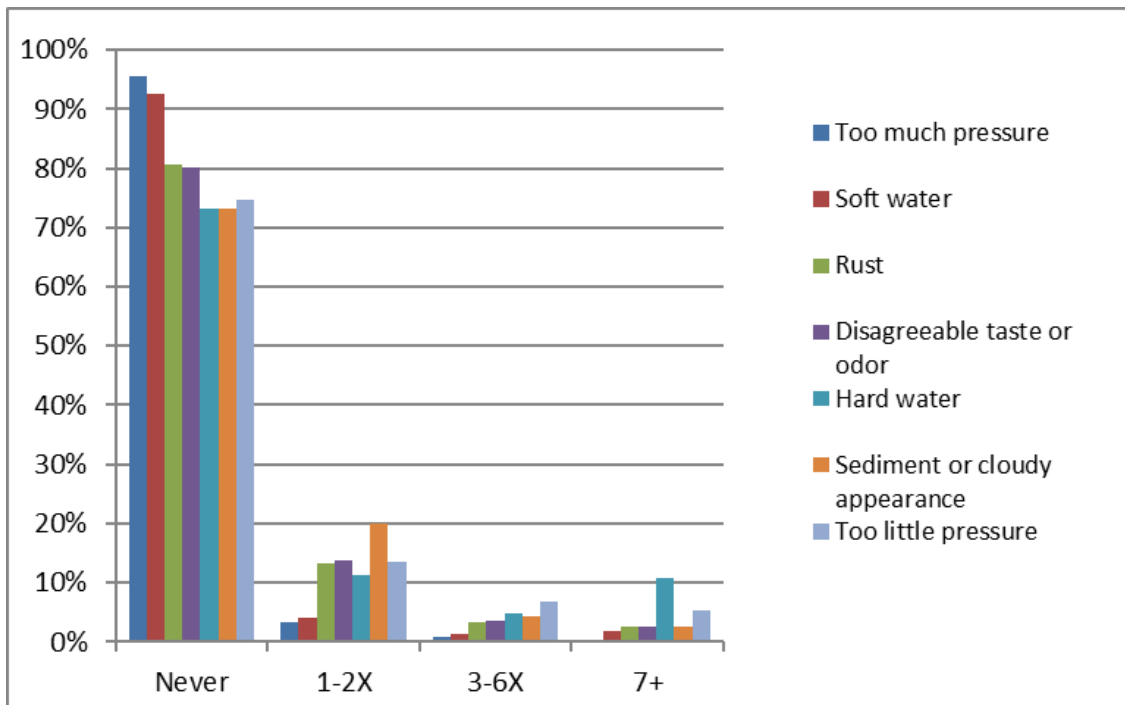
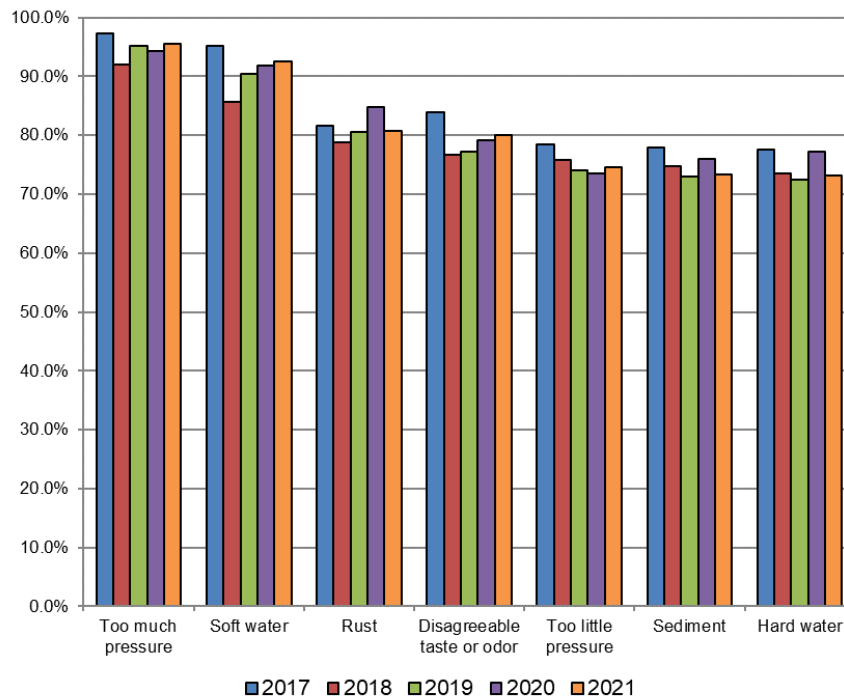


Figure 7b. Respondents Reporting No Water Service Problems, 2017-2021



Additional Comments

Many respondents commented positively about Ames tap water. Most comments indicated that they were pleased with the quality and taste through words like amazing, awesome, excellent, fantastic, good, great, and wonderful. Many respondents believe Ames is among the best water in the country.

While there were many positive comments, respondents also shared their complaints. Some common comments included hard water, low pressure, rust and sediment in water, and water odor. 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.

For exact wording of comments and to review all comments, please see the appendix.

Figure 8. Comments on 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, and 84% were satisfied with water rates and 83% sewer rates.

Comparing 2021 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 3.6 out of 4, indicating a high level of satisfaction.

Table 14. Satisfaction with Water & Pollution Control Department services

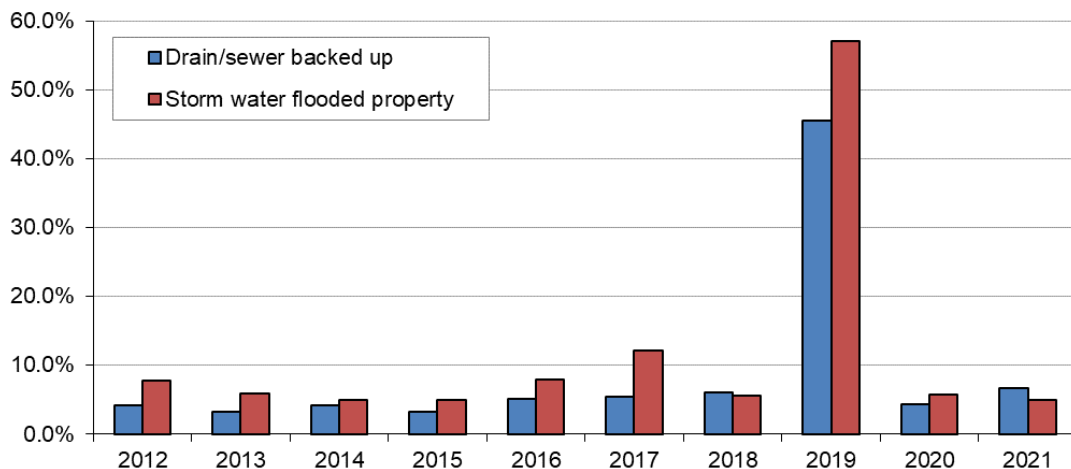
	Very/somewhat dissatisfied	Somewhat/very satisfied	Average
Water quality (n=552)	8	92	3.6
Water rates (n=481)	16	84	3.1
Sewer rates (n=465)	17	83	3.1

* “Does not apply” excluded when calculating percentages for “very dissatisfied” to “very satisfied.”

Figure 9 shows trends in number of people experiencing problems related to the city’s stormwater system. Over the past decade, there have been some years with increased activity. For example, in 2017, there was slightly more stormwater flooded property, but the numbers from 2019 far exceed any of the other years. For 2021, few survey respondents experienced flooding or sewer backups on their property. Survey respondents were asked if the City sewer system caused a drain back-up in their basement/home. Only 7% percent of those surveyed or 39 individuals indicated that they had a back- up in their home (compared to 45% or 239 individuals in 2019). Of those who had a drain back-up problem, 33% (n=13) reported the problem to the City, of which 9 people were somewhat/very satisfied with the response and assistance they got from the city.

Respondents also reported whether the stormwater flooded onto their properties from the street. In 2021, storm flooding was reported by only 29 respondents or 5% of respondents. Of the 29 respondents who experienced flooding, only 10% (n=3 people) reported the problem to the City. When asked how satisfied they were with the city’s response to the flooding problem, all three reported being somewhat dissatisfied with the response.

Figure 9. Respondent’s experience with city sewer system problems, 2012-2021



Additional Comments

Many of the comments in this section were detailing specific incidents of sewer drain backup or flooding of property. Several discussed stormwater damage from heavy rains. One person shared how they resolved the issue by rerouting the water through landscaping.

A common complaint was about the cost of water. Several people made comments about summer seasonal water rates being much higher compared to off-seasonal rates and one person did not feel it was fair to pay sewer rates for water used in yard and gardens. Another respondent complained about the cost of the water deposit. Another person questioned why they were required to pay a base charge on their water bill when they were away for a month.

There were also positive comments (i.e., good, thank you, good customer service) about Ames water and water services. See the appendix for complete comments.

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 49% (noise limits) to 76% (rental over occupancy). These individuals were excluded from the calculated satisfaction percentages.

Among those who expressed opinions, more than two-thirds reported being "somewhat" to "very satisfied" with each enforcement effort: front yard parking on residential property (73%), over occupancy in rental property (71%), noise limits (70%), and outdoor storage on property such as old cars, tires, furniture property upkeep (70%). More than half rated property upkeep (paint, gutters, broken windows) (68%) and yard upkeep (67%) as satisfactory (somewhat to very satisfied). The average satisfaction is somewhat satisfied (level ranges from 2.9 to 3.0)

When satisfaction level was compared against geographic residences of the respondents, the level of satisfaction on all of the six nuisance ordinance issues (i.e., front yard parking on residential property, over-occupancy in rental property, outdoor storage on property (old cars, tires, furniture, garbage, noise limits, property upkeep (paint, gutters, broken windows), and yard upkeep (overgrown vegetation) were almost the same regardless of where a respondent lives.

Table 15. Satisfaction in neighborhood nuisance enforcement

	<u>Very/Somewhat</u> <u>Dissatisfied</u>	<u>Somewhat/</u> <u>Very Satisfied</u>	<u>Average</u>
	Percent		
Front yard parking on residential property (n=219)	27	73	3.0
Over-occupancy in rental property (n=144)	29	71	3.0
Outdoor storage on property (old cars, tires, furniture, garbage (n=288)	30	70	2.9
Noise limits (n=301)	30	70	2.9
Property upkeep (paint, gutters, broken windows) (n=293)	32	68	2.9
Yard upkeep (overgrown vegetation) (n=292)	33	67	2.9

Additional Comments

Many people had no experience with any of the nuisance enforcement issues or felt it not applicable to their situation. Several respondents commented about living in a private community that has its own rules and enforcement (HOA and mobile home park.) An ISU student observed that there was a difference between enforcement on campus versus within Ames.

Several people reported not being aware of nuisance ordinances. Others do not have confidence that their nuisance complaints are being investigated. Here is an example comment, “It’s unclear to us whether anyone ever investigates noise complaints or what even constitutes a violation.” Another comment also reveals this, “... residents may not be aware of the work being done and whether it is effective or not.”

For those who are aware of nuisance enforcement, several expressed concern lag in action from the time of violation to the resolution. There were also a number of people who commented on uneven enforcement. Another respondent commented, “Action depends on neighbors' complaints before violations are addressed.” Several other comments also indicated that many issues go unreported. One person suggested, “Sadly, many ‘nuisances’ go unreported because ‘reporters’ don't want to cause trouble w/a neighbor. It would be nice if City employees would report instances of problems they see as they go around doing their normal work.”

A group of respondents felt that property and yard upkeep ordinances weren’t important and should receive less emphasis from the City. “The City shouldn't be involved in enforcing yard upkeep, property upkeep, or outdoor storage. If it’s a person's private property, it is their freedom to ruin it if they choose.” Another person felt that there wasn’t a need for regulation unless there was a safety hazard. There were several comments in favor of encouraging the City to provide

outreach and assistance to homeowners in violation. Some examples, “How people keep their lawn should be their own business, but perhaps offer help via community service, if people want it,” and “encourage programs that assist homeowners if [disrepair] becomes an issue.”

Several survey respondents discussed their opposition to overgrown vegetation ordinances. “Overgrown vegetation shouldn’t be a concern for the City. It’s better for wildlife.” Another agreed with relaxed vegetation requirements saying, “... I would love to see more diverse and lush vegetation instead of grass lawns – prairies, forests, and vegetable gardens!” One respondent suggested passing, “a front yard garden ordinance” (allowing the lawn to be converted to garden space).

Others are in favor of ordinance enforcement and see it as way to maintain property values and prevent crime.

A number of respondents gave specific examples of violations of nuisance ordinances. Several provided locations of houses or neighborhoods that were in need of maintenance. There were many comments expressing concerns about noise violations, often citing noise from college students and house parties.

Finally, there were a number of other comments. One person shared that they did not agree with parking rules on Ash Avenue. Another comment was focused on brush removal in the parks. A respondent commented with their dissatisfaction with Campustown.

For additional and specific comments, see the appendix.

Figure 10. Comments on Nuisance Enforcement



Street Maintenance

Residents were given the opportunity to rate street and bike path 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 almost good to very good. When “very good” and “good” responses were combined, responses ranged from 70% for neighborhood snow plowing to 95% for street sweeping in the business areas seen in Table 16.

Table 16. Road service ratings

	Very Poor/ Poor	Good/ Very Good	Average
	Percent		
Street sweeping in business areas (n=456)	5	95	3.3
Snow plowing on major streets (n=581)	12	88	3.3
Appearance of medians and parkways (n=572)	9	91	3.2
Maintenance of bike path system (on street lanes & paths) (n=488)	12	88	3.2
Street sweeping in your neighborhood (n=492)	15	85	3.1
Surface condition of major streets (n=580)	15	85	3.1
Condition of streets in your neighborhood (n=579)	19	81	3.0
Ice control at intersections (n=560)	23	77	2.9
Snow plowing in your neighborhood (n=583)	30	70	2.9

Figures 11a&b compare this year’s road service ratings with ratings from four previous years. Three categories saw an increase in satisfaction from 2020. 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.

Long-term respondents gave a higher rating to the three road services (ice control at intersections, snow plowing in their neighborhood, and snow plowing on major streets). The older the respondent, the higher rating given to six of the street maintenance features, except for maintenance of bike path system, street sweeping in the neighborhood, and surface condition of major streets.

In 2021, those living in northwest Ames had higher rating for ice control in intersection (average score of 3.0) compared with those from southwest and southeast (average score of 2.7). The trend is quite different for snow plowing in the neighborhood. Respondents from northeast part of the city rated snow plowing as the highest (average score of 3.3 with southwest average of 2.7, and northwest average of 2.9). Snow plowing on major streets was rated the highest by northeast residents (average score of 3.5) as compared to 3.3 by northwest residents.

The other six street maintenance features were viewed the same regardless of geographic residence.

Figure 11a. Quality of street maintenance features (2017-2021)

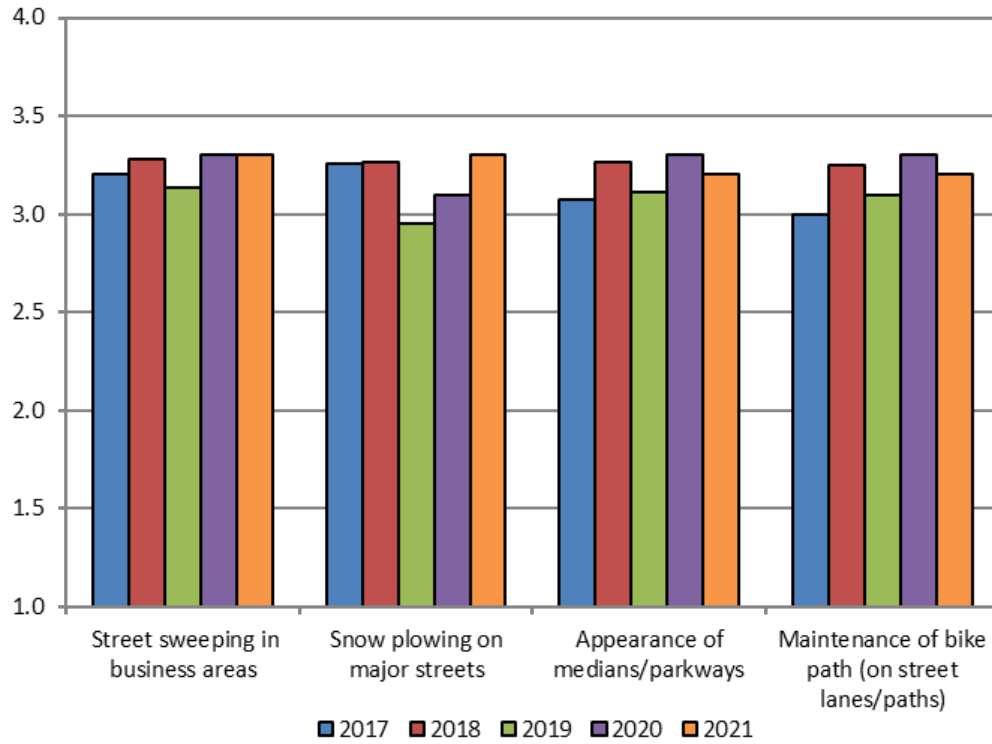
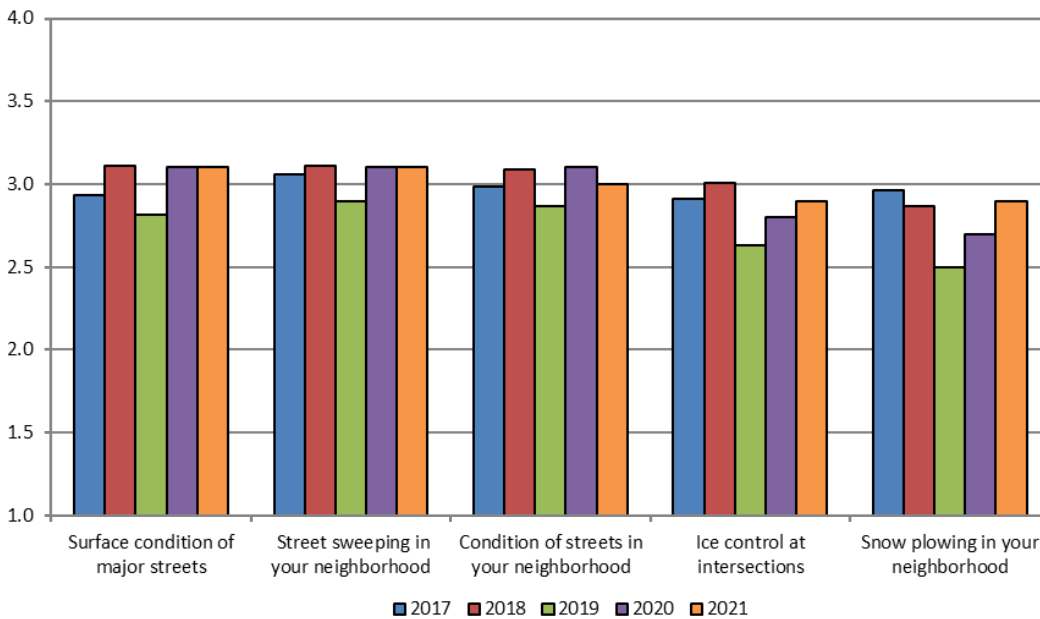


Figure 11b. Quality of street maintenance features continued (2017-2021)



The survey also asked survey respondents to rate the effectiveness of coordination between traffic signals. Table 17 shows that while 63% of respondents said coordination was “often and/or always” effective, another 32% said the coordination was “rarely to sometimes” effective.

Table 17. Signal Coordination Effectiveness (n=549), 2021

	Percent
Often effective	34
Almost always effective	29
Sometimes effective	25
Rarely effective	7
Don't know	5

Additional Comments

Several people responded with positive comments including gratitude for the addition of a new traffic light. This year, the most common complaints were about pedestrian/bicycle related concerns, snow/ice removal from roads and sidewalks, street maintenance, and lack of coordination in traffic lights. Several people identified specific problem intersections, which are listed below. Other comments are also listed below.

Positive Comments

- Good
- Streets are generally good with a few spots needing work!
- Thanks for adding the light at State and Mortensen!!!!

Specific areas that need attention are:

- Bicycle and Pedestrian
 - Again, many street intersection lights do not detect bicyclists. The 9th and Grand intersection, the 6th and Grand intersection, and 9th and Duff intersections are very, very frustrating. Conversely, the 6th and University light is WONDERFULLY responsive, so I know the technology is available...
 - Bike paths and on-street lanes need continual maintenance. Street bike lanes often have rocks and branches that need to be avoided. Street sweeping on-street bike lanes need to occur more often.
 - Firstly, I feel that the bike system is very poor in Ames because bicyclists are often asked to bike on the same roads that cars are on. This makes bicyclists, especially beginners, feel too unsafe and uncomfortable to actually take up biking. And having inexperienced bicyclists on the same roads as motorists causes stress and anxiety for the motorists as well. Thus, I think Ames should have dedicated, protected bike lanes throughout the entire city, for the benefit of all involved. Secondly, I have noticed that sidewalks are maintained much more poorly than streets. Unlike streets, which are smooth and always clean, sidewalks are bumpy and blocky, and are rarely cleaned well after a snow. Plus, unlike roads which are sloped so that water will run off and not collect, sidewalks usually collect puddles which end up turning to ice. This makes sidewalks extremely dangerous for pedestrians, especially during the winter. It

- would be excellent if sidewalks were maintained to the same standard as streets are.
- I am a little disappointed in bike paths on Duff Ave. recently installed. I live on 17th Douglas Ave and use Duff often and have yet to see the bike paths used.
 - I bike a lot- 1100 miles in Ames in 2020. Remove the green bike squares- downtown- a really dumb concept. Cars hate bikes in a car place- and starts and stops of places are dangerous for both bikes and cars. Choose one and do it everywhere or nowhere!
 - I like having the bike lanes on the roads. However, they are oftentimes dangerous/unusable because the seam (crack) between the curb-section and the actual street is uneven and happens to be RIGHT down the center of the bike lane (see 30th street between Grand and Hoover for an example). It makes me either ride too close to the normal traffic lanes or just back on the sidewalk.
 - I wish there were more "greenway" bike paths to get around the city (Such as the system that links University Village to Brookside and then kind of toward 4th street. But more paths!
 - Increasing biking infrastructure and safety would be very helpful environmentally and socially, especially for so many students in the Ames area.
 - Many bike paths have wide cracks, people don't use them. Also, I drive on N. Duff often, have never seen a bicycle rider (Waste of paint)!!
 - Many traffic signals are not responsive to bicyclists. 13th to Northwestern, 9th to Duff Avenue and 9th to Grand are intersections I've had issues at.
 - More bike paths would be good
 - My complaint is that vehicles can left turn while I legally cross after getting the walk signal. I expect I'll be killed eventually. I feel sorry for any blind person or someone handicapped or in a wheelchair who tries to find or use the walk button by Lebeda Mattress. The one across Lincoln way from Lebeda Mattress could be hard for a blind person to find.
 - One bizarre feature of the Ames bike path system is the fact that many of the "bike paths" are simply glorified shared-use sidewalks that are not marked. I have not seen this in any other city where I have lived. This is highly problematic for bicyclists because motorists are simply not expecting cyclists on these separate paths when crossing at intersections; cyclists are much more visible when they are able to use paths that are integral parts of the streets (not the sidewalks)
 - Street maintenance- the bike path space on 6th is abysmal, I believe the space is extremely dangerous.
 - The surface of most bike paths is not in good condition and should be fixed.
 - They are not coordinated for bikes
 - Too many bike paths- roads are for cars. All the money spent on North Duff for bike paths was a total waste. It isn't used.
 - Traffic flow in Ames needs much improvement. If you dedicate bike lanes on the streets, you need to regulate and enforce bike registration and laws, just like Ames used to do.
 - The streetlights around Somerset are on red for bikers and pedestrians too long.
 - There is a need for a sidewalk on Ross Road. It is narrow and sides where you walk or bike are in poor, very rough condition.
 - This is from a pedestrian's perspective and not really a driver's perspective. It's clear to me when I cross the street at Lincoln Way that the traffic signals effectively handle traffic in waves and provide opportunities for pedestrians to cross.

- Landscaping
 - No idea who thought those rectangular holes w/a single tree in Campustown was attractive.
 - The Blvd area on Bloomington Rd. (east of Grand Ave.) has not been as well kept in the landscaped sections in the last few years.
- Other
 - New stop light by vet school is going to back up traffic onto university
 - My parkway has been dug up 15,000 times. Full of weeds and construction debris that destroys the lawn mower.
 - I'm in the minority, but I think traffic circles are a good idea. I think they save gas and when people learn to understand them, they'll keep traffic moving more smoothly. I find that the street lines fade so quickly that sometimes it's hard to tell where the lanes are especially the bike lanes.
- Repair Roads
 - Ames streets are a disgrace!
 - Top O Hollow is pretty rough on the west, and Grand is pretty rough by the mall much worse than Bloomington when it was repaved.
 - If you are stopped by one light, it seems we are stopped by a lot. Prioritizing road maintenance would seem to be a good idea with repaving and not just patching areas.
 - The Mortensen Rd is really bad. There are hundreds of cars use that road every day. But this road is full of potholes. It's very bumpy. I also hope someone can fix or rebuild the Mortensen Rd.
 - There are terrible potholes everywhere in Ames, and it's a serious problem. There are some that I swear are over a foot wide. Whenever there is snow there is not adequate salt put down, snow is not plowed in a timely manner and the snow is often packed down to ice on the roads
- Sensors
 - Ames needs to install automatic stoplight sensors. Too many times, especially on Lincoln Way the street will be very backed up for a road light with nobody coming.
 - There are a number of intersections that do not register motorcycles!!!!
- Snow and Ice removal/Slippery Pavement
 - After freezing rain, the pavements get too much slippery to walk. It becomes very risky and dangerous to walk on such slippery paths. Many people fall down and there have been many cases of accidents and injuries due to that reason. I request the Street Maintenance authority to look after and solve this issue.
 - I wish that more care was given to removing snow and ice from bus stops and from the pavement where the sidewalk meets the street.
 - I clean my front walk. The snow plough comes by driving too fast and throws snow all over my clean walk!
 - I have lived in the Midwest for 20+ years and Ames is THE WORST when it comes to snow removal.
 - I have never experienced such poor snow removal until I moved to Ames. I don't know if they need to purchase more plows, employ more people to do the plowing or what the solution needs to be, but something needs to be done. I work at 5 am and sometimes I have to walk in very deep snow for about a mile because I cannot drive on the roads. It seems that they plow once, put one layer of salt down and call it a day.
 - I would like to see the city invest in residential snow removal equipment (to scoop up and melt or haul away roadway snow). It is frustrating when I have cleaned my 3-car-garage driveway with scoop shovel and snow pusher and then the city snowplow comes by and pushes a deep bank of snow from the street into my driveway again.

- Ice control at intersections: Ontario and Minnesota: Often we get a pile that limits visibility and lane width
- If you live in a cul-de-sac the road maintenance is the worst. Snow is pushed back into the driveways and sometimes snow piles are lumped in the middle and then never take out making it difficult during heavy snow to enter driveways. People living in a cul-de-sac should have the same road sweep when the other side roads are done. Cul-de-sacs are last and that is problem.
- In the winter, the residential streets are very dangerous with the amount of snow and ice
- It would be nice to have some sort of schedule as to what neighborhoods are getting plowed when. As someone who has to park on the street, I don't have anywhere to move my car so it's frustrating when I'm not able to move it out of the way and it gets piled in, and the snowplows never come around again
- Last year (2020), my son watched the person who was plowing our neighborhood take out three mailboxes in a row. This year (2021) the person plowing our neighborhood has been wonderful. We didn't have huge piles of snow at the front driveway, and he even piled the snow in the middle of our circle just right for the kids to build snow forts. Thank you.
- Piles of snow left by snowplows make it very difficult for us walkers to get from the sidewalk into the street at intersections.
- Snow plowing of my (admittedly very low traffic) side street seemed slow, but intersections and curves nearby were handled well.
- The current system of snow removal needs to be seriously evaluated. Some contractors take snow removal more seriously than others or their zones do not overlap well enough. I have gotten stuck in my neighborhood from plows leaving snow piled at the entrances onto main roads. I have lived in other Midwestern cities and never experienced such poor snow removal until I moved to Ames.
- There is just not a lot of space to put snow. But I frequently have issues with ice in the winter.
- There needs to be more plows who come out when it is snowing and ice/sand and plow, it always just gets compacted into ice and then it's impossible to drive. Lights on university are always timed off and you hit every single red (Duff as well). The light on Mortensen is dumb and is always red for every direction you come at it from, slowing everything down.
- We have parking on one side only and they keep piling the snow against the cars. Why?
- Would love to see increased plowing after snowstorms, especially on side streets. There are some intersections that could be improved, as it relates to light changing efficacy, but overall, pretty good!
- Traffic Light Coordination
 - A lot of trip lights so not coordinated.
 - Ames traffic lights are incredibly frustrating
 - Grand Ave.: If you hit just wrong, you will have almost all red lights
 - How do I know what light oncoming traffic has? I can't look at oncoming traffic and my light at the same time.
 - I always struggle at Lincoln Way (east to west) from HyVee to HyVee.
 - I purposely avoid streets with traffic lights in favor of those with stop signs when going across town because of how bad some of the traffic signals are. For example, cars turning left from 13th onto Grand must either take dangerous chances or wait

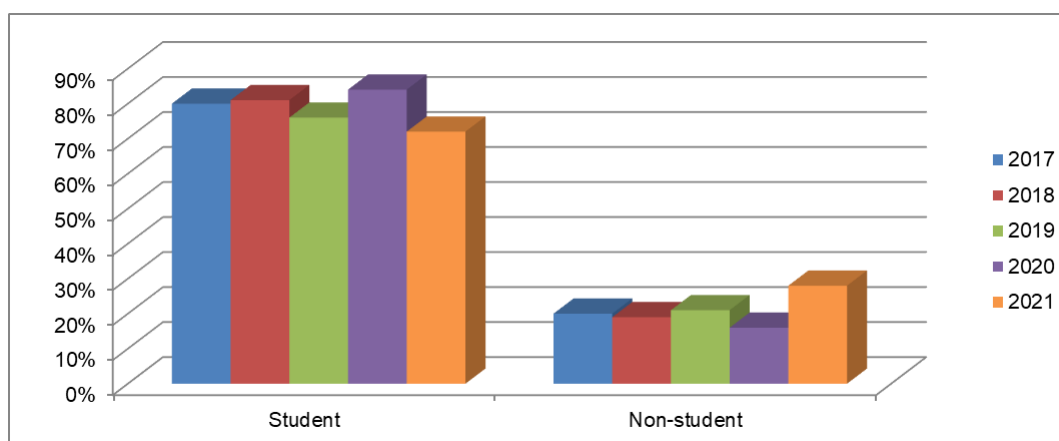
multiple whole light cycles to get a single car across, causing lots of backup. Another bad one is turning left onto Grand after exiting the mall or Walmart via 30th St. This also requires dangerous chances or long waits, again causing backup at this busy intersection leaving these major shopping areas.

- I travel from far west Ames to Duff Ave. via Lincoln Way multiple times per day. It is very common that I stop at 90% of the traffic signals. Too many times I am stopped by a light with nobody triggering the light to change. This is probably my biggest complaint about Ames.
- I try to avoid Lincoln Way because the lights are not timed well (I go the speed limit). I should not be stopping as often as I do on Lincoln Way even when I go the speed limit.
- I understand that there are crosswalks that would interfere with the traffic lights heading west on Lincoln Way around campus, but from a personal opinion, it can be displeasing to have a light turn green on Union and Lincoln Way and the light at Ash and Lincoln Way turn red)
- If you hit a green on Lincoln Way, shouldn't you technically hit more greens? There needs to be more overlap so that people can drive more efficiently on Lincoln Way
- Lights are the worst thing in this town! Dead horses move better than traffic in this town.
- Lights on Lincoln Way seem uncoordinated
- Traffic signals late at night may need to be better coordinated as well. I would use the intersection of Lincoln and South Duff as an example of how to coordinate lights late at night. A car comes, the traffic light senses the car, and changes quickly to adjust to the current situation, resulting in a short wait time for the red-light facing car -- it's very nice! Other lights seem to be on a timer and make cars stop at 2 a.m. for absolutely no reason. Unfortunately, no examples pop into my head at this very moment of specific intersections that do this. Nevertheless, I recall being frustrated, so I think they are out there!
- They're good if you consider having to stop at every empty intersection back-to-back an effective coordination. Then disregard my answer. Having to stop at back-to-back intersections on Lincoln Way is a good way of having consistently long travel times and reduce overall speed of traffic, but it seems people still like to accelerate through these short spurts of traffic stops.
- This could be improved, especially when driving by campus on Lincoln Way. Stop and go traffic also wastes gas.
- Traffic signals on Lincoln Way are infuriating! Why do I have to stop five times to drive a half mile?
- Westbound 13th and Grand intersection need turn signal, and the light at 13th and Stange takes too long if you're coming from East or West.
- Traffic signals -- there are some streets that are particularly bad for it. In 2 years of living on the west end of Lincoln Way my Prius managed to lose 8 mpg due to the frequent starting and stopping caused by all the traffic lights
- Traffic Control Signage
 - Small neighborhoods need more stop signs or yield signs at 4-way intersections. Multiple accidents have occurred in my neighborhood due to people going straight through intersections and assuming they have the right-of-way. PUT UP MORE STOP SIGNS.
 - Stop signs on residential areas, markings on roads are very poor.
 - Specific intersections that need attention (**See full listing in the appendix**).

CyRide

Ames' mass transportation system – CyRide – was evaluated in the survey. Note in Figure 12, the difference in ridership between those identifying as students and non-students. Among respondents who used CyRide at least once a week, 76% were students and 28% were non-students.

Figure 12. Use CyRide at least once a week, 2017-2021



In 2021, 44% of survey respondents reported some weekly use of CyRide. In the past five years, the use of CyRide has averaged around 46% (between 44% and 49%). In 2021, 56% of respondents reported they never rode the bus.

There was a 3% increase in those using CyRide once a week, and an 8% increase in those riding for 2 to 6 times per week. The number of respondents who reported taking CyRide more than 10 times per week decreased 8% from last year (Table 18).

There is correlation between resident demographics and CyRide usage. CyRide users are mostly younger (18 years of age) and have stayed in Ames for a shorter period of time (average 5.8 years). The non-CyRide users were older (average age 48) and have lived in Ames longer (average 26 years). The majority of those who used CyRide were students (81%) and mostly renters (88%).

Table 18. Respondents' weekly CyRide usage

Weekly use	Survey Year				
	2017	2018	2019	2020	2021
Never	53	51	56	55	56
2 to 6 times	6	17	16	17	25
7 to 10 times	19	16	12	12	8
Once a week	12	5	4	3	6
More than 10 times	10	11	13	13	5

When respondents were asked what would make them consider using CyRide if they are not currently using it, more than half (56%) said “nothing.” Fifteen percent mentioned service to more areas of Ames and service more frequently near their residence (15%). Other additional features mentioned were longer service (earlier/later) for some routes, lower cost, and no cost. (Table 19) Many respondents commented that they plan to take CyRide once things become better with the COVID-19 pandemic and people begin working on campus again.

Table 19. Services that would make you consider using CyRide if not currently using this service (n=301)

<u>Reason</u>	<u>No.</u>	<u>%</u>
Nothing	168	56
Services were provided to more areas of Ames	44	15
Service was more frequent on routes near me	46	15
The fare when boarding the bus was at no cost	25	8
Service was offered on my route longer during the day (earlier or later times)	25	8
The fare when boarding the bus was lower	10	3
Other (specify)	57	19

Other responses to consider using CyRide

- Better Transfers
 - Service to campus from routes near me without having to transfer now that transfers are not guaranteed.
 - The routes from my house involve several transfers. I can bike faster than taking CyRide to work. When I was going to ISU, I used CyRide often.
- Better understanding of schedule/routes
 - Have a better understanding of the schedule and connecting routes.
 - If I knew how to use it easily
 - Making it easier for people to use the mobile app or website
- COVID-19
 - COVID has kept us working from home, so there has been less call to use CyRide. When I go into campus I usually bike. I may use CyRide this winter to get to campus when it's too cold or icy.
 - COVID-19 going away. Again, consider current events in your survey. Your results are going to be wildly skewed and inaccurate.
 - End of COVID and return to work on campus (ISU)
 - If bars were open again (No COVID)
 - No COVID-19 restrictions
 - Stopped utilizing CyRide due to COVID-19 pandemic since work has moved remotely. Used to use the bus service daily and always enjoyed it!
 - Trying to avoid public transportation due to the pandemic
 - Worried about COVID-19
- Frequent Stops

- Bus stops too frequently. It takes too long to go from one end of the route to the other end of the route. POV allows better mobility.
- Less stops actually
- Prefer Car Transport
 - I drive my vehicle (2x)
 - I need to use my car
- If I needed it
 - If I needed the service
 - Only in an emergency
 - If I could not drive anymore
 - When I get too old to drive.
 - If I had no other transportation.
 - If my vehicle broke down
 - Quick travel
 - If I go on campus, I do use it
- No Need
 - No need to use (2x)
 - Not needed, but would take if necessary
 - Work out of town, no need
- Prefer Walking/Biking
 - I live too close to campus. Walking is faster
 - Right now, I am able to walk or bike and only use my car 1-2 times per week. In the future, I may use CyRide
 - We walk or bike when able, use car when weather is bad
- Route Times
 - I work but get off @ 1:45 in the morning.
 - If more bus routes went longer hours (into the night instead of ending at ~5 pm)
- Stop Location
 - Bus stops too far away for a 56-year-old
 - Have service available without walking 2 miles
 - No service on our road
 - There is no stop accessible to where I live. It's about a mile away and walking that at night is too risky
 - Too far to walk to bus stop. Use HIRTA
- Other
 - I already considered it
 - Make it part of ISU parking fees
 - Complimentary snack and beverage
 - The use of electric vehicles would make me consider using CyRide

Additional Comments (See full listing in Appendix)

- Bus Stop Locations
 - Closer to bus stop would make me consider using these services
 - I would need to walk 4-5 blocks for a stop
 - Too far to walk to bus stop. They stopped the close-by bus stops.
 - Travel time and distance to bus stop one primary issues.
 - CyRide doesn't service my area, Scenic Valley and Northridge Heights.

- Does not fit my schedule/timing
 - CyRide just does not fit our schedule. We need flexible transport times.
 - I have three kids, so being on time and herding them is just easier with a van.
 - I live in South Ames and there are not many routes near my home. Despite this, my work schedule makes it difficult to rely on CyRide consistently and I prefer using my personal car for the flexibility it offers.
 - When I was in undergrad, CyRide was super helpful and convenient. However, I park on campus now that I'm in graduate school and have to be on farms so frequently.
- Don't Use I Drive/Walk/Bike
 - CyRide is great, I just like the convenience of my own car.
 - I ride my bike everywhere
 - I'm impressed with the service but live downtown where most places I go are easily accessible. If a place is too far to walk, it is easier and faster to drive.
- Driver Comments
 - I have seen one driver become rude to a student that ran to catch the bus, so she tried lecturing him even though the bus was early.
 - Some drivers are very sharp when turning and sudden stops that causes students to have to brace themselves
 - Some drivers speed up very fast and then slam on the breaks, make the ride jerky. A "rate your driver option" or additional training would be appreciated.
 - The drivers need to be more conscientious of people around them; I have had drivers drive off as I was about to cross the road to get on & nearly hit me & not once slow down.
 - Friendly drivers! Love them.
- Empty Buses
 - Too many buses for the number of riders. I see 1 or 2 people on a lot of buses in the summer. It is a joke then they ask for more money every year.
 - Watch them go by empty majority of time. Real money loser.
- Nice Option
 - Although I don't use CyRide, I am very happy we have it as an option.
 - I am unlikely to use CyRide but appreciate that it's there, particularly for our friends, who do not have cars.
- Non-student Outreach
 - I think a lot of the routes are hard to figure out and often students want to use it when they aren't able to drive to save money. But it is inconvenient for non-students and the buses need to run later into the night
 - Add services for non-university citizens!
 - Need to do more advertising if CyRide is available to non-students. We thought it was a student bus.
- No Need
 - My husband works from home and I work at the vet school
 - I frequently travel outside of Ames for work so just not there much to use it.
 - I have a car and live near campus, I have no need to drive unless getting groceries, which a car is much more convenient for.
 - I live four blocks from my daughter's school, so I walk and I can't bring 10 bags of groceries on CyRide so I drive for those.
 - I live in a retirement community, so have no need to use.
- Other Comments
 - Not convenient

- We live on campus, so everything we need is pretty much walking distance.
- CyRide is great. We just don't use it.
- Make children ride free. I hate paying \$1 for multiple rides and I don't have enough money for the pass
- Kids use CyRide. I use CyRide when extreme cold moves in.
- My grandkids like to ride it
- Not a bus person
- Not sure how CyRide is funded. But I think ISU should bear most of the burden, as it is primary used by students.
- Positive Comments
 - Convenient
 - CyRide is awesome! Nearly everything about it is absolutely amazing!
 - CyRide is fantastic as a student, and I think it's something worth putting more funding into
 - Effective and essential. The app is very nice.
 - I am satisfied with CyRide
 - I love CyRide and would be really upset if this service was no longer available
 - I've always loved CyRide!!! One of the best bus systems I've seen in a college town!!
 - Keep up the great work.
 - Love CyRide
 - One of the best services in the USA! I am very much satisfied.
- Revise Routes
 - Please increase bus frequency on the weekends and run route 25
 - Bus lines 1 and 11 needs to be revised.
 - CyRide is doing a great job. I really wish they would service the Applied Sciences Complex and have a little more overlap in the stops between routes.
 - Dayton road needs a route
 - It will be a good idea to increase the frequency of CyRide in the University Village. Also, at least one Bus going North (25 Gold North) should be re-routed to go via University Village, like 25 Gold South
 - There needs to be better route management and some drivers need more/continued training
- Should be free
 - CyRide should be free
 - Tax the whole city so that anyone can use the buses at any time
- Suggestions
 - Some buses have gotten digital screens inside that display upcoming stops/transfer points. Those are really nice and I'd like to see them in all buses. It increases the accessibility especially for deaf/hard of hearing folks.
 - Please consider heated bus stops for winter.
 - I would like to see more support for low-emissions vehicles.
 - We need more transfer hubs
 - The route schedules have been removed from most (if not all) bus shelters. I think they should be reinstated.
- Transfers
 - I used to ride the bus every day to and from ISU campus. After CyRide 2.0, the route near me is became less frequent and no longer goes to north campus without transferring to

another line. Now that transfers are not guaranteed, this is a problem. Because of these factors, CyRide is no longer a practical route to campus for me, so now I drive every day instead of bus every day.

- If the yellow route went to campus directly instead of having to transfer.
- Not convenient for multiple stops all over the town without transferring multiple times.
- Use for events with poor parking
 - We ride CyRide during ISU football Games
- Used in the past
 - I used CyRide for several years when I was working. Now retired and where I live would have to walk several blocks to ride - besides, not convenient for running errands.
 - I used to ride CyRide a lot but now it only goes south to Garden Rd on Duff (south). I live one more street Ken Maril Rd so now I can't ride it anymore. I still have 2 books of tickets to use up.
 - Used to use, seemed to work well. No longer use ever but not for any negative reason.

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)” to “very good (4)” or “don’t use.” The individuals who did not use a park feature were excluded from the ratings in Table 20.

Satisfaction with parks and recreational features continues to be high with 81% (restrooms) to 98% (overall appearance of the parks) of users providing a combined “very good” and “good” rating. The average rating ranges from 3.0 (restrooms) to 3.5 (overall appearance of the parks) on the 4-point scale.

This year, most features were ranked similar to last year, see Figures 13a & 13b. In 2021, overall appearance, averaged 3.5, which was down slightly from the 2020 high of 3.6. Restrooms while still having the lowest rating among all features was rated slightly higher in 2021 compared to the two previous years.

Table 20. Users’ satisfaction with parks and recreation facilities, 2021

	<u>Very Poor</u>	<u>Poor</u>	<u>Good</u>	<u>Very Good</u>	<u>Average*</u>
Overall appearance of parks (n=565)	<1	2	43	55	3.5
Playground equipment (n=313)	<1	2	51	46	3.4
Wooded areas (n=494)	1	4	49	46	3.4
Hard surface trails/crushed rock trails (n=507)	1	4	51	45	3.4
Shelter houses (n=393)	<1	4	62	34	3.3
Picnic areas (tables/grills) (n=446)	1	8	55	36	3.3
Tennis courts (n=216)	1	6	57	35	3.3
Restrooms (n=355)	2	17	61	20	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

Figure 13a. Rating of Parks and Recreation features in the past 5 years

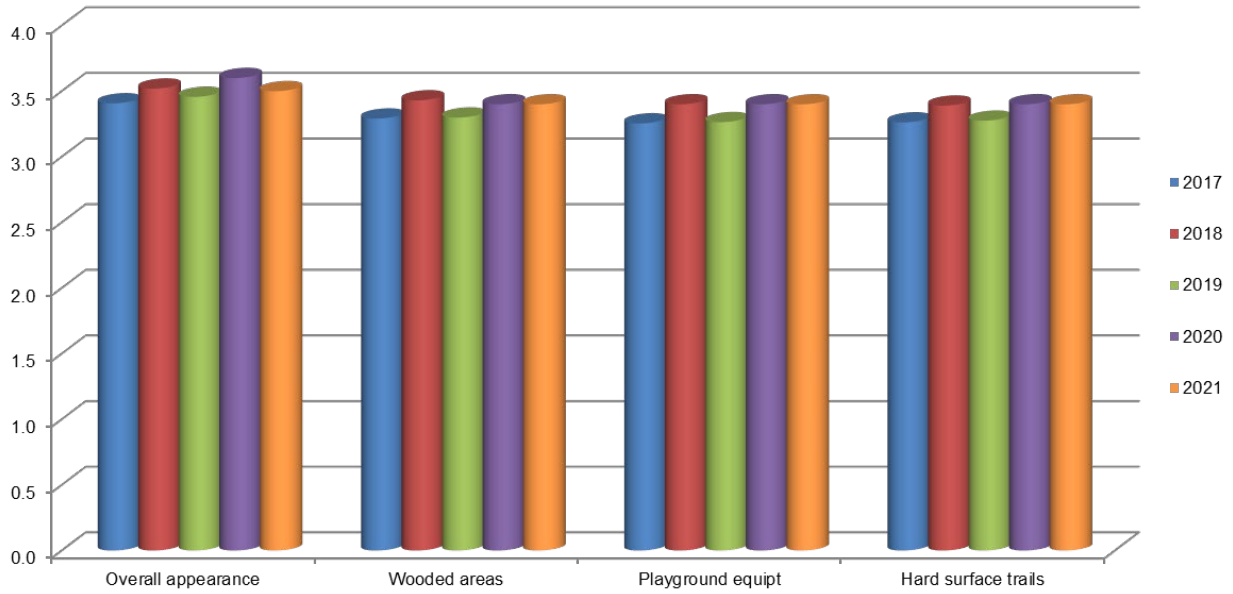
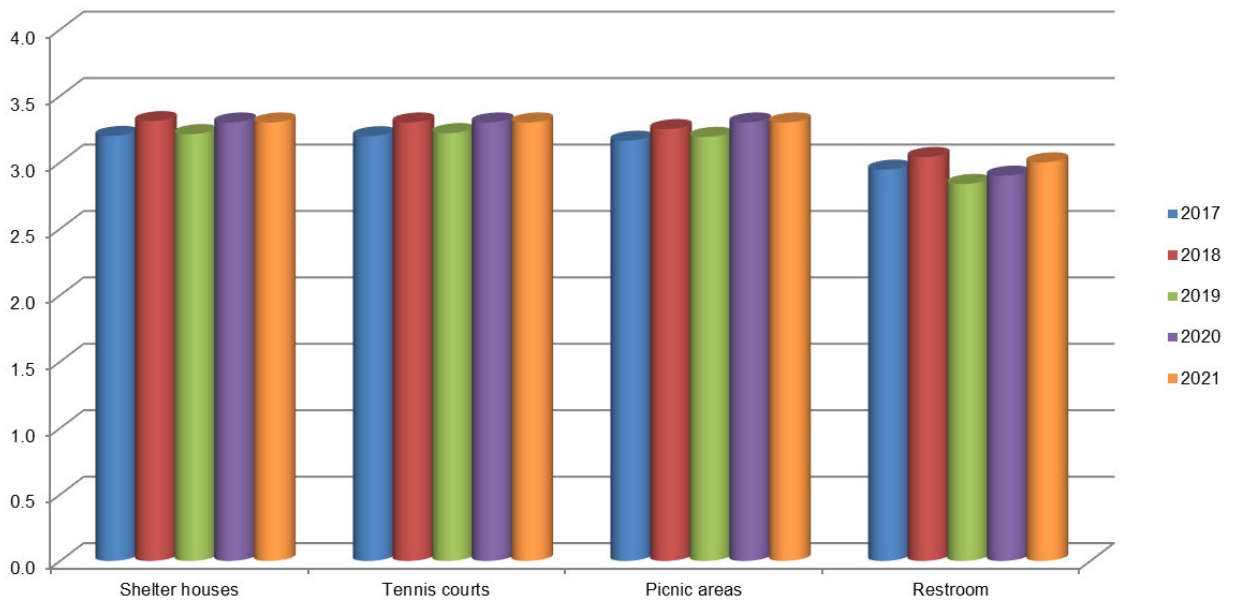


Figure 13b. Rating of Parks and Recreation features in the past 5 years



Additional Comments

- Positive Experiences
 - Thanks for Emma McCarthy Lee bridge replacement!!!
 - Also, good water features, and a big fan of the disc golfing areas.
 - Best in Iowa, from Ankeny and Ames has way better parks
 - Enjoy visiting Ames parks and happy with upkeep.
 - Excellent parks!
 - I have been at several parks and think they look nice and the facilities I have used (tables/grills) are always clean.
 - I love the neighborhood parks. Play equipment for the grandkids was great and nice places for sitting.
 - I run around most of the parks and I'd say you guys are doing a stellar job especially with Ada Hayden.
 - Love all the parks in the city. And the trails. Our neighborhood, Sunset Ridge, worked with the city to get a park built in our neighborhood. It took a number of years but so glad to have one here so kids don't have to cross Lincoln Way to get to a park.
 - Love our parks!
 - Most of my experience is with Brookside, as I have nearby and walk through several times a week. Thanks for the new bathrooms!
 - The new Miracle Park is amazing.
 - We have lived in our current home for 9 years. In the last year we have found two more wooded areas with awesome trails. We use our neighborhood parks on a weekly basis- all year long! Thank you!
 - We moved to IA this last year and we're very impressed by the park facilities!
- Additional Amenities/Upgrades
 - Could use mountain bike park
 - Currently there are lack of water fountains
 - Hard to find where a trail map is. I see trails all over town and know nothing about them.
 - Shelters need to be maintained better as far as wasp nest removal. Some playground equipment needs updates.
 - There is no sidewalk access to Teagarden Park in the Southdale neighborhood. Difficult and dangerous to go to the park with young children.
 - Basketball courts could be updated (Brookside and 24th street)
- Bathrooms
 - Bathrooms are apparently never open anymore which is exceptionally inconvenient with small children.
 - Bathrooms need soap/hand sanitizer and hand dryers or towels and cleaned more frequently
 - The public toilets in the parks need to be kept clean and hygienic. There are too much bad odors, and the toilet seats are also not that much clean. It's a concern of public health. We expect the authority will take proper care of that.
 - Wish bathrooms open earlier in the season. Unsure if the closure was COVID-19 related or normal. Loved getting outside on nice Feb/March days, but bathroom situation was stressful.

- Dogs
 - The dog park is amazing! It was a really great feature that we enjoy!
 - Too much dog waste.
- Don't Use Parks
 - Unfortunately, I do not have time in my schedule to utilize a lot of these resources.
- More Parks
 - Trails are very nice. Only complaint is that there are not enough. All parks are quite crowded due to insufficient public park space.
- Park Maintenance
 - Cleanliness is sometimes an issue.
 - Need better mosquito control and mowing at Carr Park and South River Valley. In past years it has been inadequate.
 - Some of these parks appear run down or not well cared for
 - There should be a general and a bit strict rule of "Clean after yourself" for grills.
 - Stop cutting the underbrush
- Park Priorities
 - I sense a shift of priority from green space to infrastructure growth. While it is important to support a growing population, it's incredibly frustrating and disappointing to see green spaces disappear.
 - I think the citizens of Ames need more parkland. Our existing parks are so heavily used that they feel crowded. And we are continually adding new facilities to them.
 - Overbuilding destroying habitat. Need permanent restrooms. Maintenance of wooded areas are poor for waterways
 - Should use more money to make them better.
- Recycling and Trash Cans
 - Recycling bins in the picnic areas would be nice
 - Could use more trash cans
- Too Many Parks
 - Difficult with so many public parks to maintain.
 - We have too many parks. Maintenance costs continue to rise and our property taxes are already way to high.
- Tree/Natural Area Maintenance
 - Avoid cutting down native shrubs while removing invasives like honeysuckle and buckthorn
 - Brookside Park "forest" needs a controlled burn to clear dead trees and spur new growth
 - Damage from derecho still evident in some wooded areas.
 - Fallen trees need to be removed. Hanging limbs are a concern for safety.
 - Lots of dead or down trees around River Valley Park. Need to open the bike path; it's been over 2 years.
 - More care should be taken for the woodlands and creeks. Culverts are jammed with debris, which can cause more problems in floods.
- Trails and Paths
 - A friend and I frequently enjoy going on walks around Ames on the weekends. I appreciate all the paths.
 - Ada Hayden can be very crowded and sometimes walkers and dogwalker

- cannot hear bicycles coming up behind. Maybe separate lanes?
 - I especially love the wooded area around Carr Park. I run there almost every day and enjoy the feeling of near seclusion from civilization.
 - I love all the trails Ames has to offer and they are very well maintained. In addition, I feel safe running on the trails alone. I would appreciate if there was more information about all the trails Ames has to offer, such as condition (paved, gravel, mix), distance, etc.
 - Love having so many parks available, and the wooded areas with hiking trails (Munn Woods in particular is close to me).
 - Most of the walking trails are very uneven and have big potholes/gaps in them. Parks for the most part look good besides maybe a bit run-down and I don't think many college students know about parks and recreation features/areas available to them since there isn't much advertisement/signage/etc.
 - Warnings if a bike trail is about to end would be good
 - Wider bike paths would be nice i.e., city of Bettendorf has bike paths through entire city.
 - Would like to see more bike paths throughout Ames without sacrificing roadways for usage.
- Other Comments
 - I miss the old wooden [structures]; the plastic playground doesn't have weird stuff like the secret room at Moore Memorial or the tunnels under the old Fellows playground.
 - All park appearances are good. Maintenance could be improved. Playground equipment could be more natural colors instead of strong colors.
 - I went to many parks in Ames, almost all are in good feature. However, I often saw some people in the Georgie Tsushima skateboard park are smoking. I hope there is a clear sign saying no smoking in the park.

Ames Public Library

Generally, survey respondents rated Ames Public Library features highly. The survey asked respondents to provide opinions on 13 features provided by the Ames Public Library. Table 21 shows the results. Eight features were rated good/very good by 98% to 99% of the respondents. On the 4-point scale, average scores ranged from 3.4 to 3.8 (good to very good).

The most highly rated features were the welcoming atmosphere, followed by good customer service, ability of the staff to serve the residents by phone, the range of available materials such as books, videos, magazines and software, and meeting/study rooms. The feature receiving the lowest rating was the wait time for requests/holds.

Table 21. Users' ratings of Ames Public Library features, 2021

<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=367)		1	22	77	n=224	3.8
Customer service (n=337)	<1	1	27	72	n=250	3.7
Asking questions of library staff by phone (n=213)		1	29	70	n=377	3.7
Range of materials available (books, videos, magazines, software) (n=352)		1	31	68	n=236	3.7
Meeting/study rooms (n=219)		2	32	67	n=372	3.6
Bookmobile service (n=135)	<1	4	30	65	n=453	3.6
Use of library resources from home via computer (n=247)		2	37	61	n=343	3.6
Availability of seating (n=278)		2	38	60	n=309	3.6
Programs (story hour, book discussions, concerts) (n=161)	<1	2	37	61	n=426	3.6
Handicapped accessibility (n=133)		2	41	56	n=454	3.5
Internet/computer services (n=224)	1	3	37	59	n=366	3.5
Page One – the library newsletter (n=108)		6	36	58	n=478	3.5
Wait time for requests/holds (n=264)		5	47	48	n=323	3.4

*Don't Use response not included in calculating ratings (%) and average

Only 43% of the respondents use the Ames Public library as often as they would like to use it. Of those respondents who use the public library, 42% 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 17% of non-ISU students listed parking as a barrier for not using the Ames Public library more often, only 13% of Iowa State students listed that as a reason. (Table 22)

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
Percent					
Iowa State University student (n=197)	59	50	13	10	22
Non-ISU student (n=129)	36	30	17	5	33

Other reasons mentioned for not using the Ames public library were:

- By non-student (n=42)
 - Pandemic (COVID-19) (25x)
 - Don't have much need (3x)
 - Have access and use ISU (2x)
 - Difficult to get card during pandemic
 - Do not enjoy reading
 - Don't go to the library
 - I haven't got around to stopping in
 - I get anxious
 - I have a significant library of my own books
 - Mask required
 - My health issues have limited my mobility and energy.
 - No public access
 - No vehicle
 - Not a good reader
 - Not safe when too many

- By ISU students (n=42)
 - I use Parks Library (8x)
 - Pandemic (COVID-19) (16x)
 - Didn't know there was one (2x)
 - Not convenient location for me (2x)
 - Out of the way for students without vehicles (2x)
 - A secondary library in the west or north of town would be nice
 - Hard to find quiet space. Really quiet.
 - Don't always feel safe, get stared at by older men who also hang out there
 - Far enough away that I don't have time to go.
 - I don't have a membership there.

- I forget about it sometimes
- I have never considered to go to the Public Library for any reason but would probably be a great place to study!
- I moved here during COVID and am excited to use the library when things return to normal
- I study other places
- I usually find materials online
- I'm not a reader so I don't go to the library.
- Lighting makes studying there for long time periods difficult

Additional Comments

The respondents are generally very pleased with the Ames Public Library. They used the words: love, amazing, super awesome, splendid resource, very satisfied, fortunate, great asset, great services, gem of Ames, and I am a library junkie. They also mentioned the friendly staff. Some of the features mentioned were the Bookmobile, great selection of resources, accessing materials online, and lighting/design.

There were many comments related to the COVID-19 pandemic. These are some of the comments:

- Can't wait for it to be fully open again. My family loves going to the library on evenings and weekends to read, study, check out books.
- I appreciated the willingness of library staff to bring checked out books to patrons' cars when the library was closed to the public
- I would go more if I wasn't asked (very rudely, to wear a mask)
- Look, I loved the library. But I can't bring my kids anymore and they went way overboard with the COVID restrictions. So far 2019, the library was great.
- Love the children's play area, can't wait until it is able to be opened again!
- Many times I wait weeks to months to check out digital content, which is frustrating. Now that the library is open again, I just kind of forget about it since it wasn't open for so long due to COVID.
- Most of the meeting rooms not available during past year
- The Ames library staff are amazing!! They went above and beyond during COVID to help people.
- I love the Ames Public Library! The selection is generally very good (occasionally there will be a book I want that they do not have) and wait times are not long. The staff is super friendly, and they were rockstars bringing holds out in the cold during winter curbside service.

There were several comments about the need for a wider spectrum of perspectives. "Staff is friendly and welcoming. I do sense the library is a very liberal establishment. It would be nice if books, displays etc., could show a wider range of perspectives." Another respondent provided a comment, "There are some books that push agendas too quickly for very young people. We love the library in general when we would go pre-COVID. But there are some social issues we do not want to expose our kids at very young ages, when they intellectually can't comprehend a very complex issue."

Table 23. Usefulness of media sources for government information, 2021

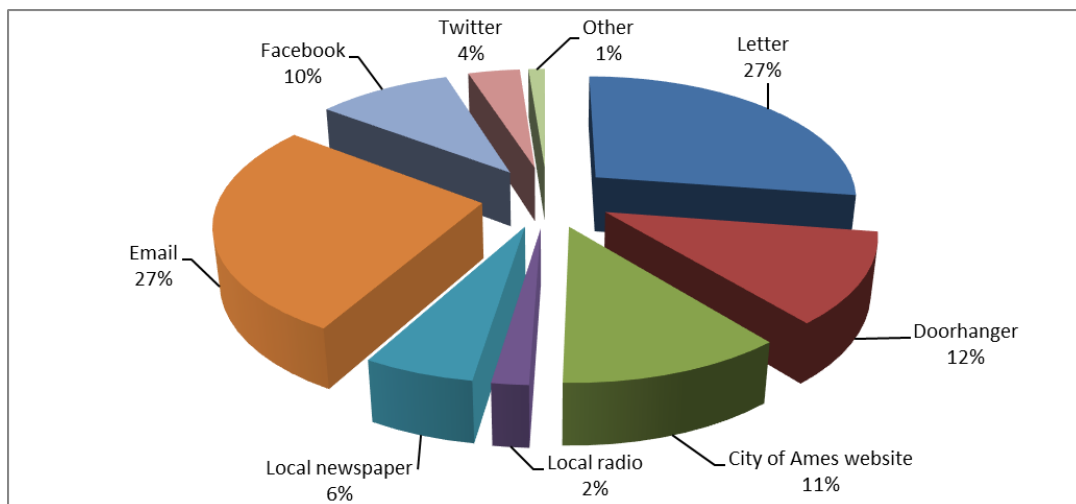
Media	Don't Use Percent	Use	
		Percent	Average*
City of Ames Web page (n=412)	30	70	2.5
Facebook / Twitter / YouTube (n=396)	32	68	2.4
CitySide (utility bill insert) (n=309)	47	53	2.3
Ames Tribune newspaper (n=291)	50	50	2.1
ISU Daily newspaper (n=336)	43	57	2.1
KASI/KCCQ radio (n=142)	76	24	2.0
Des Moines Register newspaper (n=268)	54	46	2.0
KHOI (n=128)	78	22	1.9
Cable TV 12/Government Access Television (n=141)	76	24	1.8
The Sun (n=170)	71	29	1.8

*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 letter and email are the most favored methods of communication (27% respectively), followed by door hanger (12%), City website (11%), Facebook (10%), local newspaper (6%), Twitter (4%), local radio (2%), and other (1%).

The responses varied slightly for ISU students. Email is the best way to communicate (32%), followed by letter (18%), City of Ames website (14%), Facebook (12%), door hanger (11%), Twitter (6%), local newspaper (3%), and local radio (2%).

Figure 15. Preferred method to learn about City services, programs or projects, 2021



Figures 16a&b 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 slightly lower average scores this year compared to previous year except for ISU Daily with .02% higher. The City of Ames website, social media, and the CitySide newsletter remain the most useful sources of City information. There was a slight decrease in the perceived usefulness of most news sources.

Figure 16a. Usefulness of news sources over the past five years (Users only)

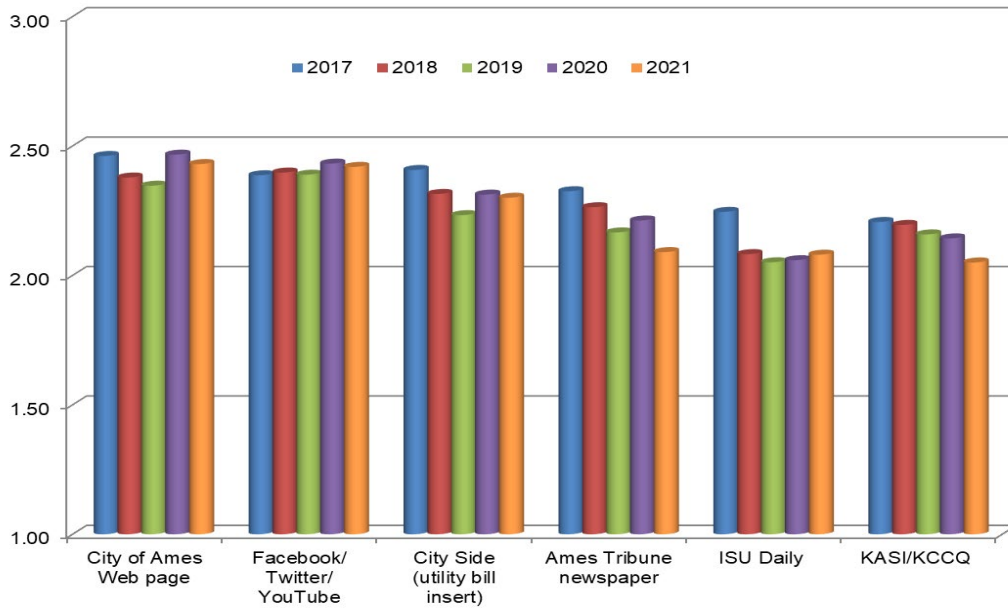


Figure 16b. Usefulness of news sources over the past five years (Users only)

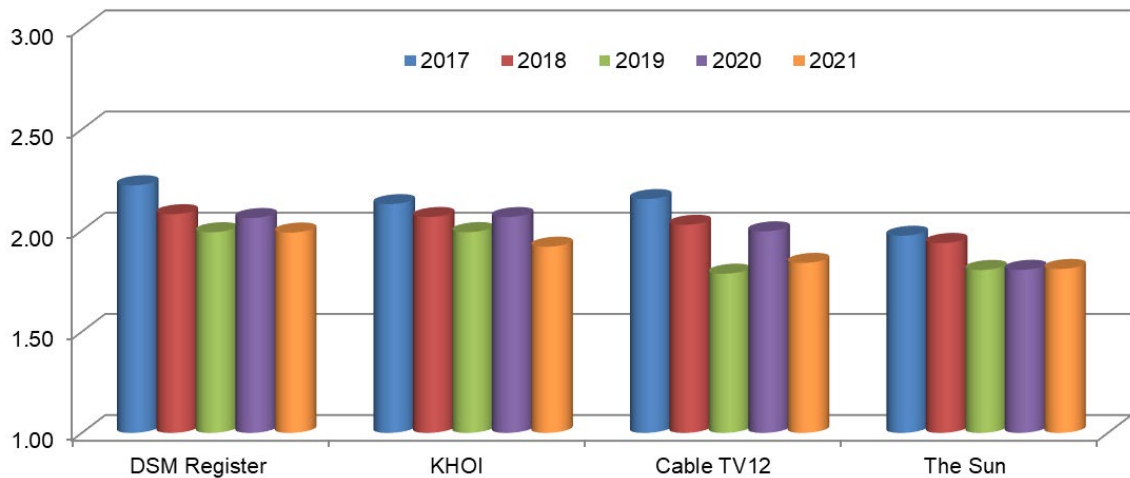


Table 24 indicates the usefulness of various communication tools based on the respondent's student status. There were some statistically significant differences between student and non-student responses. City of Ames website was slightly more useful to Ames residents (non-ISU students) than ISU students. Social media such as Facebook/Twitter/YouTube were equally useful to ISU students and non-student residents.

Both groups found the Ames Tribune newspaper, KHOI and the Sun similarly useful. The perceived usefulness of the CitySide, the City website, and Cable Channel 12 varies between ISU students and non-students. For instance, CitySide, KASI/KCCQ radio, Des Moines Register Newspaper were more useful to non-student resident. On the other hand, Cable TV 12/Government Access Television was more useful to the student residents.

Table 24. Usefulness of news sources for Non-student and ISU students

Information Source	Non-student	Student
	Average	
City of Ames website	2.5	2.4
CitySide (utility bill insert)	2.4	2.1
Facebook/ Twitter/ YouTube	2.4	2.4
Ames Tribune newspaper	2.1	2.1
KASI/KCCQ radio	2.1	2.0
KHOI	1.9	1.9
Des Moines Register Newspaper	1.9	2.1
ISU Daily newspaper*	1.9	2.2
The Sun*	1.8	1.8
Cable TV 12/Government Access Television	1.7	2.0

*statistically significant at .05 level

Note: average was compute using this value: 1=not useful; 2=somewhat useful; 3=very useful

City Channel 12

City Channel 12 has been rebranded as Ames Television. This communication tool is available to Mediacom TV subscribers and is streamed from the City's website. Only about one-fourth (24%) of survey respondents were Mediacom cable TV subscribers. Among the Mediacom subscribers reporting, 72% never watch City Channel 12.

Table 25 shows that Channel 12 has peak viewership between 6 p.m. and 9 p.m. (15%). Of the survey respondents who indicated their frequency of watching Channel12 (n=37), 40% percent watched for one hour or less per week and 35% watched two to three hours per week. Twenty-five percent of Channel 12 viewers responded they are watching four or more hours per week (Table 26).

Table 25. Time to watch Cable TV Channel 12 (n =143)

	Percent
Never watch TV 12	72
Midnight to 6:00 a.m.	<1
6:01 a.m. to noon	2
12:01 p.m. to 6:00 p.m.	6
6:01 p.m. to 9:00 p.m.	15
9:01 p.m. to midnight	5

Table 26. Hours per week for those watch TV Channel 12 (n = 37)

	Percent
0-1 hour	40
2-3 hours	35
4-5 hours	11
>5 hours	14

City of Ames Website (www.cityofames.org)

A significant majority (62.5%) of the respondents use the City of Ames' website (www.CityofAmes.org). Of those who reported using the City's website, the main purposes include checking for community updates (67%), using Ames Public Library account (40%), signing up for Parks and Recreation classes (30%), gathering information for City Council meeting or other City meeting (16%), and watching a City Council meeting or Channel 12/Ames Television programming on video streaming (9%).

Other uses of City of Ames' website were:

- City utilities (i.e., pay bill, sign-up) (n=28)
- Miscellaneous info/news (n=9)
- Information about city programs and policies (i.e., emergency power outage, city ordinance) (n=6)
- City parks (n=5)
- Employment opportunities (n=5)

- City calendar and events (i.e., yard waste days, seasonal events, natural disasters) (n=3)
- Ames Animal shelter page (n=2)
- Schedule a tee time @ Homewood (n=2)
- Research (n=2)

When respondents were asked about other information that should be included in the Ames' website, the following suggestions were mentioned:

- Update the website
 - A clear section/category for new construction, revitalization, money allocation, etc.
 - The local government boards and commissions page should have a summary page with a table showing the responsibilities of each board and commission at a glance.
 - A list of parks that are great for dog walking.
 - Better construction of parks and recreation section of website.
 - Better bike and recreational path maps showing connections with city and county parks and state trails or alternate ways to connect where there are missing sections.
 - Currently the website is not very useful. During summer outage, followed Ames Electric on Twitter. More of that info should have been on website. Emails and website should do more than they currently do. City terrible about keeping people informed.
 - The website is dysfunctional. Please refer to other cities' examples. Ease of use and links to services should be priority.
 - Should be more user-friendly
- COVID update
 - Need to update the mask mandate
- Planning Policy and projects
 - Continuously updated status of upcoming/planned city projects or improvements around Ames.
 - Status of important projects that the city is pursuing and how they affect residents (for instance, climate action planning, evaluation of law enforcement system, etc.)
 - Notices or lists and locations of new businesses
 - Easier to read breakdowns of the city ordinances.
 - Information on upcoming policy planning sessions, as well as public input sessions
- Utilities
 - A section dedicated to real-time updates on water main breaks, power outages, etc.
 - The online payment system for utilities is outdated.
- Housing
 - Average apartment rents in Ames
 - Renter Rights
- Local events
 - Concerts/events
 - Events calendar for city
 - Nearby events outside of Ames
 - More kids' activity info
- Weather and Crime Announcement
 - Weather related announcements
 - Snow alert

- If there are crime alerts or snow ordinances (something of great importance) this should be updated to show on the homepage so that it can be easily found.
- Easier reporting of problems (unshoveled sidewalks and intersections)

Your Health

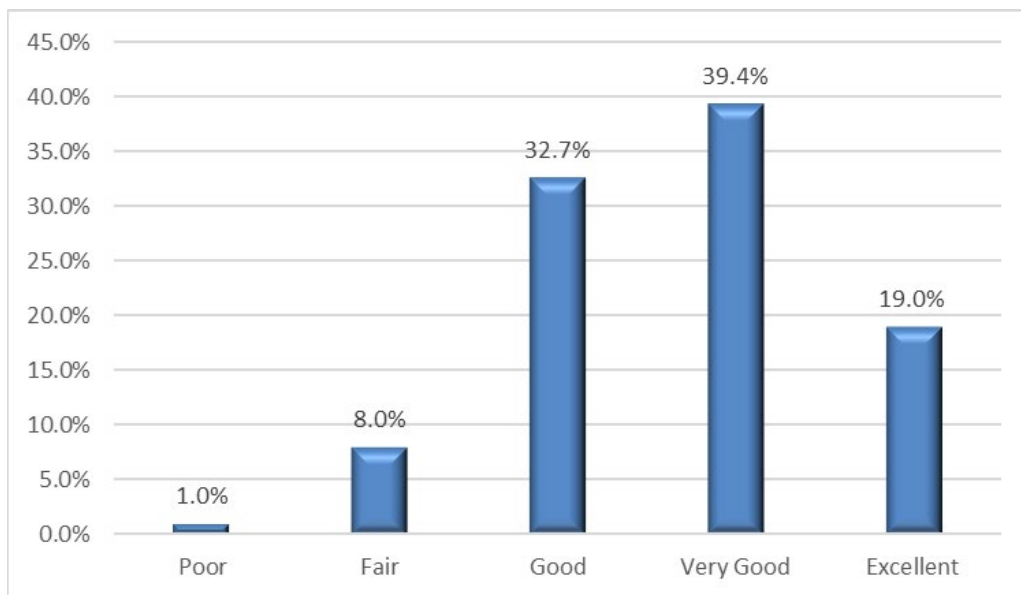
For the fourth year, respondents were asked to rate their health. On a scale of 1 to 5 (1-poor and 5-excellent), the average rating is 3.67. Figure 17 shows the overall health rating of respondents. Fifty-eight percent of respondents rated their health as very good (39%) or excellent (19%). Only 9% of the respondents rated themselves to have poor (1%) or fair health (8%).

When demographic information of the respondents is correlated to the health rating, several variables had significant relationship. Those who give a higher overall health ratings were:

- Male
- Higher education level (some college up to graduate degree),
- With higher incomes (\$75,000 to \$99,999 and \$200,00 or more). The lowest health rating was given by those who had an income level of \$50,000 to \$74,999,
- Those living in the northwest and southwest part of town,

Age, length of residence, race, student versus non-student residents had no impact on overall health rating.

Figure 17. Overall health rating



Respondents were asked about their physical activity in the past week. Four percent (n=21) of the respondents did not engage in physical activity of 20 minutes or more on any day of the past week. Around two-thirds (64%) of respondents reported exercising at least 2-3 days (34%) or 4-5 days (30%) in the past week. One quarter of respondents (26%) exercise for at least 20 minutes or more on six or more days per week.

Table 27 compares the non-ISU residents with ISU students. There were more non-students who spent more days (4 days+) exercising compared to students (60% and 52%, respectively). The highest percentage of students (38%) reported spending 2-3 days engaging in physical activity.

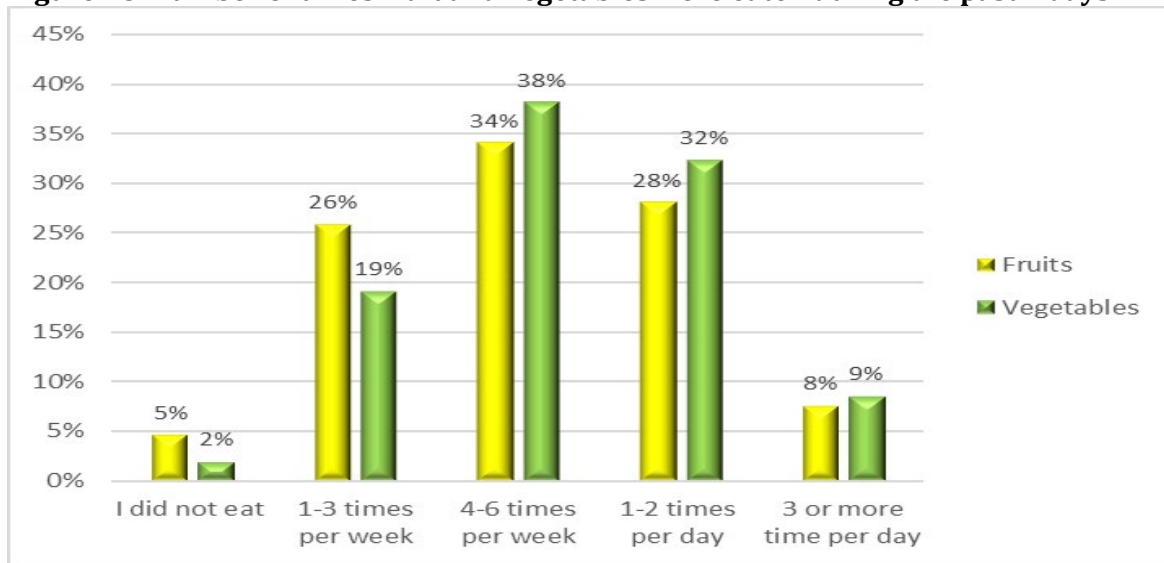
Table 27. Number of days engaged in physical activity of 20 minutes or more

Frequency of Exercise	Non-Student (n=288)	Student (n=300)	Total
0 day	3.5%	3.7%	3.6%
1 day	6.9%	6.3%	6.6%
2-3 days	29.9%	38.0%	34.0%
4-5 days	29.9%	30.7%	30.3%
6 or more days	29.9%	21.3%	25.5%
Total	100%	100%	100%

Eating fruits and vegetables adds nutrients to diets, reduces the risk for heart disease, stroke, and some cancers, and helps manage body weight when consumed in place of more energy-dense foods <https://www.cdc.gov/mmwr/preview/mmwrhtml/mm6426a1.htm>. Depending on their age and sex, federal guidelines recommend that adults eat at least 1½ to 2 cups per day of fruit and 2 to 3 cups per day of vegetables as part of a healthy diet.

As part of the survey respondents were asked to estimate the number of fruit and vegetable servings they consumed in the past seven days. Most of the respondents ate fruits and vegetables in the last seven days. A small minority of respondents reported not eating any fruits (5%) and vegetables (2%) in the past seven days. Most respondents reportedly had fruits and vegetables 4 to 6 times per week (34% for fruits and 38% for vegetables). The rate is higher for those who eat vegetables more frequently or daily (41% daily), but lower for fruits consumption (36% daily) as shown in Figure 18. Unfortunately, respondents were not asked the quantity of their intake daily so it can't be compared with the federal guidelines.

Figure 18. Number of times fruit and vegetables were eaten during the past 7 days



The survey also asks respondents to gauge their interest in community gardens. On a scale of scale of 1 to 5 (1 - being not interested at all, 2 - somewhat not interested, 3 - uncertain, 4 - somewhat interested, 5 - very interested), the average value is 2.82 (indicating an uncertain level of interest). Forty-two percent were not interested (not interested at all and somewhat not interested combined) in getting involved in community garden, 16% were uncertain, and 42% were interested when somewhat and very interested were combined.

Those who were more interested in community gardens were:

- younger respondents,
- long-term residents,
- with income under \$25,000,
- more educated (some graduate work),
- homemaker,
- females,
- non-whites, and
- renters

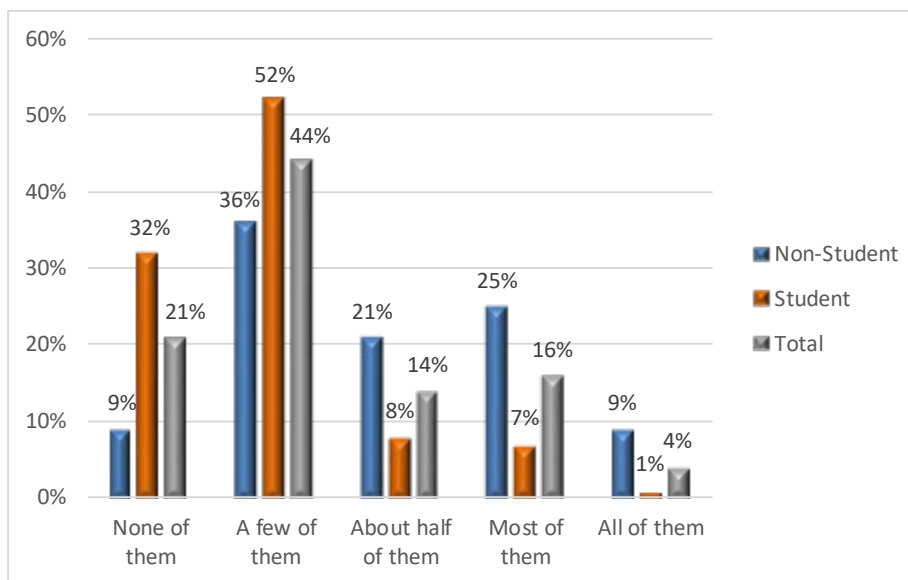
However, their views on community gardens were not affected by geographic residence (i.e., NE, SE, NW and SW), and student status (student vs non-student).

Sense of Community

For the fourth 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 19 shows that in 2021, one-third (34%) of the respondents reported to know about half or more of their neighbors. This is down from 57% in 2019. When the numbers are examined by student and non- student populations, 16% of the students reported knowing about half or more of their neighbors compared to 55% of non-students. This year, 9% of non-students reported that they didn’t know any of their neighbors compared to 32% of the student population. In 2020, eight percent of non- students didn’t know any of their neighbors compared to 30% for ISU students.

Figure 19. Neighbors you know



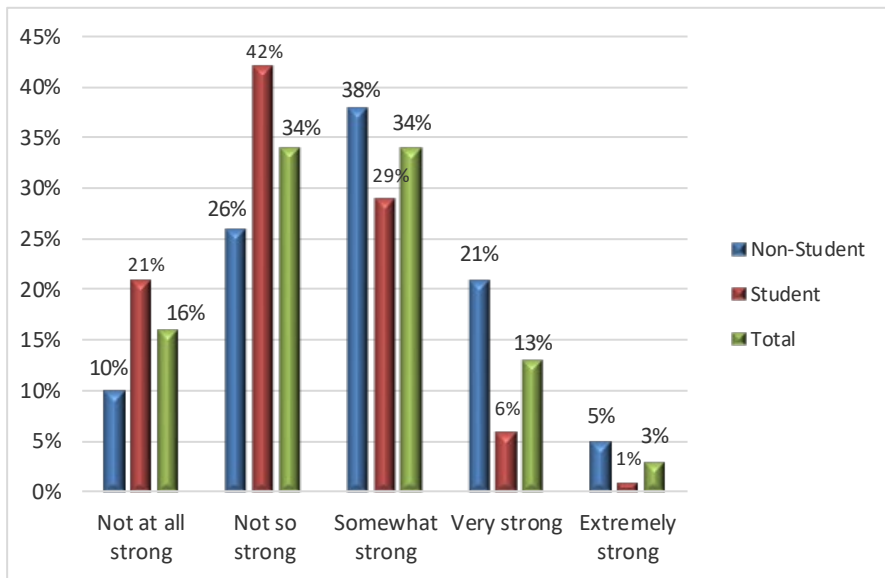
On a scale of 1 to 5 (1 - not at all strong to 5 - extremely strong), respondents were asked to rate their perceived level of sense of community in their neighborhood. Looking at the average score, the sense of the community by all respondents was 2.6 (2.8 for non- students and 2.3 for students). Combining the extremely strong and very strong responses, only 16% 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 (26% non-students felt a very strong sense of community compared to 7% of students), see Figure 20.

On a scale of 1 to 5 (1 being not at all strong to 5 extremely strong), strength on sense of community were viewed differently by demographic characteristic:

Grouping of respondents:

- ISU student vs non-student residents: no difference
- Home ownership: no difference
- Gender: no difference
- Household income: the higher the household income, the higher is the sense of community
- Employment: retired had stronger sense of community compared to other employment status
- Education: stronger sense of community for those with graduate degree (2.7)
- Length of residence: Long-term residents had stronger sense of community than short-term residents
- Age: Older respondents had a stronger sense of community compared to younger respondents
- Residence geography: SE residents had weakest sense of community (2.26), followed by SW (2.27), NW (2.69) and lastly NE (2.76)

Figure 20. 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,” 92% agreed (somewhat agree/strongly agree), which is similar to the 2020 response of 90%. This trend is much higher than the 2019 survey response when only 6 out of 10 people responded that issues facing my community are important to me. Seventy-one percent of respondents indicated that they were knowledgeable about issues facing their community. In the 2020 survey, 66% of respondents indicated that they were knowledgeable about the issues facing their community. Forty-three

percent of respondents reported that they were engaged in addressing the issues in the community.

Over one-quarter (27%) of respondents indicated that they currently volunteer at nonprofit organization serving the city and 63% contributed financially as a sign of support. When asked if they serve on the Board of Directors for a non-profit organization, only 10% indicated that they were board members.

Table 28. Community Involvement

Community Involvement Issues	Strongly disagree/ Somewhat Disagree	Somewhat Agree/ Strongly Agree	Average
Issues facing my community are important to me (n=544)	8	92	4.1
I am knowledgeable about the issues facing my community. (n=541)	29	71	3.3
I currently support nonprofit organization(s) with financial contributions. (n=523)	37	63	3.3
I am engaged in addressing the issues of my community. (n=533)	57	43	2.8
I currently volunteer for a nonprofit organization serving the City of Ames (n=490)	73	27	2.2
I currently serve on a Board of Directors for a nonprofit organization serving the City of Ames (n=481)	90	10	1.6

Table 29 shows the demographic characteristics of the respondents who were likely to be involved in community activities. Older, long-term residents and homeowners stated that all the issues involving their community were important to them. Issues facing community were more important to female while male more likely to serve on a Board of Directors for a nonprofit organization serving the city of Ames. Non-white respondents were more engaged in addressing the issues of the community while whites would more likely provide financial support to nonprofit organization. Five out of six community issues were highly rated by those living in the NE part of the city except for the general statement on importance of the issues facing the community by those living the NW part of town.

Table 29. Community involvement by demography

	Age	Length of Residence	Gender	HH Income	Home ownership	Geographic Residence	Race
Issues facing my community are important to me (n=544)	Older	Long-term	Female	\$200,000 or more	Owner	NW	
I am knowledgeable about the issues facing my community (n=541)	Older	Long-term		\$200,000 or more	Owner	NE	
I am engaged in addressing the issues of my community (n=533)	Older	Long-term			Owner	NE	Non-white
I currently support nonprofit organization with financial contributions. (n=523)	Older	Long-term		\$150,000 – \$199,999	Owner	NE	White
I currently serve on a Board of Directors for a nonprofit organization serving the City of Ames (n=481)	Older	Long-term	Male	\$150,000 – \$199,999	Owner	NE	
I currently volunteer for a nonprofit organization serving the City of Ames (n=490)	Older	Long-term			Owner	NE	

Sense of Belonging

The survey asked respondents to indicate their level 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 (strongly agree, somewhat agree, uncertain, somewhat disagree, strongly disagree) as well as the option “don’t know”.

Table 30 shows that respondents feel that the City of Ames has the attributes for community integration:

- the City of Ames has a strong commitment to diversity, equity and inclusion (82%),
- there are one or more organizations in this town where respondents feel they belong (82%),
- and the City of Ames is a place where they could perform their full potential (87%).

Ninety-three percent of the respondents felt that they were treated with respect in Ames, followed by feeling that they belong in this town, and the feeling of belongingness in this town (87%,

respectively). The average value shown in Table 30 ranges from 3.7 to 4.1 indicating that the respondents agree that those integration/sense of belonging measures are present and/or being observed in the city.

Table 30. Community Integration and Sense of Belonging

Issues	Strongly disagree/ Somewhat Disagree	Somewhat Agree/ Strongly Agree	Average
I am treated with respect in this town (n=559)	7	93	4.1
I feel I belong in this town (n=560)	13	87	3.9
I feel this city is a place where I could perform up to my full potential (n=558)	13	87	3.9
I have found one or more organizations in this town where I feel I belong (n=527)	18	82	3.8
The city has a strong commitment to diversity, equity, and inclusion (n=550)	18	82	3.7
I feel valued as an individual in the Ames community (n=550)	17	83	3.7

Table 31 shows that there are some differences in the integration/sense of belonging measures by demography. Due to small sample sizes of other races (Black, American Indian, Asian, Native Hawaiian or Pacific Islander and other), this was grouped as non-whites. Thus, race was analyzed as White versus Non-whites.

Older, long-term residents, homeowners, and whites felt more integrated to the city. See table for specific details. Those with household income of \$150,000 to \$199,999 felt they belong more to the town and those with higher income felt the city is a place where they could perform their full potential. However, perception was the same regardless of geographic residences of the respondents in five out of the six measures except for those living in the northwest part of the town finding organizations where they feel they belong. Perception was the same regardless of gender.

Table 31. Community integration and sense of belonging demography

	Age	Length of Residence	Gender	HH Income	Home ownership	Race	Geographic Residence
I feel valued as an individual in the Ames community (n=550)	Older	Long-term					
I feel I belong at this town (n=560)	Older	Long-term		\$150,000–199,999	Owner		
Ames has a strong commitment to diversity, equity, and inclusion (n=550)	Older	Long-term			Owner		
I am treated with respect at this town (n=559)	Older	Long-term			Owner		
I feel this city is a place where I could perform up to my full potential (n=558)	Older	Long-term		\$75,000–99,999	Owner	Whites	
I have found one or more organizations in this town where I feel I belong (n=527)							NW

Respondents were asked what would make they feel welcome and give them a sense of belonging in Ames. This was an open-ended question. Figure 21 shows that the 183 respondents who answered this question gave 175 different suggestions. Many respondents said that they already felt welcomed and have sense of belonging living in Ames.

Respondents were asked what would make them feel welcome and give them a sense of belonging in Ames. This was an open-ended question. Figure 21 shows that the 183 respondents who answered this question gave 175 different suggestions. Many respondents said that they already felt welcomed and have sense of belonging living in Ames. Similarly, many respondents also said provided suggestions such as “none”, “I don’t know,” and “N/A”, also indicating a level of satisfaction.

A frequently mentioned suggestion was more community events to interact and get to know more people. Specific suggestions included a city fair, more outdoor concerts (like Roosevelt Summer Sundays and Bandshell), opportunities to meet people from the around the city and activities for more interaction in the winter. Neighborhood block parties were also suggested as a social event. A number of people would like to see a great diversity of cultural celebrations. One person shared that this would create greater understanding and perhaps reduce microaggressions.

Along with diversity in city celebrations, there were also respondents asking for diversity in business ownership (more black-owned businesses). A number of those who took the survey also were asking

that Ames have a stronger commitment and action toward diversity, equity, and inclusion for all people. “A louder commitment (backed with action) towards diversity and inclusion, both in and out of the university.” Several people mentioned that Ames would be more welcoming if there was less harassment and racism. In this year’s survey there were a number of comments from varying political views calling for, “Acceptance of diversity of thought and opinion, not just diversity as it relates to skin color.” Please see comments – expression of views for the full range of comments in the appendix.

Better publicity and information about public events was another way many people suggested that they would feel more welcomed. “When I first moved to Ames it would have been nice if there was a community organization which reach out and contact you (with a personal visit). Not to push you into joining a nonprofit, but just to make you feel welcome.” Along with this several respondents made comments about the city’s communication and transparency and suggested improvement in community engagement.

Affordability is another concern. Both in housing as well as opportunities for leisure such as parks and recreation opportunities. Respondents would also like to find ways to connect ISU students with the greater Ames community. A number of respondents requested having more events for young professionals without kids. There were also requests for more activities for other groups including senior citizens, foster parents, LGBTQ, and other underrepresented groups. Other suggestions for ways Ames could be more welcoming included more career opportunities, mental health programming, more fishing locations, and a roller derby site.

Figure 21. Suggestion to make you feel welcomed and sense of belonging in Ames



City of Ames Overall Service Quality

Each year survey respondents are asked to give an overall evaluation of the quality of services they receive from the City of Ames as well as provide any additional comments. This year forty-one percent of respondents provided a “very good” rating, which is the same as last year (2020). The number of respondents rating the City of Ames as “good” was 55% in 2020 and 56% in 2021. When the positive (“good” and “very good”) ratings are combined, 97% of Ames residents ranked their overall satisfaction with city services as good or very good. This is the slightly higher than the 2020 total of 96%. (Figure 22)

Figure 22. Trends in overall satisfaction with City of Ames service quality (good/very good)



Other Issues the City Should Focus On

The survey asked respondents if there were other issues that the City should focus on its attention towards. There were 211 responses were provided by 225 respondents. Figure 23 shows the visual presentation of the responses using ABACY word cloud.

A common issue mentioned related to traffic control and flow as expressed in this comment, “Transportation/traffic flow continues to need attention. Arterial streets are slow and inefficient - lots of stop lights cause constant stops and waste fuel.”

Many people mentioned better flow on busy roads such as Duff Avenue, Lincoln Way, S 16th Street, Campustown, University Avenue. Several people also called for better enforcement of speeding in residential neighborhoods including Hyde Avenue in Bloomington Heights. There were several comments about adding turn arrows at traffic light or additional roads to get across the city. One respondent believes that opening up the South Grand Avenue extension will help with traffic flow.

Other road related issues frequently mentioned were the need to improve roads and snow removal. Several comments focused on fixing potholes and curb maintenance. Snow removal comments

focused on keeping sidewalks clear for those walking. There were also comments about the slow timing of snow removal. One respondent mentioned the safety of the Duff Avenue railroad crossing mentioning several accidents with pedestrians.

Several comments focused on improvements to safety. One person asked for better lighting on streets. There were several comments about night police patrols and police patrols in residential and business areas. Sexual assault and crime were other areas of concern that respondents felt should have a greater city focus. Another comment asked for more targeted law enforcement.

Respondents raised a number of topics related to social concerns. Some mentioned the need for greater focus on childcare options and accessibility. Another person suggested, "providing summer learning, volunteer and employment opportunities for youth." Several comments focused on improving education in the city's public schools. Other social needs included more gathering spaces (multi-use, rec, shopping, dining), and entertainments for various groups (families, middle-aged people, students, etc.)

This year there were a number of comments that specifically discussed the City of Ames's response to the COVID-19 pandemic. Several people commented that they thought Ames should "cancel the mask mandate. They do more harm than good." Another response expressed frustration and confusion saying, "[get] rid of non-enforceable ordinances and mandates. They just cause confusion and division..." Other citizens (in favor of restrictions) also asked for better leadership, "Better enforcement of pandemic measures, more programming to encourage vaccination, mask wearing, etc." Another commented, "[The city should focus on] keeping bars from getting overcrowded and help stop the spread of COVID-19."

One person suggested that Ames have a greater focus on public health.

Another theme that emerged was a greater focus on diversity, equity, and inclusion. Thirteen people made comments regarding this topic. Several comments asked for a focus on equitable access to public resources and the inclusion of diverse groups in City governance. This comment captures this idea, "...focus on ensuring that equity is integrated into City services and planning." Another comment, "Creating an inclusive environment for people who identify in groups that have been marginalized in the past." "Community engagement opportunities among all racial groups." Others called for action such as the following suggestions, [take] "...action steps toward improving racial and social equity (i.e., paying reparations, etc.)" and "...re-evaluating our law enforcement system based on recommendations from leaders of BIPOC community organizations."

This year there were several comments asking the City to decrease police budget. Along a similar topic, reallocating resources from policing to mental health was another idea expressed in the comments. "Mental health interventions for those who are in crisis from trained counselors. A hotline that you could call 24/7 for a counselor instead of the police."

This year's survey also received numerous comments supporting more mental health services. "More funding toward social services- DHS, YSS, Foster care, affordable therapy." Homelessness was another topic respondents felt the City should focus on with additional effort. Several respondents asked for more focus on the homeless population including additional services, support, shelters, soup kitchens, and help with basic needs.

Affordable housing was an important topic to a group of respondents. Many comments mentioned the lack of affordable housing. Several comments gave specifics about affordable housing for lower incomes, “Affordable housing with a more modest income limit (\$45,000)” and “Affordable housing-meaning \$75,000 to \$150,000 price range.” Other respondents shared their frustrations as revealed in the following comments. “Rent in Ames is very high for the quality of housing when you factor the population and the recreational activities available. It is over-valued.” Another commenter wrote, “...as a renter, I have wondered about how affordable this city is for low-income residents since rent prices are so high. I hope Ames is addressing affordable housing, as the city is reliant on many workers in service industries.” “Rental housing increases are insane. I had to call and ask ‘Is this even legal?’ but apparently when they break the new fees up this way, it is. Are rent increases tracked? It's extortion.”

A related topic also discussed by a number of respondents was City planning and planning for the future. Comments included ideas such as, “anticipate future change and prepare in advance,” and “reduce sprawl.” One comment suggested that the City of Ames work with Iowa State University studios to help find innovative solutions.

One respondent had a comment expressing concern of lack of services and call for long-term planning in West Ames. “West Ames is growing but there are limited resources in that area especially for food – groceries and restaurants...I have noticed many young, large families...interested in the housing opportunities as they are affordable with a high bedroom count. It is problematic because I noticed many of these families did not have cars and would walk with 4+ kids to Hy-Vee (over a mile away)...The development has been so dense with housing that it's now lacking in amenities...It seems that the planning and development of areas like this would be more sustainable from the city's standpoint if there were resources for food, parks & rec, health/hygiene/pharmacy stores, etc. built into the process of housing development when it becomes this expansive so that the area can be broken up with some amenities.”

Economic development and redevelopment were another topic frequently mentioned in the comments. One person suggested, “Economic development. The pandemic highlighted the over dependence of the economy on the University. It would be great for the innovation that comes out of the colleges to stay here in Ames with business incentives from the City.” There were several calls for the city to be “pro-business” and to support growth in retail and small business. Many people are looking forward to redevelopment in downtown Ames and along Lincoln Way. Others would like to see redevelopment along Duff Avenue, “...make Duff Avenue look better and be safer. This is a gateway to our community...” A handful of respondents were concerned about getting better internet services across the city. One person suggested making internet a public utility.

City beautification was another topic discussed by survey respondents. A handful of people provided comments about garbage littering the streets. One person suggested having more garbage cans around the city, and another asked for additional street sweeping in Campustown after the weekend. Others suggested repairing sidewalks, especially in the Old Town neighborhood, where tree roots have caused them to become very uneven. Several respondents also recommended the City focus on tree care, removal, and replacement.

There were a number of comments related to parks. There were a pair of comments asking for a greater focus on cleanliness, hygiene, and safety at public toilets in the parks. A dog owner asked for additional dog waste disposal containers at bus stops or entrances to parks. A couple of respondents

What would make Ames fun, vibrant community?

This is the second year that an open-ended question was asked on would make Ames a fun, vibrant community. Less than half (44% or 264 respondents) responded to this question.

The responses varied from a variety of topics including community festivals and events (28%), economic development (27%) and recreational facilities and activities (22%). One-fourth (25%) of the total respondents mentioned other suggestions including infrastructural development, prioritizing people and public activities, more diversity and activities and so on. For summary, see Figure 25 and specific comments on the appendix.

The remaining ten percent (32 respondents) appreciates Ames for being a fun, vibrant community. They are happy to live in Ames. Special mention was made with pre-pandemic situation, and the safe and quiet environment.

Major share (28%) of the respondents mentioned that community events and festivals would make Ames fun and vibrant. A wide range of socio-cultural events, music and art festivals were recommended by the respondents. Some of these community festivals and event include:

- Music
 - More live music events
 - Outdoor concerts and festivals
 - A town festival. The town I grew up in had a cherry festival and it had some great flair. The high school jazz band did an open dance night, there were carnival rides, cherry pie eating contests, fireworks, etc. It was a great community event we all looked forward to.
- Arts
 - More artwork and interactive activities
 - Fun/colorful displays of art, particularly outdoor paintings on business walls in high walking traffic areas (near campus and downtown areas)
 - More community art projects. A way to get residents out and participating while learning and creating together.
- More events to bring people of diverse backgrounds or different age groups together.
- A city festival. VEISHEA in a more family environment.
- More community gatherings, parades, festivals, arts, shows, lecture series, etc. items/ gathering of cultural value.
- Community interaction for adults. Trivia nights, scavenger hunts, painting classes.
- More community events, like stuff on Main Street. The farmers market is nice, an art fair or outdoor event of some kind would be fun. Small towns in Iowa do local festivals, like the fall festival or strawberry festival, which would be fun. The Des Moines Christmas Market was cool, but it was not worth the drive. Doing it in Ames would be better.

The economic development related suggestions were mostly focused either on economic (business) activities and infrastructural development. Some of the outdoor activities mentioned by the respondents includes:

- Economic (business) activities
 - A greater focus on small business opportunities for bars, restaurants, coffee shops, etc. Too many national brands coming in, and lease rates are a huge barrier to entry for

- smaller operations.
- Free parking downtown; more national chain business
- A more vibrant downtown
- Old Navy, Aldi on the west side
- Brewery, more districts with restaurants/bars that aren't so close to campus
- More non-chain restaurant options, new mall with open stores, drive in theatre.
- Infrastructural development
 - Better connection to downtown and improve Welch Avenue.
 - Improving off-road bike paths/connectivity
 - Lower taxes

In terms of recreational facilities and activities, both indoor and outdoor activities were recommended. Parks improvement and more activities on parks received a huge priority to the responses. Some of the outdoor activities cited were:

- Parks
 - More activities in Bandshell Park
 - Trampoline Park i.e., Skyzone/ GetAir
 - More dog parks
 - Continued programs and activities, upkeep of parks/greenspaces, and welcoming atmosphere.
 - More infrastructure on parks (restrooms for instance)
 - More natural areas like Ada Hayden Park
- More outdoor activities, especially walking trails and hiking sports.
- A skate park in that empty lot on Mortensen and South Dakota over by perfect games
- Some sort of community center for activities, lunch, events, a relaxing workspace etc.
- The game parlors, beautiful parks, golf courses, restaurants, movie theatres, lakes, picnic spots and many more.
- A drive-in movie theatre.
- More disc golf courses.
- More fishing locations.
- Fun lighting on paved trails for cool and safe later evening walks.

Indoor recreations and wellness mentioned were:

- Warm water indoor pool
- An indoor/outdoor recreation center. A place for families to utilize and bond. There are very few activities around Ames you can do as a family especially in the cooler and cold months.
- More indoor activities for winter: ax throwing, indoor golf league, etc.
- A nightclub, a gay bar, outdoor sculpture garden, art museum!!, nature center.
- Children's' museum.
- More entertainment for handicap access and for elderly, retired citizens.

Some of the other suggested measures were

- The more people in Ames, the more interesting and vibrant the city becomes. When students leave for summer break, the city can get kind of lonely, so adding incentives like more employment opportunities and affordable housing to increase the population of the city would do a lot for the community.
- Get rid of racism, xenophobia, homophobia, and hate.
- More community garden space and drinking fountain with dog bowl on Main Street.

- It's an old town and the buildings look that way. So maybe nicer looking buildings, better recycling system, trash clean up.
- Fewer lawns and parking lots. MORE GARDENS (especially if we could encourage homeowners to replace lawn space with gardens somehow), more mixed-use dense development (kind of like Greenwich Village in NYC), and more opportunities to socialize just in the neighborhoods.
- More concerts and shows in our stadiums. Take advantage of the university's facilities size.
- improved commitment to climate action; continued and increased investment in the arts.
- Diversity of people and less lawyers/chiropractors on Main Street and more business that I would want to spend money.

Figure 25. What would make Ames a fun, vibrant community?



APPENDIX 2021

Residential Satisfaction Actual Open-Ended Responses

Comments on Overall City of Ames Services

- City of Ames office
 - Customer service is terrible. People working with the city clerk office or any other customer facing service needs serious work on how they interact with customers. I know this is a problem for many Ames residents. There is a sense of entitlement by the employees at city hall and they care not to help customers at all. They are very rude and seldom provide the answers or assistance needed.
- CyRide
 - Add bus stops to Oakwood Rd in South Ames
 - CyRide bus services needs better management
 - CyRide gives very good service but I'm disappointed that I can't use it anymore
 - CyRide needs more bus routes by Copper Beech. One bus every 20-30 min. doesn't help
 - Lot of empty CyRide buses, can we reduce this waste by using smaller buses?
 - We would love to use CyRide more regularly, but we don't have very frequent buses, particularly during the winter and summer breaks, in southeast Ames.
 - Would like CyRide to go North of Bloomington on Hyde
- Electricity
 - Angry- we are charged for our electric at a different (higher) rate than what we generate! Ames screwed us. We had solar before the push for Ames Solar
 - Overall, the services provided by the City of Ames is very good. The only thing as a student I feel is that the electricity rate during summer is high. Otherwise, I do not have any other complaint or grievance.
 - Water services and electric services - satisfactory
 - We have Energy for the electricity.
- Garbage
 - Ames needs garbage pick-up to be assigned districts. And it should include curbside pick-up for composting, etc.
 - I would love to see more public trash cans available around the city. For example, in my previous city, these were frequently at larger bus stops. As a dog owner, it would be nice to have more places to dispose of waste during walks.
- Garden
 - It would be awesome to have more garden spaces!
- Housing
 - Rental Department fails to follow up on repeated complaints on rental properties.
- Library

- Why limit computer time when the library is empty? This just makes me go home.
- Nuisance Ordinance
 - Keeping pets on leashes is never enforced! Neighbors just turn their dogs out to roam and poop in our yard.
 - Mr. X @ Animal control should be fired. The idea that a barking dog complaint needs to be determined by the neighbors was ridiculous. One complaint should do it, your policy on this sucks!
 - Public Nuisance Enforcement: City does not seem to initiate action and neighbors often reluctant to phone in a complaint. Once a complaint is made, city action follows.
 - Would prefer if Ames PD only responded to noise ordinances if they were called in rather than acting on their own accord.
- Other
 - Hard to over generalize
 - I hope the survey made for them is better in the future.
 - N/A
 - None
 - We choose to live in the college town. So get over it!
- Parks & Recreation
 - Love the Parks and Rec exercise classes and instructors; Nancy's show is the best
 - My family hopes for more swings in the parks. Also, a climbing wall would be great.
 - Parks and rec leadership is unresponsive to very real neighborhood concerns - dismissive.
 - Parks and Rec needs to stop the swim club overtaking the pool the first weekend of June!!
 - The bike/walking path that goes out of Gateway Hills Park is in extreme disrepair at certain points.
 - We use parks and rec classes frequently! I'd love to see them for older youth as well.
 - West Ames seems to be far away from a lot of things including nice recreational trails. I recognize there are nice trails and businesses, but north Ames and south Ames seem to have more abundance of such amenities. Growing up in north Ames I loved it, but west Ames seems a little different. Perhaps more thoughts could be directed towards west Ames.
- Police
 - Ames and ISU police must aggressively deter any dealers from setting up shop here in Ames. Drive them out!
 - I have had to deal with law enforcement three times. Two of these times the officers were rude and disinterested, the other time the officer was very nice and polite and professional.
 - Less cops! More resources!
 - Police do nothing for noise complaints/drug usage complaints in apartment complexes. Police have also been disrespectful to us previously during a call
- Positive Comments on the City
 - I really appreciate the excellent Public Library and the parks system. I

wish there was greater enforcement of snow removal ordinances during the winter. Many of my neighbors never shovel their sidewalks, or they just make a narrow path that doesn't accommodate wheelchairs, strollers, etc. The same pattern happens year after year, apparently without consequence (have now lived for six years at the same residence).

- Ames is pretty good, especially library
- City of Ames Services are actually pretty great, except snow removal. I have almost totaled my car several times during winters here. I feel that there is a bias that every person should have 4-wheel drive to live here and is the only thing that I feel unwelcomed by.
- Excellent. I love living in the City of Ames
- Excellent services, except could expand CyRide (more stops at vet school)
- Good
- Good stuff guys
- Great effort to provide a healthy lifestyle to the residents.
- Great Job!!
- I am happy to see that the City of Ames is taking into account residents' feedback on these services. A survey like this could be more helpful if some of this information (on what the city is and isn't doing/what their successes/struggles have been in each of these areas) was available in an accessible format alongside this survey. I am also very glad to see that the city is pursuing a climate action plan and hope that this plan will include community input before and during its creation and that Ames (and ISU) will be a leader in climate action. This seems like a great opportunity to make a plan that will put Ames on the map and also help protect the future of Ames residents and residents all over the Midwest, nation, and world in the coming years.
- I am very much satisfied.
- I have lived in Ames for the past six years and I love Ames so much! The services available here are better than most other communities.
- I love Ames, it's a wonderful place to live.
- I think the city does a good job. I would like to see when pruning street trees that they employ someone that does it properly and balances the trees. I would like to see planting in city owned areas of more wildlife food. I would like to see the floodplain empty of businesses.
- It's good I guess
- My experience over the past 3 years is that Ames is a well-managed city.
- Nice city to live in.
- Overall, a great place to raise a family and attend graduate school.
- Overall, Ames is doing great!
- Overall, good, just some small things that would need to look at
- Overall, I think Ames is a great city with lots of great services. Some could use some improvement.
- Overall, Ames provides a suitable place for short term living, but is not somewhere that I can imagine raising a family. The crowded and underkept roads pose safety and drivability concerns. I like what the city does to start green living, but I am saddened to see that many trees have begun to be cut down. The increase in crimes has also caused

some concern. Nice place to live, but not necessarily somewhere I'd like to stay long term.

- Thank you for your support of students and creating an environment where you educate us and keep us informed. We are able to truly become young adults because you are helping us (mutually beneficial relationship).
- Thank you!
- The city of Ames services does a great job at all of it. I feel safe and happy here.
- Recycling
 - Need recycling!
- Street Maintenance
 - I was very impressed with the quick response. I received when I reported streetlights out.
- Water
 - Sometimes the drinking water has a weird smell which worries me.
 - You charge too much for outside water used for gardening, lawn sprinkling, etc.

Comments on Police Department activities

- Since new to city, I noticed many drivers wait to signal left turns until already turning at traffic lights. Many do not understand 4-way stop signs, courtesy rules.
- All good.
- Ames needs to establish resources for those struggling with immediate mental health concerns that are not the police/hospitalization.
- Ames needs to make sure that meth and cocaine do not get a foothold here. That is the root cause of lots of crime. Tackle the root cause!
- Ames police should focus on things like violent crimes, white supremacy, and things that actually endanger the community. They should not focus on mental health related issues, drugs, alcohol, etc., because those would be better handled with proper resources, rather than police that do not typically de-escalate a situation. More resources are needed and less involvement of the police department.
- As Ames grows and more stoplights are added, they should be meticulously timed so that they are effective at all times of day and days of the week. Look to bigger cities like downtown Boulder CO for examples.
- As an international student living in Ames, recent microaggressions against Black or Asian people make me nervous. I hope the police department make an announcement related to it.
- Campus house parties - patrol more loud amplifiers past curfew.
- Cases of crime seem to increase in Ames.
- Continued discussion and efforts toward racial and social equity.
- Cut patrolling by 50, waste of time and money.
- Don't Defund the police!
- Don't have a lot of experience with the police department. We definitely appreciate all the outreach efforts, and general approachability of the officers.
- Don't know (3x)
- Drop the "broken glass" mentality. No need to pull over individuals for minor traffic interactions. Have social workers deal with social problems. Eliminate military-style uniforms and equipment. Deemphasize "politicians" and focus on "community".
- Emphasize anything which will help children, both by safety and learning
- Police involvement should be limited to the criminal side of things, but the responder should be SANE.
- Fund social services outside of the PD to actually support the community and let the PD focus on law enforcement. Also, support opportunities to reform PDs (officer stress support, de-escalation techniques, cultural sensitivity, etc.).
- Go back to walking the beat, conversing with people!
- Good
- Had a really satisfying experience with the police department when we reported vandalism and attempted robbery cases. The officers were really quick to come to our place and took proper measures to ensure safety.
- I am a foster parent- the middle school resource officer was amazing. Please don't take them out of the schools!!! The officer we worked with had a great rapport and really felt like a resource.
- I am certainly pro law enforcement/the need for a responsive police force. Ames is a wonderful-mostly safe community - maybe that's because we have a police force that's responsive when needed - stays out of our way if not - but we know we can count on them.
- I am sure most everything is good. I leased an apartment at 127 Welch when the alcohol establishments were more shut down, but now I know what it is really like. Screaming, loud music, loud cars, loud engines, drunks all over, my bike was stolen. Vomit, trash. Sorry. I thank the officer who helped me out a great deal once. I appreciate it. I am not dissatisfied with Ames Law Enforcement. The lady on the phone was very kind to me when my bike was stolen and I was sad. Helpful!
- I appreciate our great police officers
- I don't have enough experience with these to comment.

- I don't have enough information to offer informed opinions about any of these questions. How much of the departmental resources are allocated to these various issues at the present? Without this baseline information anything I could offer would be simply anecdotal
- I don't know too much about the police. However, I think that the police system should not prosecute people for doing drugs. While I don't think people should do drugs, I think that people with drug problems need medical and social support, not punishment. I also think that the police should focus on a restorative justice approach, especially for youth, and make sure not to cause a school-to-prison pipeline. I remember that when I attended Ames High School, police were sometimes called because kids were being rowdy in the back of the bus. I think that could have been solved differently without "punishment." Also, I think that the City should make sure to work closely with communities of color to ensure that the Ames PD is not perpetuating systemic racism.
- I don't see them patrolling enough. Many police cars at the station every time I drive by.
- I don't think police are a deterrent to crime and funding should be re-allocated to social services.
- I don't understand if there is an active warrant and police are informed of the location of the person with the warrant, why they would call the person or person where they are hiding out instead of going to get them. A call to a person where they're hiding may already be abused or in danger.
- I don't have much interaction with Ames police.
- I generally appreciate the Ames police department.
- I have had and heard of several instances where the police department declined to issue tickets, or even warnings, related to a bicyclist's rights being broken. The Ames police department needs to enforce these laws so drivers understand this town is welcoming and supportive of bicyclists (which Ames claims to be, but I have seen little actual action on that front).
- I have had property stolen 3 times. I gave detectives the name of the suspect. One for Ankeny and one from D.M. The Ames police never followed through either time. I am very disgusted with the Department and let everyone know how important this dept. is.
- I have no experience with the Ames Police Department
- I have no opinion
- I have some biased responses for number 11 and 16 due to events that occurred in the last 4 years that I've lived at Ames. I'm not as educated as I probably should be on the impact that the Police dept. has on the community.
- I lost my keys one time and called the Ames Police Department to see if they had any keys that match my description. They said they didn't. I was presently surprised that they kept following up with me when they got new keys in to check if they were mine. Little acts like this go a long way. Keep this up!
- I needed them twice since I moved to Ames, and they were great to help me. I can only say good things about this department.
- I really don't know APD's priorities- I assume they are doing a good job.
- I request Ames Police to emphasize more on Residential Patrolling to prevent trespassers and people who disturb the residents by making noise and by their wrong behavior that are unacceptable for the residents.
- I think APD does an excellent job keeping Ames safe. I miss the PR campaigns and meets around town, but COVID didn't help.
- I think it is largely Ok, but I would focus on the more difficult crimes and enforcement that their training and preparedness is for.
- I think it is very important that Ames responds to the concerns from community members in Ames, especially BIPOC community members, about the role of police officers in community safety and how the law enforcement system needs to be restructured to ensure that community members who need help are receiving help from those with the most expertise for that particular situation and that crime prevention is prioritized, in addition to mental and physical health; economic, social, and environmental equity; and the voices and recommendations of those who have been most harmed by our systems. It seems like Ames Police Department can be a leader in reimagining this system and valuing equity and justice above all else.

- I think they do a pretty good job at outreach activities but are too concerned with certain things like parking tickets and speeding tickets than working on sexual assault prevention, etc.
- I would guess the speed of most cars using Northwestern Avenue between 30th and 24th is 40 to 45 mph. This needs to stop. It already had 1 car crash into my home.
- I'd like more patrol in campus neighborhoods
- I'm very proud of our police Department and feel they are professional and serve the community very well. Not an easy job in these times!
- Idk most of these. The Ames PD overall does well.
- In general, I think Ames PD has good outreach, but it can always be better.
- In October, I was hit by a car while riding my bicycle. I'd never had a serious police interaction before, and the officer who talked to me was unhelpful, did not listen, and wrote a report saying that I caused the accident. Not very cool if you ask me. Under more normal traffic stop circumstances, campus police are usually tweaking out as they try to find reasons to ticket me. City of Ames police are much more understanding and helpful.
- It would be nice to get follow up calls on issues. You report a problem and no one calls you back or emails you.
- It's a politically difficult time right now but I think APD does a great job overall.
- Jaywalking is problematic especially near Campustown. Students routinely do it in the dark and when wearing dark clothing. It's surprising that more accidents don't happen. Noise violations should also be served more frequently, especially in areas with high densities of college students.
- Keep doing what you're doing! Thank you!
- More involvement with mental health providers
- Much more emphasis needed on conflict resolution and racial bias training.
- My neighborhood has a lot of domestics and could use more patrolling.
- No issues, thank you for your service.
- No more SROS!
- None (3X)
- Not a fan of the officer who was driving drunk on the wrong side of the road being placed on paid leave. Not how I like my tax dollars being spent
- Officers polite, not always well informed. Under trained.
- One time my door blew open when it was especially windy. It was late at night and I didn't notice the front door was open until I came downstairs to let my dog out. The sight of the door wide open at 10:30 gave me quite a scare as a young female who was alone in the house, but I noticed a vigilant patrol car across the street and was so comforted and impressed that an officer had noticed the possibility of something amiss. Thank you!
- Police need to enforce laws protecting bicycles MORE (protecting bicyclists from cars, tickets for violating the law, for example)
- quit giving me parking tickets
- Really don't know how much each one is currently emphasized. A better question would be to ask which should be prioritized most.
- Require racism courses for all police personnel. Diversify the police force
- Seems like there is more parking police than criminal handling police
- Since the coverage of crime in the paper is negligible, it is hard to know why crime even exists here.
- Some of these jobs seem better fit for alternative services.
- Sometimes police intervention is used when the other services are more appreciable.
- Take the resource officers out of the school for their office; keep the partnership between the school and the police department.
- Thank you, police. Keep up the good work
- The Ames Police Department needs to step it up. They seem to kind of let things go unless they absolutely can't. Stop just sitting parked in the middle of random places where it's obvious the officer isn't doing anything and get out and about do your job.
- The only time I've been disappointed with the Ames Police Department was went they never

followed up on a noise complaint, but it was 801 Day, so they probably had their hands full. Also, when one officer threw away something I had lost when someone else turned it in to them for the lost and found.

- The parking in Ames is quite poor, and the 48-hour city wide parking limit is quite frankly a terrible idea. I understand its use, but for those of us who are restricted to street parking, we would not have to go out and start our vehicle every 48 hours to move it, especially on very cold days in the winter where it is completely unnecessary to start a vehicle if you don't have to.
- There is a private security service that works in Campustown. Several times now they have illegally shut down parties (as well as verbally and sexually harassed citizens). These security (expletive deleted) open carry and do not prove their identity making everyone feel uneasy. I think the Ames PD needs to keep an eye on these mall cops before someone gets hurt.
- They are timely and professional, I think highly of the Ames Police Dept.
- They cannot enforce the useless mask mandate. Complete waste of time.
- They need to have a better working relationship with the social work groups in town and learn when it is appropriate to delegate incidents to them. Police have no business addressing domestic disputes. The sheer volume of students arrested for underage drinking also implies that the police are focusing entirely too much on prosecution and not allowing health professionals to use the police's public platform to educate the public about addiction and substance abuse.
- This city needs less policing and more mental health outreach.
- This is a hard thing to decide because they should be doing all these things anyway. We support our officers!
- This is a poorly designed survey question.
- Too many public intox; decriminalize pot.
- Traffic control and enforcement: Really not a police problem, but infrastructure (city) problem.
- Turn our any non-violent calls to DHS or EMTs, increased police presence is detrimental to the neighborhoods.
- Very in favor of moving towards a social service and mental health approach for things not as well suited for law enforcement, esp. some (non-violent) juvenile crimes, in school resource/support, domestic violence and family dispute. While traffic control and speed enforcement should be police, it is often the main activity and question if we need to see LE vehicles so frequently on streets. Whereas little effort appears to be put forth in crimes.
- We called the police this past Monday for a recurring incident in our apartment building with a homeless man. They asked what apartment complex and number we lived in, but never came to check on us as we had direct encounter with the repeat-offender. Again, I am here to support our police department, but was very scary that they did not come check on the people who had the direct encounter.
- We don't know much about local policing policies, but I'm generally against drug use criminalization, particularly around addiction issues. The one thing that we know could use more emphasis is keeping people from speeding down Summit Ave by the high school. That street could use a speedbump since folks often use it as a high-speed cut-through and it's a residential street with a high accident rate.
- We don't need school resources officer services.
- We feel safe in Ames. Thanks to our police.

Comments on Fire Department activities

- All good.
- Ambulance assistance: Not from personal experiences, but by observing neighbor's receiving assistance a number of times.
- Ames firefighters are kind and thoughtful. I appreciate them.
- Black people- they also show up
- Called for EMT services one time. Response time was very fast.
- Don't clean up after themselves. Tracked a lot of dirt and snow into buildings
- Don't know
- Educational opportunities for kids are exceptional!
- Fire department is very professional, always felt respected and safe working with them in Ames.
- Friendly staff, is one block away from me, and is not even noisy.
- Great presentation at Ames Airport Fly-In
- Have never needed or know of these
- Have not been involved with the fire department, but I have no complaints.
- I am fortunate to not have used these services.
- I don't have enough information to offer informed opinions about any of these questions
- I have never had any need of or interaction with the Fire Department.
- I have not really interacted with the fire department despite my 4 years of living in Ames.
- I have not used the Fire service so it will not be okay to comment. But I've heard from my friends and acquaintances that the Fire Department is very prompt with their service.
- I have seen no outreach whatsoever from the fire department, but I have seen a lot from the police. I think this is something they could take large advantage of with teaching about dorm/apartment safety and hazards
- I have seen them put out one fire near my apartment and it was timely and they got it under control.
- I have thankfully never had to utilize any ambulance or fire services while living in Ames.
- I haven't used any Fire Department services
- I hope I don't need them, but I'm glad they're there!
- I know basically nothing about the fire department. They did come to Edwards Elementary school back in 2007-2011 when I attended, and my awareness was raised about fire danger.
- I love their elementary school presentation! I have never had to use their services.
- I'm sure everything is good with the fire department.
- I've never interacted with this resource
- I've never really had any reason to interact with the fire department (thankfully no fires)
- I've seen the fire department around. I don't have any complaints, but I've never interacted with them.
- Inspections seem inconsistent and, in some cases, overly picky. For e.g., a small table in an apartment hall was banned after being there 16 years. Reason: ambulance persons need access; ambulance had taken gurney into that apartment many times with no problem.
- Is there any fire prevention education or outreach/inspection? I'm not aware of it.
- Just new to area
- Living in apartments fire prevention is horrible. Most don't fill fire extinguishers or fix smoke detectors
- More outreach needs to occur to apartment buildings that are owned by a mix of people who own their own apartments and renters. I don't remember the last time my building tested its fire alarms. Consider adding carbon monoxide in the safety inspections, too. I don't recall any such inspections happening in my building.
- Never needed their services
- New to city; thank goodness didn't need Fire Dept/ambulance assistance! (over 80 years old)
- Nice, quick response time is always appreciated!

- No interaction w/AFD
- No open house last year... yeah, I know why.
- None
- Put list miles on vehicles
- Should consider fire station on West side
- Thankful that I haven't had to use this
- The fire department had to come to pick my dad up off the floor. They were very kind. Also, I follow their Facebook page.
- The rules on medical amnesty and when you can be charged for an ambulance are unclear. This is sometimes a problem for those living in dorms.
- They came and tried to help my dying husband.
- They go by our apartment all of the time, but I have never actually needed their services. I am here to support them though!
- They seem pretty good, but I've been lucky enough to not need their services.
- They were awesome and came to my apartment at 1am when my alarms wouldn't stop going off and I am too short to stand on anything and change the batteries. I was very thankful for them!
- We have had ambulance assistance twice in the last 16 months. They were very professional and very kind.
- We support firefighters of user responses.

Comments on City Electric Department

- Good
- Handled the storm this summer well. Kudos.
- I am a supporter of renewable energy as I have family in the industry. I think it is a great incentive program
- I currently rent. I'd love to participate in the program, but I'm curious how it applies if we move/buy property, etc. Also, what happens if we leave Ames before the 20 years is up?
- I like this idea, but for students, we are only renting temporarily. There may be a solution if you offered rental rates for solar energy?
- I love the idea of a community solar farm; unfortunately, I will not be living in Ames long-term so I cannot participate, but I support this effort.
- I think the City should work to achieve 100% clean, carbon-neutral energy by 2030.
- I think there needs to be a better system of reporting when power will come back on. I have called and it said they would call me when power returned, which is useless. I would like to know if the city has already sent people out.
- I think this is a good thing to do and I would if I purchased a home or stayed in Ames
- I wish there was a way to pay your bill online without a charge. I receive gas through a different company which has an app and free online payment through echeck. I wish the city would offer this type of option.
- I would if I were staying here longer. However, I am a graduate student planning on moving after I receive my degree. If my monthly credit were to transfer in some way, I would be interested.
- I would like to support SunSmart Ames but don't know how long I will be in Ames. It's a somewhat expensive investment for a student, but I am still considering whether I can do this. I support any and all efforts to pursue renewable energy in the City of Ames and think this should and needs to be a priority for the coming years and that our waste management system needs to also be re-evaluated to ensure that this can happen (as the recent report by the League of Women Voters suggests).
- I'm not a homeowner in Ames but this sounds like a cool program. I think I would participate if I were a homeowner.
- If I lived in Ames full time or for a longer time, then I would have checked yes
- If I were not a student and planning to stay in Ames, I would want to purchase a power pack.
- It would be great to see more renewable energy usage in our community. Also, it's blatantly unrealistic for the time being, but I would LOVE to see a nuclear plant in Ames :)
- Outage reporting and communication were exceptionally poor following the derecho last August. Granted that those were exceptional circumstances, and that service could not be restored quickly, the description of the situation and progress updates for individual service areas was atrocious.
- Possibly interested with solar. Would need to know more.
- Renewable energy is the future. I would like to see the city invest into the abundant wind resource we have here as Nevada has
- So, it is a great idea and we would purchase if staying longer.
- Solar energy is significant in terms of environmental stability
- The derecho is really going to tilt this survey. I know that was one of the two times last summer when I experienced an outage. I have already signed up for the solar project
- The derecho response was awful and the bill following it was absurd.
- The derecho was obviously a special case, but it points to the advantages of burying more of the residential lines to improve resilience of the system, and for safety. A transformer fell into our backyard and it took eight days to get the power back on. I would support a long-term rate increase to modernize the system.
- The only outage in the last 12 months was due to the derecho in August 2020. Our power was restored very quickly, considering the amount of tree damage in my neighborhood. I have been

very happy with Ames Electric Services.

- The only power outage I have had was because of the derecho...super understandable.
- The storm water drainage fee disproportionately affects apartment dwellers, who are already more likely to be of lower income than single family home dwellers, making it a regressive tax. Living in a small apartment in Ames in the past, my electricity bill was typically \$20-\$25, so that the \$4.95 storm water fee increased the total bill by 20-25%. This is even more disproportionate when considering that a single apartment of 500 sq ft. in a 4-story building only contributes 125 sq ft of impermeable area per unit, yet each individual unit is paying the same \$5 fee as a single-family home with up to 10,000 sq ft of impermeable area. This means that the city gets far more of this fee from a multi-unit dwelling than a comparably-sized single-family home. Therefore, the storm water fee should be pro-rated by impervious area per unit in multi-unit dwellings.
- This is an awesome idea but as a college student I will only be in Ames for another 1-2 years
- This would be a great way to use solar energy even though I live in an apartment
- Very impressed with employees going door to door in my neighborhood after derecho.
- Very pleased with response during 2020 derecho.
- We love that this is offered.
- What will the discount be?

Comments on Water Service

- Apartment Water Complaint
 - Again, apartments are cheap living and don't provide anything good
 - The issues with water taste and odor are the results of my experiences living in Copper Beech apartments.
 - The water issues likely have to do with my building and not the City of Ames.
- Best Water
 - Ames has the best water almost anywhere
 - Ames water is among the best in the U.S.
 - Ames water is the best!
 - Best water in the country in my opinion. Loved the open house in 2019 at the treatment plant, very educational.
- Cloudy/Rusty/Calcium
 - Calcium build-up
 - Our water is always cloudy, but safe to drink. Not a major issue, just odd.
 - Water gets cold fast, when using hot water from the sink it is cloudy
 - Have to filter water for drinking to reduce sediment
 - It was dark orange one day
 - My water looks funny at times!
 - Rust only after flushing the water lines
 - The one time it was rusty I called and was told it was a leak further up but safe to drink. Glad I could reach someone easily.
 - We were informed hydrant flushing can cause brown water.
 - A lot of sediment collects in my water heater
 - We get a great deal of calcification in our water heater.
- Derecho
 - After Derecho it's ok now
 - Only during derecho- overall very satisfied.
- Good Water
 - Good
 - Good job
 - No problems, good water.
 - Really good water quality
 - Water is good!
 - Great water
 - Water is great.
- Hydrant Flushing
- ISU Student
 - I live in Frederiksen Court, so my water problems are through Iowa State University
 - This is again living in the dorms and may not reflect the general Ames water supply.
- Not Applicable (x2)
- None (x2)
- Water Hardness
 - Due to the chemistry of our underlying aquifer our water will always be "hard" (carbonate-rich) and will contain oxidizable iron (i.e., a source of rust)
 - My water is quite hard, but the taste is excellent
 - Ames water is good but hard!
 - Water is very hard- faucets need to be replaced more often.
 - Water quality seems good generally but is "hard" compared to softened water.
 - We recently moved here and our water is not near as soft as what we had previously.
 - I don't really know how to tell the difference between hard and soft water
 - I don't know how to tell whether water is hard or soft. I've never noticed calcium

- precipitation, so does that mean it is soft? I thought soft was good?
- I don't know what a soft water problem would be
- Like Ames Water
 - Ames water is AMAZING!
 - Awesome tap water.
 - Water service has been fantastic
 - Thank you Ames water people :)
 - Water is wonderful in Ames
 - Love the water!
- Smelly Water
 - I get a fishy smell maybe every other month.
 - In the last few months noticed the water in the toilet tank having a bad odor. Dropped in a bleach tablet and that seems to have solved the problem
 - Our dog did turn up her nose at water for a couple of weeks in March
- Water pressure
 - I would like better water pressure
 - An entire shower/bathtub was replaced that messed up the water pressure for the kitchen sink and it was never fixed.
 - I think this year the water pressure is less than last year!
 - Too little pressure only when using hot water
- Dislike Ames Water
 - I'm not sure if I can 100% trust the quality of the water as I used to!
 - Sorry, I have not drunk the water since the last major contamination incident.
- Other Comments
 - There should be drinking water availability at historic parks like Ada Hayden, etc.
 - Water goes cold quick and takes a while to heat up
 - I went never
 - May be specific to faucet rather than city water service.

Comments on Water & Pollution Control

- Sewer Drain Backup or Storm Water Flooding
 - But it happened 3 other years, due to very old sanitary, storm drains/pipes, which still need to be replaced.
 - I live in a 3rd-floor apartment, but I have several friends who had basement water damage from stormwater. I have seen severely flooded intersections because the street drains couldn't handle the amount of rain.
 - In terms of stormwater flooding onto our property from the street: it used to run straight to our house and leak into the basement, but we altered our driveway to be curved and now the water goes down the hill to a creek.
 - Not from city street, but yard runoff. No reporting.
 - The hill in my backyard can get very high
 - We had drainage problems in our apartment parking lot. It was resolved, but the drains were full.
- High Cost of Water Utility
 - Sewer rates shouldn't be paid when watering yard/garden
 - Question: Can you adjust the sewer rates for amt. of permeable surface?
 - The Ames water deposit of over \$500 is absolutely absurd. Come on, folks.
\$500???????????????
 - The excessive tier pricing for summer water rates is too high. I understand wanting to conserve water in the summertime but charging 3-10 times the standard rate is robbery.
 - Why was I charged for these, even when I was gone all month?
- Positive Comments
 - Ames tap water!
 - Thank you Ames water people :)
 - Good
 - I will always remember Ames Water reaching out to me about a potential leak and knowing that City of Ames Water was looking out for their customers. I have been very happy with my water service
 - [Name redacted] is a great student operator
- Other Comments
 - When running the dishwasher, the sink tends to fill with water
 - Ames tap water is good but sometimes we get cloudy yellowish water. But within a couple of hours the problem gets settled. I have doubts regarding presence of contaminates in the water.
 - Drinking water should be made available at historic parks like Ada Hayden.
- Not Applicable/None/No Problems (x8)

Comments on Neighborhood Nuisance enforcement

- Action Is Based on Complaints
 - Action depends on neighbors' complaints before violations are addressed.
- Brush Removal at Parks
 - Could spend more time in weed chopping at open parks like Ada Hayden.
- Campustown Complaint
 - I'm only dissatisfied at Welch Ave and Stanton area.
- Different Enforcement Between ISU And Ames
 - ISU handles my noise concerns because I live on campus. I think the city of Ames cannot do anything unless there is a top-down policy change for how cities can interject and intervene when on-campus residents are not satisfied with how their residence hall or apartment complex managers handle their concerns. I like the city of Ames' noise ordinance much better than ISU's.
- Dog Barking Complaint
 - I have neighbors for over 10 years. My neighbor would tie his barking dog in the backyard and it barked constantly and called animal control for 5 months and they did nothing.
- Parking
 - Do not agree with parking rules on Ash
- Do Not Care
 - You need to create an option for the survey participant to say they don't care about those issues. Yard upkeep and outdoor storage are classist, ableist concerns.
 - Not important, less emphasis
 - Take it easy
- Encourage Homeowner Assistance Programs
 - How people keep their lawn should be their own business, but perhaps offer help via community service, if people want it.
 - I've never had an issue in any of these and so maybe shouldn't comment, but in general encourage programs that assist homeowners if despair becomes an issue. Fines aren't going to help if situation upkeep isn't done.
- Find Something Better to Do Than Complain
 - I feel like these topics are what people who don't have anything better to do with their lives complain about.
- Good
 - All good.
 - City looks good
 - Good
- Noise Ordinance
 - So, fireworks are banned in city limits, but a certain gun range is in city limits? Guns are 100x louder than fireworks.
 - The gunshots from the Isaac Walton league are a nightmare.
 - I'm not really concerned as to if people have untidy yards or homes; it can be very expensive to upkeep a home and that is not a safety issue. I do, however, have issues with my neighbors blasting music at 3 in the morning every weekend at an apartment building with several guests. I would much more be interested in time spent enforcing noise limits in apartments rather than worrying if someone's grass is too long.
 - Noise complaints are disregarded by officers unless it's a party. Property keep-up is not your business!!
 - Noise complaints not kept up with in college area
 - Noise ordinance is a big issue
 - In areas with high populations of undergrads, it seems a lot of the noisy party houses are serial repeat offenders.

- Houses in Rough Shape
 - There are some houses here in REALLY rough shape
 - I think there are some areas in Ames where there needs to be some upkeep done on some worn down properties
 - In the west side there are a few houses that need some attention
 - Not sure of properties that are being reported, but there are a couple houses between 13th St and Lincoln Way that are in rough shape (I may have already been worn down).
- Lag in Action
 - It took one entire year to inspect, condemn and raze a property in our neighborhood. I do appreciate it got done but it sat for years before action was taken. There are several properties in similar condition.
 - Can take a long, long time to resolve some issues
- Landlords
 - Landlords need to take care of lawn-leaves-snow. Must live within 15 miles of Ames or have maintenance company.
- Issues Go Unreported
 - The city is very quick in regard to a response and solving issues, but I feel many issues go unreported
 - Sadly, many "nuisances" go unreported because "reporters" don't want to cause trouble w/a neighbor. It would be nice if city employees would report instances of problems they see as they go around doing their normal work.
- Mask Mandate
 - I see people outside without masks on. That's against the useless mandate. Isn't this a nuisance or is the useless mask mandate the nuisance?
- More specific enforcement suggestions
 - Would like to see more pro-active enforcement of cars blocking sidewalk
- None/No Issues
 - Never needed to contact them
 - I've never reported any of these issues.
 - The neighborhood I live in seems to be doing well in these terms. No complaints!
 - We have never had issues with any of these.
 - I have never reported any issues, as there are no violations in my neighborhood.
 - I've lived here less than a year; haven't run into these issues.
 - None
 - I have no connection with nuisance ordinance.
 - I have no involvement with these issues so don't know.
- Not Applicable
 - N/A (x4)
 - I have never dealt with any of these issues as an Ames resident. I live in an HOA that addresses these items
 - Not much experience with many of these items as I live in Four Seasons Park (mobile home park). It is private property with our own manager. Police are seldom seen here unless there is a real problem.
 - Question really doesn't apply since we've had no experience with any
 - I rent an apt, I don't know much about these policies
 - I live in an apartment, not all apply to me
- Occupancy Rules are Discriminatory
 - The rule where certain neighborhoods can only have the same number of residents as they have bedrooms is discriminatory and pushes certain socioeconomic classes into certain areas. The rule is also not well known or justified.
 - In these days of increasing unemployment and increasing rents, "over occupancy" is necessary to prevent homelessness.
- Overall Good Some Areas Need Attention

- Ames is a clean city overall. There are sections that need attention.
- Homes in Ames are very well kept in general. There are a few in the neighborhood with excessive garbage, furniture, etc., outside.
- Specific Complaints
 - I've had a couple of junk cars on the street in my neighborhood for years.
 - Rental next door, called Rental Supervisor on multiple occasions, because of trash/rubbish in yard. Never saw any response or concern. Another neighbor went in and cleaned it up.
 - There is a house on Tripp Street that always has overflow of junk and is a huge neighborhood eyesore
 - I see houses that appear in disrepair and/or abandoned. One house on E side of Duff N of the clinic. One brown house on the corner of Duff near golf course. One house on the corner of Duff and Northwood.
 - My adult child lives by a house in bad conditions for some time but on the other side of that they are glad it is empty as it is quiet and without seedy neighbor type.
 - Several places need some help. Example- south of 13th St.
 - There are a lot of eyesore properties on Lincoln Way and in a few neighborhoods. I have seen several properties that fail to keep their lawns from being overgrown with no apparent response from the city.
 - On the north side of Lincoln Way between Hazel Avenue and Squaw Creek there are some apartments that are not well kept and they do not shovel their sidewalks of snow. It feels dangerous to me to walk on these surfaces so close to Lincoln way when there is inclement weather. I also think in some of these apartments there may be drug and/or human trafficking.
- Uneven Enforcement/Unclear Enforcement
 - Some of these questions seem like they will only apply to those who have reported an issue. Otherwise, residents may not be aware of the work being done and whether it is effective or not.
 - Enforcement seems uneven; houses with weeds or yard trash not always forced to clean up.
 - I don't have any comments on the City's explicit response to any of these issues, but I note that there are a number of houses in my neighborhood that exhibit many of these violations and have for many years. I'm not sure if lack of enforcement is merely due to a lack of reports on these issues from neighbors, or due to subsequent neglect of enforcement activities.
 - I drive past a house on Northwestern every single day with half of the landfill on their property. Nothing ever comes of that despite being only a mile away from City Hall. I can't be satisfied or dissatisfied with something nonexistent.
 - I sometimes see houses that offend 4-6 for a few years at a time.
- Against Upkeep Ordinances
 - The city shouldn't be involved in enforcing yard upkeep, property upkeep, or outdoor storage. If it's a person's private property, it is their freedom to ruin it if they choose.
 - These should not be enforcement priorities. Again, don't focus on the broken glass. Help those wanting/needing to know through more community engagement. Officers pulled over my wife and me, as we were exiting on the driveway. When questioned as to the nature of the stop, "I didn't know you lived there!"
 - While I appreciate that Ames feels like a clean, well-kept city, these things are a low priority for me.
 - Yard upkeep and private residence upkeep should not be a high priority.
 - I didn't realize property appearance was a nuisance. I don't think that's something that needs to be regulated unless it's a safety hazard for the residents.
 - Overgrown vegetation shouldn't be a concern for the City. It's better for wildlife.
 - Is "overgrown" vegetation really illegal here? I think that people should be allowed to grow all the vegetation they like in their front yards. Personally, I would love to see more diverse and lush vegetation instead of grass lawns - prairies, forests, and vegetable gardens! I think it would help make communities feel more welcoming and vibrant as well.

- I would like to see the city pass a front yard garden ordinance (allowing the lawn to be converted to garden space) The fireworks ordinance doesn't work!
- Pro Ordinances
 - Many of these nuisance ordinances directly target students living in off-campus housing and should be enforced.
 - Property codes need to be enforced on owner-occupied properties too.
 - I own and rent property in town to college students. The inspections can be a hassle, but I support the work.
 - The city should prioritize ensuring the property values of all Ames properties (including those next to problem properties) remain high.
 - While I do not live in a home in Ames, I do still see some homes with paint peeling/chipping and obvious repairs that should be made. I also still see some people with items that have clearly been tossed out just sitting in the yard. Of course, you never know what all is going on there, but from a different perspective, I think it would be beneficial to the overall neighborhood value to keep the yards/home itself looking well kept.
 - Any community that lets the property go downhill will invite crime and lower property values leading to a lower tax base, which leads to the death spiral of any community. It is just math.
- Other Comments
 - I didn't realize there were ordinances for most of these and the only idea I have of how they're doing is I don't see cars on front lawns, but I also think most people don't want to park in their yard.

Comments on Transportation / Street Maintenance

- Positive Comments

- Good
- Streets are generally good with a few spots needing work!
- Thanks for adding the light at State and Mortensen!!!!

Specific areas that need attention are:

- Bicycle and Pedestrian

- Again, many street intersection lights do not detect bicyclists. The 9th and Grand intersection, the 6th and Grand intersection, and 9th and Duff intersections are very, very frustrating. Conversely, the 6th and University light is WONDERFULLY responsive, so I know the technology is available...
- Bike paths and on-street lanes need continual maintenance. Street bike lanes often have rocks and branches that need to be avoided. Street sweeping on-street bike lanes need to occur more often.
- Firstly, I feel that the bike system is very poor in Ames because bicyclists are often asked to bike on the same roads that cars are on. This makes bicyclists, especially beginners, feel too unsafe and uncomfortable to actually take up biking. And having inexperienced bicyclists on the same roads as motorists causes stress and anxiety for the motorists as well. Thus, I think Ames should have dedicated, protected bike lanes throughout the entire city, for the benefit of all involved. Secondly, I have noticed that sidewalks are maintained much more poorly than streets. Unlike streets, which are smooth and always clean, sidewalks are bumpy and blocky, and are rarely cleaned well after a snow. Plus, unlike roads which are sloped so that water will run off and not collect, sidewalks usually collect puddles which end up turning to ice. This makes sidewalks extremely dangerous for pedestrians, especially during the winter. It would be excellent if sidewalks were maintained to the same standard as streets are.
- I am a little disappointed in bike paths on Duff Ave. recently installed. I live on 17th/Douglas Ave and use Duff often and have yet to cope the bike paths used.
- I bike a lot –1100 miles in Ames in 2020. Remove the green bike squares downtown – a really dumb concept. Cars hate bikes in a car place and starts and stops of places are dangerous for both bikes and cars. Choose one and do it everywhere or nowhere!
- I like having the bike lanes on the roads. However, they are oftentimes dangerous/unusable because the seam (crack) between the curb-section and the actual street is uneven and happens to be RIGHT down the center of the bike lane (see 30th street between Grand and Hoover for an example). It makes me either ride too close to the normal traffic lanes or just back on the sidewalk.
- I wish there were more "greenway" bike paths to get around the city (such as the system that links University Village to Brookside and then kind of toward 4th street. But more paths!
- Increasing biking infrastructure and safety would be very helpful environmentally and socially, especially for so many students in the Ames area.
- Many bike paths have wide cracks, people don't use them. Also, I drive on N. Duff often, have never seen a by cycle rider (Waste of paint)!!
- Many traffic signals are not responsive to bicyclists. 13th to Northwestern, 9th to Duff Avenue and 9th to Grand are intersections I've had issues at.
- More bike paths would be good
- My complaint is that vehicles can left turn while I legally cross after getting the walk signal. I expect I'll be killed eventually. I feel sorry for any blind person or someone handicapped or in a wheelchair who tries to find or use the walk button by Lebeda

Mattress. The one across Lincoln Way from Lebeda Mattress could be hard for a blind person to find.

- One bizarre feature of the Ames bike path system is the fact that many of the "bike paths" are simply glorified shared-use sidewalks that are not marked. I have not seen this in any other city where I have lived. This is highly problematic for bicyclists because motorists are simply not expecting cyclists on these separate paths when crossing at intersections; cyclists are much more visible when they are able to use paths that are integral parts of the streets (not the sidewalks)
- Street maintenance: the bike path space on 6th is abysmal. I believe the space is extremely dangerous.
- The surface of most bike paths is not in good condition and should be fixed.
- They are not coordinated for bikes
- Too many bike paths; roads are for cars. All the money spent on North Duff for bike paths was a total waste. It isn't used.
- Traffic flow in Ames needs much improvement. If you dedicate bike lanes on the streets, you need to regulate and enforce bike registration and laws, just like Ames used to do.
- The streetlights around Somerset are on red for bikers and pedestrians too long.
- There needs to be sidewalk on Ross Road; street is narrow and sides where you walk or bike are in poor, very rough condition.
- This is from a pedestrian's perspective and not really a driver's perspective. It's clear to me when I cross the street at Lincoln Way that the traffic signals effectively handle traffic in waves and provide opportunities for pedestrians to cross.
- Landscaping
 - No idea who thought those rectangular holes w/a single tree in Campustown was attractive.
 - The boulevard area on Bloomington Rd. (east of Grand Ave.) has not been as well kept in the landscaped sections in the last few years.
- Other
 - New stop light by vet school is going to back up traffic onto University
 - My parkway has been dug up 15,000 times. Full of weeds and construction debris that destroys the lawn mower.
 - I'm in the minority, but I think traffic circles are a good idea. I think they save gas and when people learn to understand them, they'll keep traffic moving more smoothly. I find that the street lines fade so quickly that sometimes it's hard to tell where the lanes are especially the bike lanes.
- Repair Roads
 - Ames streets are a disgrace!
 - Top O Hollow is pretty rough on the west and Grand is pretty rough by the mall; much worse than Bloomington when it was repaved.
 - If you are stopped by one light, it seems we are stopped by a lot. Prioritizing road maintenance would seem to be a good idea with repaving and not just patching areas.
 - Mortensen Rd is really bad. There are hundreds of cars using that road every day. But this road is full of potholes. It's very bumpy. I also hope someone can fix or rebuild Mortensen Rd.
 - There are terrible potholes EVERYWHERE in Ames and it's a serious problem. There are some that I swear are over a foot wide. Whenever there is snow there is not adequate salt put down, snow is not plowed in a timely manner and the snow is often packed down to ice on the roads
- Sensors
 - Ames needs to install automatic stoplight sensors. Too many times, especially on Lincoln Way, the street will be very backed up for a road light with nobody coming.
 - There are a number of intersections that do not register motorcycles!!!!

- Snow and Ice removal/Slippery Pavement

- After freezing rain, the pavements get too much slippery to walk. It becomes very risky and dangerous to walk on such slippery paths. Many people fell down and there have been many cases of accidents and injuries due to that reason. I request the Street Maintenance authority to look after and solve this issue.
- I wish that more care was given to removing snow and ice from bus stops and from the pavement where the sidewalk meets the street.
- I clean my front walk. The snow plough comes by driving too fast and throws snow all over my clean walk!
- I have lived in the Midwest for 20+ years and Ames is THE WORST when it comes to snow removal.
- I have never experienced such poor snow removal until I moved to Ames. I don't know if they need to purchase more plows, employ more people to do the plowing or what the solution needs to be, but something needs to be done. I work at 5 am and sometimes I have to walk in very deep snow for about a mile because I cannot drive on the roads. It seems that they plow once, put one layer of salt down and call it a day.
- I would like to see the city invest in residential snow removal equipment (to scoop up and melt or haul away roadway snow). It is frustrating when I have cleaned my 3-car garage driveway with scoop shovel and snow pusher and then the city snowplow comes by and pushed a deep bank of snow from the street into my driveway again.
- Ice control at intersections. Ontario and Minnesota: Often we get a pile that limits visibility and lane width
- If you live in a cul-de-sac the road maintenance is the worst. Snow is pushed back into the driveways and sometimes snow piles are lumped in the middle and then never take out making it difficult during heavy snow to enter driveways. People living in a cul-de-sac should have the same road sweep when the other side roads are done. Cul-de-sacs are last and that is problem.
- In the winter the residential streets are very dangerous with the amount of snow and ice
- It would be nice to have some sort of schedule as to what neighborhoods are getting plowed when, as someone who has to park on the street, I don't have anywhere to move my car so it's frustrating when I'm not able to move it out of the way and it gets piled in, and the snowplows never come around again
- Last year (2020), my son watched the person who was plowing our neighborhood take out 3 mailboxes in a row. This year (2021) the person plowing our neighborhood has been wonderful. We didn't have huge piles of snow at the front driveway, and he even piled the snow in the middle of our circle just right for the kids to build snow forts. Thank you.
- Piles of snow left by snowplows make it very difficult for us walkers to get from the sidewalk into the street at intersections.
- Snow plowing of my (admittedly very low traffic) side street seemed slow, but intersections and curves nearby were handled well.
- The current system of snow removal needs to be seriously evaluated. Some contractors take snow removal more seriously than others or their zones do not overlap well enough. I have gotten stuck in my neighborhood from plows leaving snow piled at the entrances onto main roads. I have lived in other Midwestern cities and never experienced such poor snow removal until I moved to Ames.
- There is just not a lot of space to put snow. But I frequently have issues with ice in the winter.
- There needs to be more plows who come out when it is snowing and ice/sand and plow. It always just gets compacted into ice and then it's impossible to drive. Lights on University are always timed off and you hit every single red (Duff as well). The light on Mortensen is dumb and is always red for every direction you come at it from, slowing everything down.
- We have parking on one side only and they keep piling the snow against the cars. Why?

- Would love to see increased plowing after snowstorms, especially on side streets. There are some intersections that could be improved, as it relates to light changing efficacy, but overall, pretty good!
- Traffic Light Coordination
 - A lot of trip lights so not coordinated.
 - Ames traffic lights are INCREDIBLY FRUSTRATING
 - Grand Ave.: If you hit just wrong, you will have almost all red lights
 - How do I know what light oncoming traffic has? I can't look at oncoming traffic and my light at the same time.
 - I always struggle at Lincoln Way (east to west) from HyVee to HyVee.
 - I purposely avoid streets with traffic lights in favor of those with stop signs when going across town because of how bad some of the traffic signals are. For example, cars turning left from 13th onto Grand must either take dangerous chances or wait multiple whole light cycles to get a single car across, causing lots of backup. Another bad one is turning left onto Grand after exiting the mall or Walmart via 30th St. This also requires dangerous chances or long waits, again causing backup at this busy intersection leaving these major shopping areas.
 - I travel from far west Ames to Duff Ave. via Lincoln Way multiple times per day. It is very common that I stop at 90% of the traffic signals. Too many times I am stopped by a light with nobody triggering the light to change. This is probably my biggest complaint about Ames.
 - I try to avoid Lincoln Way because the lights are not timed well (I go the speed limit). I should not be stopping as often as I do on Lincoln Way even when I go the speed limit.
 - I understand that there are cross walks that would interfere with the traffic lights heading west on Lincoln Way around campus, but from a personal opinion, it can be displeasing to have a light turn green on Union and Lincoln Way and the light at Ash and Lincoln Way turn red.
 - If you hit a green on Lincoln Way, shouldn't you technically hit more greens? There needs to be more overlap so that people can drive more efficiently on Lincoln Way
 - It happens soooo often when it turns green after waiting for a red light. I drive to the next red stop light, just on Lincoln Way. I have to wait many, many red lights. Hope the traffic lights could be consistent –all the green lights – not to waste time on waiting for one after another.
 - Lights are the worst thing in this town! Dead horses move better than traffic in this town.
 - Lights on Lincoln Way seems uncoordinated
 - Lincoln Way – if you get red, they are all red after that. Get green, haven't long way on many green.
 - Lincoln Way is a nightmare. As is Duff. Rest seems fine, but please make Lincoln Way's timing make any sense at all.
 - Lincoln Way sucks
 - Lincoln Way traffic lights are very poorly timed. The light turns green only for the next one to turn red as I pull up to it. This will happen for up to 5 or 6 lights in a row.
 - Many lights especially in Campustown turn red when there is no traffic going the other way. The icon gets bogged down, oftentimes stopped at the green light because the signal block is red.
 - Needs better timing to allow better flow to traffic on the south side.
 - Sequencing on Lincoln and Duff roads both need to be improved.
 - Sometimes it seems that you are sitting at an intersection for a very long period of time while other directions get a lot more time for green lights.
 - The light at 6th and Grand is extremely slow in the morning (going east/west). The light at 20th and Grand (going east/west) barely allows one car through.
 - The traffic signals on Mortensen and State are always red no matter what direction you are going. Stop signs or roundabout would be much more efficient here. Also, the stop

- lights on 13th and Stange are always red and very crowded.
- There is a very high need to coordinate traffic signals in the city of Ames. It will sometimes take me 15-20 minutes or more to drive across the city of Ames, say from an apartment in west Ames to the Duff Walmart. I have also seen lights that are too sensitive to cars such as the intersection of Dotson Dr and Mortensen Rd. If a person taking a right on Dotson Drive waits for more than 2 seconds (literally!), the light will turn for them. This is great for the Dotson Drive folks; however, this holds up traffic on Mortensen. I understand this is a school zone, but I think better coordination needs to be present here. Traffic signals late at night may need to be better coordinated as well. I would use the intersection of Lincoln and South Duff as an example of how to coordinate lights late at night. A car comes, the traffic light senses the car, and changes quickly to adjust to the current situation, resulting in a short wait time for the red-light-facing car. It's very nice! Other lights seem to be on a timer and make cars stop at 2 AM for absolutely no reason. Unfortunately, no examples pop into my head at this very moment of specific intersections that do this. Nevertheless, I recall being frustrated, so I think they are out there!
- They're good if you consider having to stop at every empty intersection back-to-back an effective coordination. Then disregard my answer. Having to stop at back-to-back intersections on Lincoln Way is a good way of having consistently long travel times and reduce overall speed of traffic, but it seems people still like to accelerate through these short spurts of traffic stops.
- This could be improved, especially when driving by campus on Lincoln Way. Stop and go traffic also wastes gas.
- This is a problem! Seems are set up on purpose to force stop and go traffic.
- Too long at some intersections
- Traffic signals on Lincoln Way are infuriating! Why do I have to stop five times to drive a half mile?
- Westbound 13th and Grand intersection needs turn signal, and the light at 13th and Stange takes too long if you're coming from East or West.
- Traffic signals. There are some streets that are particularly bad for it. In 2 years of living on the west end of Lincoln Way my Prius managed to lose 8 mpg due to the frequent starting and stopping caused by all the traffic lights
- Traffic Control Signage
- Small neighborhoods need more stop signs or yield signs at 4-way intersections. Multiple accidents have occurred in my neighborhood due to people going straight through intersections and assuming they have the right-of-way. PUT UP MORE STOP SIGNS.
- Does this mean stop signs?
- Stop signs on residential areas, markings on roads are very poor.

Specific intersections that need attention:

- 13th and Duff
 - Lack the left turn arrow and traffic is constantly congested at such places. Several other intersections in Ames lack the left turn arrow option and have the same problem.
- 13th and Grand
 - 13 St and Grand needs a turning arrow going east/west! Backs up traffic without it!
 - For the love of God, PLEASE fix the intersection @ 13th and Grand so you can turn South from Westbound 13th street without holding up traffic for the whole light. Also please change the right hand only turning lane northbound at South Dakota and Lincoln Way so you can go straight (north).
 - Can become very backed up for east and west traffic due to lack of left-turn arrows/lane.
 - The traffic signal at the intersection of Grand and 13th needs to be improved. It's hard to turn north from the west side in rush hours. We need a left turn signal there.
 - Traffic lights at 13th of Grand should change individually. Going east or west and needing

- to turn with oncoming traffic is a HUGE pain.
- 13th and Ontario
 - 13th/Ontario and Hyland stoplight should change quicker at night. I had to wait 40 seconds for light cycle at 11 p.m. should cycle faster IMO.
- 13th and Stange
 - Stange and 13th intersection is way too slow on the light. South Duff is a disaster. Too many lights and poor design. I avoid it at all costs. North Duff bike path and parking is not a good idea; needs to be 4 lanes.
 - Problems at Stange at 13th St (esp. southbound)
- S 16th and S Duff
 - On the corner of South Duff and 16th street: the east and westbound lanes need to be on separate lights. If headed west, you can only get 3 cars to turn left before light changes. This is a TERRIBLE traffic light.
- S 16th and University
 - Problems at Univ. Blvd and 16th St
- 24th and Grand
 - Specific intersections have issues, e.g., 24th and Grand
- 28th and Grand
 - 28th and Grand often have icy patches when turning right
- 6th and Grand
 - 6th street crossing Grand is the worst example of automated traffic lights ever.
- 6th and University
 - 6th street and University over-prioritizes 6th St. Going north on University, I almost always have to stop.
- 9th and Duff
 - 9th Street isn't very responsive at Duff
- Adams Street
 - Travel on east end of Adams St
- Duff and Grand
 - Really poor on Duff and Grand
- Duff and Lincoln
 - Taking and getting off of Lincoln Way is good, the lights onto it are sometimes a challenge especially from Duff.
- Fletcher and Bloomington
 - Fletcher Blvd off Bloomington Road into the Stone Brooke neighborhood could use a "facelift"
- Franklin and Lincoln Way
 - Franklin and Lincoln Way light has a hard time sometimes
- Grand and 13th
 - I find the intersection of Grand and 13th to be somewhat unsafe when cars are trying to make a left onto Grand Avenue, as the 13th Street traffic light does not have a turn arrow or a dedicated left turn lane. Can be difficult to see oncoming traffic.
- Hyland and Lincoln
 - There's a light at the corner of Lincoln Way and Hyland Ave that doesn't have enough time after the Lincoln Way light turns red and the Hyland Ave light turns green. Location of a lot of accidents and isn't the most pleasant to drive through
- Marshal Avenue and Lincoln
 - The Marshal Ave. and Lincoln Way light stays too long on red.
- Pammel and Stange
 - Pammel/Stange intersection always stops westward traffic. Lights seem strangely programmed.

Comments on CyRide

- Better understanding of schedule/routes
 - Have a better understanding of the schedule and connecting routes.
 - If I knew how to use it easily
 - Making it easier for people to use, the mobile app or website
- COVID-19
 - COVID has kept us working from home, so there has been less call to use CyRide. When I go into campus I usually bike. I may use CyRide this winter to get to campus when it's too cold or icy.
 - COVID 19
 - COVID-19 going away. Again, consider current events in your survey. Your results are going to be wildly skewed and inaccurate.
 - End of COVID and return to work on campus (ISU)
 - If bars were open again (No COVID)
 - No COVID-19 restrictions
 - Once COVID reduces in volume/vaccinations increase, riding becomes an option again (as a higher risk individual)
 - Pandemic
 - Stopped using due to COVID, as mother lives with me. Likely start again with pass in the fall.
 - Stopped utilizing CyRide due to COVID-19 pandemic since work has moved remotely. Used to use the bus service daily and always enjoyed it!
 - Trying to avoid public transportation due to the pandemic
 - We used CyRide pre-pandemic and will probably do so again when we feel the pandemic is more under control.
 - We used to use CyRide before COVID, but now most things are remote
 - Worried about COVID-19
- Frequent Stops
 - Bus stops too frequently. It takes too long to go from one end of the route to the other end of the route. POV allows better mobility.
 - Less stops actually
- Prefer Car Transport
 - I drive my vehicle (2x)
 - I need to use my car
- If I needed it
 - If I needed the service
 - Only in an emergency
 - If I could not drive anymore
 - Inability to drive
 - When I get too old to drive.
 - If I had no other transportation.
 - If my vehicle broke down
 - Quick travel
 - if I go on campus, I do use it
- No Need
 - No need to use (2x)
 - Not needed but would take if necessary
 - Work out of town, no need
- Prefer Walking/Biking
 - I live too close to campus. Walking is faster
 - Right now, I am able to walk or bike and only use my car 1-2 times per week. In the future, I may use CyRide

- We walk or bike when able, use car when weather is bad
- Route Times
 - I work but get off @ 1:45 in the morning.
 - if more bus routes went longer hours (into the night instead of ending at ~5 pm)
- Stop Location
 - Bus stop too far away for a 56-year-old
 - Have service available without walking 2 miles
 - No service on our road
 - There is no stop accessible to where I live. It's about a mile away and walking that at night is too risky
 - Too far to walk to bus stop. Use HIRTA
- Other
 - I already considered it
 - Make it part of ISU parking fees
 - Complimentary snack and beverage
 - The use of electric vehicles would make me consider using CyRide
- Other responses to consider using CyRide
 - Better transfers
 - Service to campus from routes near me without having to transfer, now that transfers are not guaranteed.
 - The routes from my house involve several transfers. I can bike faster than taking CyRide to work. When I was going to ISU, I used CyRide often.

Additional Comments on CyRide

- Bus Stop Locations
 - Closer to bus stop would make me consider using these services
 - I would need to walk 4-5 blocks for a stop
 - Too far to walk to bus stop. They stopped the close by bus stops.
 - Travel time and distance to bus stop are primary issues.
 - CyRide doesn't service my area, Scene Valley Northridge Heights.
- COVID-19
 - Haven't ridden this year because pandemic and work from home but did so regularly before.
 - I have not ridden CyRide since the pandemic and concerns about safety protocols adhering to CDC guidelines. However, I and my household generally ride CyRide at least five days a week.
 - Prior to COVID my husband rode 3-5 days a week
 - Used frequently before pandemic and plan to return to normal use once vaccinated.
 - Used it more before COVID will probably use again in future
 - We used to use it, but COVID-19 forced us to have classes online, so I didn't need to go anywhere after that, and I have my own car to get me places.
 - The number I put was pre-COVID. During COVID none of us have taken CyRide. However, as soon as I am immunized, I'd love to take CyRide again. It's a really amazing service and I love it.
- Does not fit my schedule/timing
 - CyRide just does not fit our schedule. We need flexible transport times.
 - I have three kids, so being on time and getting them is just easier with a van.
 - I live in South Ames and there are not many routes near my home. Despite this, my work schedule makes it difficult to rely on CyRide consistently and I prefer using my personal car for the flexibility it offers.
 - So glad the service is available, just don't use it for time's sake.
 - The routes are not quick enough by me to accommodate work and transporting a child to and from school.

- When I was in undergrad, CyRide was super helpful and convenient. However, I park on campus now that I'm in graduate school and have to be on farms so frequently.
- Have stopped riding during pandemic but routes do not operate early enough to my office
- Don't Use I Drive/Walk/Bike
 - CyRide is great, I drive everywhere though.
 - CyRide is great, I just like the convenience of my own car.
 - I prefer to drive myself
 - We drive everywhere. We are glad it is available.
 - We drive, walk or bike – we're just too independent!
 - I ride my bike everywhere
 - I'm impressed with the service but live downtown where most places I go are easily accessible. If a place is too far to walk, it is easier and faster to drive.
- Driver Comments
 - I have seen one driver become rude to a student that ran to catch the bus, so she tried lecturing him even though the bus was early.
 - Some drivers are very sharp when turning and sudden stops that causes students to have to brace themselves
 - Some drivers speed up very fast and then slam on the breaks – make the ride jerky. A “rate your driver” option or additional training would be appreciated.
 - The drivers need to be more conscientious of people around them. I have had drivers drive off as I was about to cross the road to get on & nearly hit me & not once slow down.
 - Friendly drivers! Love them.
- Empty Buses
 - Too many buses for the number of riders. I see 1 or 2 people on a lot of buses in the summer. It is a joke then they ask for more money every year.
 - Watch them go by empty majority of time. Real money loser.
 - When the bus goes past our house, no one is riding in it.
- Nice Option
 - Although I don't use CyRide I am very happy we have it as an option.
 - I am unlikely to use CyRide but appreciate that is there, particularly for our friends, who do not have cars.
- Non-student Outreach
 - I think a lot of the routes are hard to figure out and often students want to use it when they aren't able to drive to save money, but it is inconvenient for non-students and the buses need to run later into the night
 - Add services for non-university citizens!
 - Need to do more advertising if CyRide available to non-students. We thought it was a student bus.
- No Need
 - Don't need it
 - My husband works from home and I walk to the vet school
 - I frequently travel outside of Ames for work so just not there much to use it.
 - I have a car and live near campus, I have no need to drive unless getting groceries, which a car is much more convenient for.
 - I have a vehicle, so these services have not been needed.
 - I have my own vehicle and where I have to go to work, it is more convenient for me to provide my own transportation.
 - I live 4 blocks from my daughter's school, so I walk. And I can't bring 10 bags of groceries on CyRide so I drive for those.
 - I live in a retirement community, so have no need to use.
 - I live near downtown and work @ hospital so I don't rely on bus transport for anything
- Other Comments

- Not convenient
- We live on-campus, so everything we need is pretty much walking distance.
- I like independence
- CyRide is great. We just don't use it.
- Make children ride free. I hate paying \$1 for multiple rides and I don't have enough money for the pass
- It would be nice to have 2 meters. Once as your inside and one on the outside.
- CyRide automatic doors broke my glasses
- I use CyRide when I have to leave my car for service and go to pick my car up.
- Kids use CyRide. I use CyRide when extreme cold moves in.
- My grandkids like to ride it
- Not a bus person
- Not sure how CyRide is funded. But I think ISU should bear most of the burden, as it is primarily used by students.
- Not this year though
- In non-pandemic years, CyRide is very crowded and dirty. Since the pandemic this has changed but makes me nervous for the condition and experience to return to the same crowded and dirty condition.
- Positive Comments
 - Convenient
 - Awesome, well-used service.
 - CyRide is awesome! Nearly everything about it is absolutely amazing!
 - CyRide is fantastic as a student, and I think it's something worth putting more funding into
 - CyRide is great
 - CyRide service is great
 - Effective and essential. The app is very nice.
 - Excellent service
 - Fantastic service. Keep doing what you're doing.
 - Good
 - Great service
 - I am happy for those who use CyRide – for ISU students and others who need it for transportation to and from work, classes or for other reasons. It's a great and needed service.
 - I am satisfied with CyRide
 - I believe it's very important to have the CyRide. I have students @ ISU who use it.
 - I do ride CyRide but only occasionally, not once a week.
 - I love CyRide and would be really upset if this service was no longer available
 - I've always loved CyRide!!! One of the best bus systems I've seen in a college town!!
 - It's very reliable and good
 - Keep up the great work.
 - Love CyRide
 - Love CyRide! Ames has wonderful public transportation
 - One of the best services in the USA! I am very much satisfied.
 - The best bus ride, very satisfied.
 - Very good public transportation service
- Revise Routes
 - Please increase bus frequency on the weekends and run route 25
 - Bus lines 1 and 11 need to be revised.
 - CyRide is doing a great job. I really wish they would service the Applied Sciences Complex and have a little more overlap in the stops between routes.
 - Dayton road needs a route

- I have a car, but when I didn't, I loved CyRide. I think having more times for things other than Lincoln Way is a good idea, but I think it runs efficiently and covers the whole of Ames.
- It will be a good idea to increase the frequency of CyRide in the University Village. Also, at least one Bus going North (25 Gold North) should be re-routed to go via University Village, like 25 Gold South
- There needs to be better route management and some drivers need more/continued training
- Should be free
 - CyRide should be free
 - Tax the whole city so that anyone can use the buses at any time
- Suggestions
 - some people are not wearing masks properly in buses. CyRide should enforced proper wearing more.
 - By adding parking fees subsidy with CyRide annual pass fee
 - CyRide is an excellent service and I greatly appreciate the commitment Ames has made to public transit. I would very much like to see a CyRide collaboration with DART to provide a shuttle to and from Des Moines, but I understand that this isn't necessarily in the City's control.
 - Some buses have gotten digital screens inside that display upcoming stops/transfer points. Those are really nice and I'd like to see them in all buses. It increases the accessibility especially for deaf/hard of hearing folks.
 - Being handicapped, getting on and off the bus is not possible
 - Please consider heated bus stops for winter.
 - I would like to see more support for low-emissions vehicles.
 - We need more transfer hubs
 - The route schedules have been removed from most (if not all) bus shelters. I think they should be reinstated.
 - Improve following the schedule and updating live maps.
- Transfers
 - I ride my bicycle to places nearby, and the # of changes needed to get to other places makes it a long bus ride to another place, so I just drive.
 - I used to ride the bus every day to and from ISU campus. After CyRide 2.0, the route near me became less frequent and no longer goes to north campus without transferring to another line. Now that transfers are not guaranteed, this is a problem. Because of these factors, CyRide is no longer a practical route to campus for me, so now I drive every day instead of bus every day.
 - If the yellow route went to campus directly instead of having to transfer.
 - Not convenient for multiple stops all over the town without transferring multiple times. Bus stops are too far from house.
- Use for events with poor parking
 - We ride CyRide during ISU football Games
 - I work full-time now so CyRide isn't a part of my daily life, but it was essential for my time as a student and I appreciated the service VERY MUCH. I'd like to take advantage of it sometimes for events that have poor parking (particularly football or basketball games, but also some shows/performances). I understand that keeping the buses away from the hustle and bustle of the games is a safety issue, but I would really, really like to be able to rely on that as a mode of transportation for in-city travel for events like that. I also think the city/school could benefit by setting up a parking lot away from the game area and allow shuttle services (maybe for a small fee) to keep the neighborhoods clearer and traffic safer.
- Used in the past
 - I used CyRide for several years when I was working. Now retired and where I live would have to walk several blocks to ride. Besides, not convenient for running errands.

- I used to ride CyRide a lot but now it only goes south to Garden Rd on Duff (south). I live 1 more street (Ken Maril Rd) so now I can't ride it anymore. I still have 2 books of tickets to use up.
- I used to use it a lot before I had a car
- Used to use, seemed to work well. No longer use ever but not for any negative reason

Comments on Parks and Recreation services

•Positive Experiences

- Thanks for Emma McCarthy Lee bridge replacement!!!
- All excellent!
- Also, good water features, and a big fan of the disc golfing areas.
- Best in Iowa, from Ankeny and Ames has way better parks
- Enjoy visiting Ames parks and happy with upkeep.
- Excellent parks and playgrounds. They will be sorely missed after we move.
- Excellent parks!
- Good
- I have been at several parks and think they look nice and the facilities I have used (tables/grills) are always clean.
- I love the neighborhood parks. Play equipment for the grandkids was great and nice places for sitting.
- I run around most of the parks and I'd say you guys are doing a stellar job especially with Ada Hayden.
- I think parks are great!
- Love all the parks in the city. And the trails. Our neighborhood, Sunset Ridge, worked with the city to get a park built in our neighborhood. It took a number of years but so glad to have one here so kids don't have to cross Lincoln Way to get to a park.
- Love our parks!
- Most of my experience is with Brookside, as I live nearby and walk through several times a week. Thanks for the new bathrooms!
- Parks and Rec areas are great! I usually use them to run or grill out at.
- The new Miracle Park is amazing.
- There're so many great outdoor areas in Ames, I normally run through the parks around here
- We generally like the parks and liked that they are maintained. Ames should be proud of its parks.
- We have lived in our current home for 9 years. In the last year we have found two more wooded areas with awesome trails. We use our neighborhood parks on a weekly basis all year long! Thank you!
- We love Ames parks – definitely a part of living here.
- We love the new miracle playground!
- We moved to IA this last year and we're very impressed by the park facilities!

•Additional Amenities/Upgrades

- Ames could use one or more than one enclosed shelter. Ames has a lot of out-of-town visitors because of the university. Often, they have nowhere close to go and if it is raining it isn't very pleasant.
- Can we have a public pickleball court in Ames? We have one back home in Cedar Falls and I miss it!
- Could use mountain bike park
- Currently there are a lack of water fountains
- Emma McCarthy Lee Park was without a working bridge for too long with no progress made until very recently. Also, when will the access to the trail off Phoenix Street open again? West Ames is lacking in safe wooded trails.
- Hard to find where a trail map is. I see trails all over town and know nothing about them.
- I would like if the tennis courts (near Brookside Park) had lights for people to play at night, especially in the summer when it is hot during the day
- Please upgrade the playground in Christopher Gartner Park

- Shelters need to be maintained better as far as wasp nest removal. Some playground equipment needs updates.
- The play equipment at Daly Park. Park on S. Dakota is very limited and not conducive to allowing many kids. One time to play on it, the equipment. Only park was much better before it was replaced. Trails and parks are still used long after restrooms are closed, port-a-potty might be good for use during off months.
- There is no sidewalk access to Teagarden Park in the Southdale neighborhood. Difficult and dangerous to go to the park with young children.
- Basketball courts could be updated (Brookside and 24th street)
- Bathrooms
 - Bathrooms are apparently never open anymore which is exceptionally inconvenient with small children.
 - Bathrooms need soap/hand sanitizer and hand dryers or towels and cleaned more frequently
 - Many parks don't have restrooms
 - Restrooms closed because of COVID
 - Restrooms not applicable as they were locked still due to pandemic
 - The public toilets in the parks need to be kept clean and hygienic. There are too many bad odors and the toilet seats are also not that much clean. It's a concern of public health. We expect the authority will take proper care of that.
 - The restrooms, picnic tables, and grills are always dirty, grungy and full of holes in Brookside, Ada Hayden etc.
 - Wish bathrooms open earlier in the season. Unsure if the closure was COVID-19 related or normal. Loved getting outside on nice Feb/March days but bathroom situation was stressful.
- Dogs
 - The dog park is amazing! It was a really great feature that we enjoy!
 - Dogs not on a leash is a problem. Particularly with the owner who feels they can use an "electric leash." I hate signage but having it posted in parking areas may help.
 - Too much dog waste. I would highly recommend a surveillance system. The fear of being caught in the act will motivate owners to clean up after their dogs. The city of Ames does not have to designate personnel to monitor the cameras all the time but can encourage residents to complain as soon as they see the dog waste, then visit the surveillance camera and try to figure out who did what.
- Don't Use Parks
 - Unfortunately, I do not have time in my schedule to utilize a lot of these resources.
- More Parks
 - Trails are very nice. Only complaint is that there are not enough. All parks are quite crowded due to insufficient public park space.
- Park Maintenance
 - Cleanliness is sometimes an issue.
 - Need better mosquito control and mowing at Carr Park and South River Valley. In past years it has been inadequate.
 - Some of these parks appear run down or not well cared for
 - There should be a general and a bit strict rule of "clean up after yourself" for grills.
 - Stop cutting the underbrush
 - You guys need to step up the parks and recs game. I lived all over the Midwest and Ames needs some renovations
- Park Priorities
 - I sense a shift of priority from green space to infrastructure growth. While it is important to support a growing population, it's incredibly frustrating and disappointing to see green spaces disappear.
 - I think the citizens of Ames need more parkland. Our existing parks are so heavily used that

- they feel crowded. And we are continually adding new facilities to them.
- Overbuilding destroying habitat. Need permanent restrooms. Maintenance of wooded areas are poor for waterways
- Should use more money to make them better.
- Recycling and Trash Cans
 - Recycling bins in the picnic areas would be nice
 - Could use a more trash cans
 - I frequent Franklin Park and it seems like once a week me and my friends have to pick up trash. Some of the trash seems to blow in from businesses in the area, but the majority is from park users. I think placing another trashcan in the center of the park (between basketball court and playground) may encourage more patrons to clean up after themselves.
- Too Many Parks
 - Difficult with so many public parks to maintain.
 - We have too many parks. Maintenance costs continue to rise and our property taxes are already way to high.
- Tree/Natural Area Maintenance
 - Avoid cutting down native shrubs while removing invasives like honeysuckle and buckthorn
 - Brookside Park "forest" needs a controlled burn to clear dead trees and spur new growth
 - Brush has really built up in wooded areas
 - Damage from derecho still evident in some wooded areas. Takes time to get to all of it; understandable.
 - Fallen trees need to be removed. Hanging limbs are a concern for safety.
 - In the Bertha Mare Park (?) – there is still a need to get rid of downed trees and bunches on the park near the creek.
 - Lots of dead or down trees around River Valley Park. Need to open the bike path, it's been over 2 years.
 - More care should be taken for the woodlands and creeks. Culverts are jammed with debris, which can cause more problems in floods.
 - Wooded areas have been badly damaged by the derecho
 - I love trees, I like that big sycamore on N.E corner of Lincoln and Univ Blvd. and the many beautiful trees on the ISU campus.
- Trails and Paths
 - The paths are too bumpy for longboards. We end up going in the street because it's too bumpy.
 - A friend and I frequently enjoy going on walks around Ames on the weekends. I appreciate all the paths.
 - Ada Hayden can be very crowded and sometimes walkers and dog walkers cannot hear bicycles coming up behind. Maybe separate lanes?
 - I absolutely adore walking my dog at Ada Hayden and Moore Memorial Parks. I love that they are paved and big enough for a decent walk.
 - I especially love the wooded area around Carr Park. I run there almost every day and enjoy the feeling of near seclusion from civilization.
 - I frequently use the trails in Ames and I think they are great!
 - I love all the trails Ames has to offer and they are very well maintained. In addition, I feel safe running on the trails alone. I would appreciate if there was more information about all the trails Ames has to offer, such as condition (paved, gravel, mix), distance, etc.
 - I love that there are trails throughout Ames to walk on without having to walk along the street, but not so far away from people that it makes you feel unsafe
 - I love the paths through wooded areas, such as by Brookside Park. I love to go walking with friends there.
 - I wish I could travel by trail for functional aspects of my life (e.g., to the grocery store). The

- trails are nice but most lead to nothing, and don't pass by businesses.
- I wish that the city of Ames just had one trail that was at least 10 miles long and didn't cross streets a lot. There are some trails in Ames now that I have been on, but they don't go for very long at all. I am saying this as a cyclist. I would rather ride on a trail than on the streets.
- I would have rated the hard surface trails as "very good" except the trail between Carr and Inis Grove parks has been very treacherous the past couple of years, with lots of mud and rocks washed down the hill onto it. Otherwise, I love Ames' trails and wooded areas and walk in them multiple times every week.
- Love having so many parks available, and the wooded areas with hiking trails (Munn Woods in particular is close to me).
- More bike trails are always welcome
- More walking trails needed. Safe walking areas with benches available on flowers!
- Most of the walking trails are very uneven and have big potholes/gaps in them. Parks for the most part look good; maybe a bit rundown and I don't think many college students know about parks and recreation features/areas available to them since there isn't much advertisement/signage/etc.
- Please keep an eye on paved bike trails so that cracks and whatnot do not create safety issues.
- The progress on a few bike trails (River Valley) has been very slow.
- The sidewalks are very dangerous. Recently was running and tripped over sidewalk that was broken and sticking up. Got pretty bad road rash on my hip, leg, and hand, and a few scars and urgent care bill later, I'm still upset they're in the shape they are in.
- there is a lot of cracks on the hard surface trails making it hard on ankles when running.
- Trail behind Gateway Park apartments is poorly maintained
- Warnings if a bike trail is about to end would be good
- Wider bike paths would be nice, e.g., city of Bettendorf has bike paths through entire city.
- Would like to see more bike paths throughout Ames without sacrificing roadways for usage.

• Other Comments

- I miss the old wooden [structures]. The plastic playgrounds don't have weird stuff like the secret room at Moore Memorial or the tunnels under the old Fellows playground.
- My wife Jeanne and I came to work and live in Ames in 1951. Jeanne passed away and left Ames in 2008. I became 92 years old in Nov 2020.
- Since I moved here in September, I am looking forward to using these in the summer
- 1) All parks' appearances are good. 2) Maintenance could be improved. 3) Playground equipment could be more and land into natural colors instead of strong colors.
- Carr Woods picnic tables need help. Ada Hayden is great. Keep McFarland Park and all the bike trails! We love the green space.
- City has spent plenty on all these
- We have lovely natural area (Clear the polluted water and wood trail to enjoy them)
- I guess it all depends on the specific place. Ada Hayden is great, and it always seems prepared to receive people. However, McFarland is not as good sometimes of the year when it's lacking maintenance.
- I went to many parks in Ames, almost all are in good feature. However, I often saw some people in the Georgie Tsushima skateboard park smoking. I hope there is a clear sign saying no smoking in the park.
- Please remove the multiple speed bumps in Peterson Pits. I believe one speed bump is sufficient to slow vehicles. Three speed bumps are complete over kill. The bumps dislodged my exhaust on my truck. I used to go to this park regularly, but now I am hesitant because I drive an older vehicle. I am a very slow driver when in public areas and I have maybe only seen one vehicle ever speed through that park and I used to run there 2-3 times a week. You should save the community some money and relocate the other two speed bumps to somewhere they can be used for the betterment of the community.

- Sometimes it takes a little time to get used to the layout of parks and find my way around.
- The North River Valley Park has no official traffic light or the sign that shows the driver could get into the park entrance when I drive from north to south. I want to let you know that parents need any kind of signal that the car can make a left to show to the following cars. I had seen an accident. A parent (for the soccer class with her kids) was trying to make left on her lane. It seems the following car didn't give a much attention to her car that she was making a stop to turn left since the following car didn't expect that her car could turn to left from the lane.

Comments on Public Library

- Book Delivery
 - Use library materials (book) delivered to Windsor Oaks
- Children's Area
 - Super children's area
- COVID-19/Library Restrictions
 - After opening from COVID restrictions.
 - Can't wait for it to be fully open again. My family loves going to the library on evenings and weekends to read, study, check out books.
 - Except it's been awful to have the library closed our last year!
 - Great library – loved the Bookmobile (before the pandemic...)
 - Have not used the library since 2019
 - I appreciated the willingness of library staff to bring checked out books to patrons' cars when the library was closed to the public
 - I haven't done much outside my home for more than a year – maybe this year will be difficult.
 - I love the library! With COVID, it has limited what you can do and where you can go. I hope things can get back to "normal" soon.
 - I would go more if I wasn't asked (very rudely) to wear a mask.
 - Look, I loved the library. But I can't bring my kids anymore and they went way overboard with the COVID restrictions. So for 2019, the library was great.
 - Love the children's play area, can't wait until it is able to be opened again!
 - Many times, I wait weeks to months to check out digital content, which is frustrating. Now that the library is open again, I just kind of forget about it since it wasn't open for so long due to COVID.
 - Most of the meeting rooms not available during past year
 - People are there without masks and stand close to me.
 - The Ames library staff are amazing!! They went above and beyond during COVID to help people.
 - The library has been exceptional this year, especially in dealing with the pandemic. My only gripe is that it can sometimes take several days for holds to be made available.
 - Used a lot during COVID with requirements – excellent!
 - I love the Ames Public Library! The selection is generally very good (occasionally there will be a book I want that they do not have) and wait times are not long. The staff is super friendly, and they were rockstars bringing holds out in the cold during winter curbside service.
 - Pre-COVID I was at the library several times a week. Now I am used to buying books and have not been there except for the pop-up sale during the Music Walk.
 - Their staff and meeting facilities are great, but with COVID-19, Story County Genealogical Society (I am a member) has used Zoom due to lack of meeting space at APL
- Design
 - It's a great space designed for many things - studying, getting resources and more.
 - Love how much natural light gets in there
- Digital Archive
 - A more comprehensive digital archive would be welcome, especially in light of the pandemic.
- Diverse Services

- Love the library – great programming and support for a diverse community
- Do Not Use
 - I do not use this service often
 - I don't go to the library. If I had more time to read I likely would.
 - I don't use the library
 - I have no idea about it
 - I have not used the library since the past year
 - I never use this library
- Family Uses
 - My husband uses it
 - My kids use the library. No problems that I know of. The parking may be a bit tight there.
 - Family uses or used it more than me
- Feels Cramped
 - The library is fine but feels sometimes cramped
- Have Not Been
 - Haven't been there since new addition/renovation
 - I have never been to the Ames Public Library, but on multiple occasions I have thought about going but haven't had the time.
 - Never been
- Housebound
 - I am housebound
- ISU Student
 - As a graduate student, most of the material I get from the library is available to me at the Iowa State Library.
 - As a student I used Iowa State's library
 - Do not use as I get material from ISU Parks Library.
 - Generally use Parks Library.
 - Have not used Ames Public Library. Iowa State student so only go to ISU parks library.
 - I don't think it is used often by Iowa State students since we have the campus library available to us
 - I love the public library, but as an ISU student, I normally go to library in the campus
 - I use ISU's library for most things
 - I use the school library a lot more than the public library
 - I've been there twice and it's seemed very nice. It's just a way from campus
- LGBT Relationship
 - I adore their relationship with the LGBT community.
- Library Reno Too Expense
 - The city spent too much money on the last library renovation
- Literary Grounds (used books for sale)
 - We like the used bookstore!
 - Overall, I love the Ames Library, but mostly enjoy it for being in the building and accessing books and information directly. I do especially enjoy the selection of used books for sale.
- Need Help
 - Unable to get materials online. Have a library card and PIN; doesn't work. Called several times for assistance – no one answered the phone.
- Need Wider Spectrum of Perspectives
 - Overall library experience is okay. Staff is friendly and welcoming. I do sense the library is a very liberal establishment. It would be nice if books, displays etc. could show a wider range of perspectives.

- There are some books that push agendas too quickly for very young peoples. We love the library in general when we would go pre-COVID. But there are some social issues. We do not want to expose our kids at very young ages, when they intellectually can't comprehend a very complex issue.
- Not Enough Time
 - We love the library! My husband works a lot and I'm a vet student so there's just not enough hours in the day
- Parking
 - I wish there was more parking near the library that was free.
 - It is a very nice library. If parking wasn't so expensive, I would spend more time there.
- Plan To Go
 - My goal is to start going there more often!!
 - Very well organized, I look forward to seeing how they handle the return from the dark times.
 - We're new to town and COVID had largely shut down the library. But we love the library and feel like the library has done a great job navigating the pandemic. We're very excited to be able to go into the library now!
 - Prior to COVID, library use was at least weekly. Plan to return to use soon.
 - I love the library. I hope to spend a lot more time there next year.
 - I plan to use the library more
- Positive Comments
 - Absolutely love our library! One of the best and I am a library junkie
 - Ames has a splendid resource here!
 - Ames Public Library provides great books and audiobooks. I'm very satisfied with the services.
 - Feel very fortunate to have such a great library.
 - Great asset of our community.
 - Great facility!
 - Great resource for the community!
 - Great service and friendly staff. Very helpful
 - Great services
 - I love the library. It is a gem of Ames.
 - I really like the Ames Public Library
 - I'm very happy with the resources available and the staff is above and beyond.
 - It is an amazing facility!
 - It's super awesome!
 - Overall great looking facility.
 - The Ames Public Library is one of the best parts of Ames!
 - The Ames Public Library is the best library I have ever had the opportunity to use. I love that I can hold books online to pick up later, dropping off books is easy, and the Libby app connection has allowed me so much more access to audiobooks. I will dearly miss the Ames Library when I eventually graduate and move from Ames.
 - The city is lucky to have such a great library.
 - The heart of downtown Ames, beloved by all. Truly an underappreciated resource. I wish there were more volunteer opportunities.
 - The library has been a favorite of my family since we moved here in 1980.
 - Very nice facility
 - LOVE the library! Great staff and variety. Really love the option to borrow books for Kindle too!

- The library is a fantastic resource. I worked as a librarian at another library in the past, and I know Ames has a VERY good library.
- The library is a wonderful resource in downtown Ames. We love it!
- The movie DVD collection is great there. My wife loves to visit the Ames Public Library, reading books and passing her time there fruitfully. Sometimes she gets some resources of visual art from the library. The atmosphere of the library is great and ideal to concentrate.
- This is one of the nicest public libraries I have ever seen. I wish I had more time to go there.
- We check out 100+ books a month and the library staff are so knowledgeable and engaging. Always helping my 4 kids discover books they love at their reading level. The online stuff is so easy to use!
- Public Computer Time Restrictions
 - I have for over 2 years been trying to write one difficult letter and keep getting dumped off. Why is there a time limit when NO ONE is using computers?
 - I wish the computer times weren't so short. 30 minutes just isn't enough for people who don't have laptops at home
- Range of Services and Books
 - I am impressed with the range of services that offers much for infants through the elderly. The staff is always available and always very helpful.
 - I liked the book recommendations they are sending for my kids every week. They are very helpful. The pick-up and drop-off schedules are very accessible. There is a wide variety of books available for all ages.
 - I love all the resources the Ames Library and their plethora of books available in physical form, digital, and audio.
- Study Space
 - Great place to study!
- Suggested Additions for the Library
 - The audiobook selection is not as big as other sources.
 - I would love to see more study rooms and library computers
 - I love APL! I wish their website was more user-friendly (there is always a lot of text describing the item I want to check out, but sometimes it's hard to tell if it's an eBook or a physical book). I also still don't know if they can use an interlibrary loan to find a book that they don't have, but that would be a nice feature to put on the website!
 - More western books
- Voting Location
 - I've only voted here. I'm not much of a reader.
- Wish to use More
 - The times I have used the library have been to attend a program. I would like to use the library more. It is a very nice facility.
- Other Comments
 - I really enjoy using the red privacy chairs on 3rd floor
 - I was a huge APL user when my kids were at home. Now I stream or download most reading materials/films.
 - Love our library, would like it if the library added the person check out option where you set up to talk with someone of a different race, religion, political view, lifestyle, etc.
 - We had used the public library services in the last 14 months
 - When the addition was done, I no longer had young children and it is generally intimidating.
 - They have a nice movie collection. My friends and I have had several movie nights made possible by this library. I've gone to/participated in several Iowa State Theater events at the library and those were always good spaces and well put-together.

Comments on what would make you Feel Welcome and Sense of Belonging

- Other Comments
 - Stop this nonsense
 - A commitment to providing healthcare to all city employees
 - 24-hour grocery stores
 - A coupon book to a variety of businesses.
- Affordability
 - More affordable housing
 - If things were more affordable, like fees for parks and rec stuff
- Already Belong
 - I have felt I belong in Ames right from the time I moved here from out-of-state 15 years ago.
 - Already enjoy my time
 - I already feel that I belong
 - I already feel welcomed
 - I am fine as is
 - I am happy on my own
 - Not real sure. I am pretty happy as I am.
 - The presence of other international students and Ames natives are very welcoming and accepting of all people.
 - This is my hometown, and I do feel I belong here
 - We feel great and feel welcomed.
 - We feel really proud to live in Ames and be a part of our community.
 - I feel very connected
 - I feel welcome, except when I am biking.
 - I've lived here for over 30 years, so I feel welcome. I would just say that there are a lot of people in Ames who aren't ISU support enthusiasts, but we get along.
- Being Embraced as a Person
 - Being embraced as a person
- Better Information About Ames Events
 - More letters communication
 - Being informed about events occurring in Ames whether it's town days, events on Main Street or local concerts.
 - Having more availability to what is out there for me
 - Having more information on organizations I could join.
 - More community events. Or better outreach to inform the community of opportunities to come together and have fun.
 - More opportunities to get to know people in the community! Especially my age, outside of college friends
 - More promotion to know what events are happening.
- Better Relations with City Residents and Students
 - A better outlook by residents of Ames on college students.
 - I feel like college students aren't welcomed unless they are on campus.
 - Perhaps reaching out to more clubs on campus, more campus-wide activities
- Block Parties
 - Block parties
 - More community inclusion events, block parties (family friendly)
 - Organized neighborhood block party weekend

- Unsure, but I think knowing more of my neighbors might help. Some sort of neighborhood associations/"block parties" could be beneficial.
- Smaller neighborhood activities – Ames is expanding too much
- City Communication and Transparency
 - The mayor needs a setting where he is held accountable for micro invalidation, micro insults.
 - Council people who are not condescending and on a power trip. Less focus on the college and move on Ames.
 - More public relations
 - The communication and transparency from the city
- Club Participation
 - I get that belonging from the clubs and activities I participate in
- Community Events
 - City fair
 - Community events, meeting people outside work.
 - More bandshell concerts? Shopping and dining district – Main St to Lincoln Way w/bridge over RR track(s)?
 - More community events but we're in a pandemic
 - More things to do. It's a decent sized city but there is not a whole lot to do
 - More events to be able to meet more community members.
 - More group activities where I can get to know other community members.
 - More opportunities to get to know people outside of my neighborhood. More chances to support my neighbors as well.
 - Have more things to do to interact with each other in the wintertime!
 - When we can have more concerts and festivals will be great.
 - More things like the Roosevelt Sunday concerts. Local neighborhood gatherings. Anything that gets neighbors out and meeting each other.
 - A variety of events and activities
 - Activities and opportunities
 - Diversity opportunities (City festivals for holidays and appreciation.)
- Community focused on sustainability and the environment
 - More ecological sense of place, such as a real commitment by the City to have ecologically-focused development and full walkability.
 - Having a community focused on sustainability and the environment.
- Community Gardens
 - Community gardens and SoCal events for non-ISU Students
 - More community garden spaces
 - More community gardens or activities
- Community Welcoming Organization
 - When I first moved to Ames it would have been nice if there was a community organization which reaches out and contacts you (with a personal visit). Not to push you into joining a nonprofit, but just to make you feel welcome.
 - Hospitality in the community
- COVID
 - Ditch the mask mandate
 - It's just been difficult moving to a new town in the middle of a pandemic. I've struggled to become part of the community because I want to follow the COVID guidelines and have been staying home a lot
 - More things open up from COVID
 - Not COVID? I've barely left my house in the last year.

- The city should make a Real commitment to marching all from this COVID – mask, social distance, etc. You are not protecting us at all.
- Honestly, with COVID and being new in town I have not had much sense of belonging so far.
- Defund Police
 - Defund the Police
- Diverse Businesses
 - More diverse shops, culture events
 - More black-owned business
- Diverse Cultural Celebrations
 - More celebrations of other cultures. So many other cities take the time to celebrate their diversity, but Ames doesn't do that.
 - Introducing more cultural diversity whether it is bringing in more people of different culture to Ames or inviting guests or visitors
 - More culturally diverse events
 - More diverse shops, culture events
 - Inclusive events and exposure for communities
 - More diversity, events promoting inclusion and diversity
 - More events that represent the Indian and Hindu community so that people would exhibit fewer microaggressions.
- Educate All Students
 - An education system with redefined priorities committed to educating all children. Stop penalizing kids for not having issues. Educate them.
- Education On Implicit Bias
 - Education and outreach on implicit bias
- Events for Underrepresented Groups
 - More events targeted for underrepresented groups
 - More activities for foster parents
 - More activities that fit my interest and age
 - Unsure of anything else. I wish the center for adults would have passed in the voting a couple of years ago. That is needed for more inclusion/activities for adults.
- Expression Of Views
 - The city of Ames feels very segregated, not on racial grounds, but between people with differing backgrounds and political views.
 - Stop worrying about Diversity and Equity
 - More radical views of race, gender preference, and generally non-conservative ideals
 - Less college kids
 - Less liberals
 - Living in the Midwest when you're in academia ... many places you never feel you belong. If the community at large had a respect for education, it might be different.
 - Not being forced to accept liberal views, being able to make my own choice in wearing a mask
 - Policies that don't exclude faith-based organizations and churches. It's important that churches will be able to continue to serve the community.
 - Strong spiritual and service organizations. Opportunities for improvement.
- Family And Friends
 - Family being here.
 - My church family and friends
- Fewer Political Agendas
 - Fewer political agendas

- Leave a politics out of City business and services. The city needs to be 100% apolitical. Just do your JOB!
- Find Ways to Connect ISU students With Greater Ames Community
 - Find ways to connect ISU grad students with the greater Ames community.
 - More connection between the college and the general population would be great to make students feel less like outsiders coming in for bits of the year and instead make them feel as though they are part of the community.
 - More events for students and residential citizens!!!
- Fishing Locations
 - More fishing locations
- Friendly People
 - Friendly people
 - It's friendly people
 - My neighbors and other residents of Ames have been very polite to me and my family. Their behavior has made us feel that we are one of them, not outsiders. Whenever we need any help, we know that everyone is there to help. We have seen the kind heartedness of the Americans and we are very much thankful and grateful to them.
 - People that want to get to know their neighbors and not ignore them
- Future Planning
 - More emphasis on anticipating future changes and prepare them in advance
- Green Space
 - More green space
- Homeownership
 - To own a home but there is a high demand right now
 - If I owned a house here and there were more high-skilled software jobs
- Improved Community Engagement
 - More community building activities
 - More community engagement
 - If people had a voice earlier in development decisions- we get to comment late in the game. People should be treated at council and school buildings with respect. Revive the "Dinky" (Even if it's just for summers)
 - Improved community engagement practices that bring city issues to residents of Ames to ensure that everyone, regardless of time, financial, or accessibility constraints, is able to contribute
- Informal Recreational Opportunities
 - If more people wanted to toss a frisbee with me.
- ISU Community Events
 - Iowa State Community Events work well
- Job Opportunities
 - If I owned a house here and there were more high-skilled software jobs
 - More career opportunities
 - Opportunities to grow in my career.
- LGBTQ+
 - If there were no homophobic people
 - A gay bar/club!
- Library Programming
 - The library has great programming and works to be inclusive.
- Lower Property Taxes
 - Have property taxes lower
- Maintain Residential Neighborhoods

- City council would be more supportive of maintaining residential neighborhoods with single family housing instead of building more apartments. Ames is overbuilt.
- **Make More friends**
 - Having/making more friends.
 - Make more friends
- **Mental Health Support**
 - Mental health programming increases
 - People experiencing difficulties and accepting them
- **More Commitment Action Toward Diversity, Equity, and Inclusion**
 - Larger Asian American community.
 - Communities of BIPOC in this town
 - Larger, diverse population
 - More diversity
 - Supporting diversity
 - More inclusivity
 - A louder commitment (backed with action) towards diversity and inclusion, both in and out of the university
 - Acceptance of diversity of thought and opinion, not just diversity as it relates to skin color.
 - Continued focus on diversity, equity and inclusion
 - Diversity, equity and inclusion – I regret these false standards of the left.
 - Increased support for racial equity and support for Black residents in Ames (even though I do not identify as a Black resident).
- **More Events for Young People Without Kids (Young Professionals)**
 - I have aged out of most organization that are available now.
 - As a transient member of the community (graduate student) I would like to see more events geared toward young people without kids.
 - As an ISU grad student, I feel separated from the city as a whole because I am not a permanent resident. Yet, as a married adult in my mid-twenties living several miles from campus, I feel separated from the traditional ISU students. I would like to feel more integrated in the Ames community as a whole, but right now, it feels like being a student means you are treated as only temporary and probably too immature to be really involved. What would make me feel more involved: young adults or young professionals' groups that are actually for young adults (I joined one through St. Thomas in Ames, but most members were 40+ so my husband and I didn't feel we belonged and stopped attending).
 - Being able to connect more with community members our age (early 30s).
 - Honestly, ISU has its own community and I am not involved in anything outside of it. Maybe more rec/sports teams to connect me with 20/30 somethings that aren't in grad school with me.
 - More activities for people my age to do, and for grown adults to act more courteous.
 - More events tailored to an age demographic of 25 - 35. Feels that Ames is broken up into college students, families, or elderly.
 - Non-ISU related groups for young working professionals; something like a way to meet other community members.
 - Organization for younger people. Ames has organizations that are mainly for elderly population.
- **Neighborhood Improvement**
 - My neighborhood is sketchy
- **Neighbors**
 - I have two young couples in our neighborhood that are truly "good" neighbors in the biblical sense. They are both starting their families with newborns this year.

- None/Not Applicable
 - I don't know (x5)
 - N/A (x4)
 - Unsure (x2)
 - I cannot think of anything to add to this. This is a great community, but I think the job I am looking for in my field has different plans for me! Ames is full of opportunities. I am so happy I am here to experience them!
 - I don't know. I'm kind of a loner, like nature the best (but not dangerous)
 - I don't know, as a student I'm not focusing on making Ames my forever home
 - It's not Ames fault I'm antisocial.
 - N/A – I think the City of Ames is doing a good job!
 - None
 - Not sure.
- No Harassment or Racism
 - If I didn't experience racist remarks on an almost daily basis and was treated like part of the community.
 - Not getting racial comments from strangers.
 - If I wasn't sexually harassed while walking by myself
- Not City's Responsibility
 - It's not something the city can do; it's just how individual people act that make myself and others feel uncertain or disrespected
- Not Friendly
 - Only been here for 2 years; came from NW Iowa. The environment here is not as friendly or caring. The fact Ames is not connected to farming community as the one we came from.
- Opportunity
 - Opportunity
- Opportunity For Arts Community
 - Ames is small and lacks diversity and a strong arts scene. I am in the arts and feel like there isn't a lot of opportunity for me here and there are not a lot of resources for me to access.
- Opportunity For Volunteering
 - If I were more involved in the community through volunteering
- Political
 - If the city of Ames stood up to Govt. Kim Reynolds and her B.S.
 - If Trump signs were removed
- Positive Comment
 - The city is doing a great job. I just know my time in Ames is short and have not wanted to get too attached
- Ready to Leave Iowa
 - I wanted to stay here but I can't wait to leave Iowa; doesn't care about sustainable agriculture, cop insulting Jim Crow and laws contributes to Gulf dead zone. Too many CAFOs.
- Roller Derby Site
 - Ames has a roller derby team that cannot practice in Ames due to lack of event/practice space and must travel outside the city to another location. I'm sure the team would be willing to provide their business to a local rink, but nothing is available. It's a great organization that gets people active and get to know others in their community
- Senior Activities
 - Being a senior, more senior activities and opportunities, more neighborhood activities.
 - More retiree entertainment
- Smaller Communities
 - Smaller communities

- Was Welcomed by Yard Signs
 - I love all of the yard signs saying how I am welcome. It would be nice to see those kinds of signs around campus as well.
- Welcoming Newcomers
 - community groups are filled with much older people it seems like, always feel like they're judging me and don't want me around

Comments on Other Issues City should focus on

- Climate
 - Climate action planning and how it interacts with all other sectors of city government and planning
 - Climate action planning and how it interacts with all other sectors of city government and planning; re-evaluating our law enforcement system based on recommendations from leaders of BIPOC community organizations
 - I believe the city is undertaking some climate action planning, which I look forward to learning more about and am very glad the city is taking this step. On another note, as a renter, I have wondered about how affordable this city is for low-income residents since rent prices are so high. I hope Ames is addressing affordable housing, as the city is reliant on many workers in service industries.
 - Recycling and climate change
 - Climate change
 - Community involvement, climate change preparation
- Community Engagement
 - Community engagement opportunities among all racial groups
 - Creating an inclusive environment for people who identify in groups that have been marginalized in the past.
- Diversity, Equity, and Inclusion
 - Black Lives Matter
 - Diversity and inclusion
 - Diversity, justice issues
 - Action steps toward improving racial and social equity (i.e., paying reparations, etc.)
 - Definitely focus on ensuring that equity is integrated into city services and planning.
 - Equitable access to public resources
 - Social equity
 - Inclusion with services
 - Allow residents who are foreign to vote on local matters. Most criticized towns and cities allow that. Otherwise you have taxation without representation!
- COVID-19
 - Better enforcement of pandemic measures, more programming to encourage vaccination, mask wearing. etc.
 - Keeping bars from getting overcrowded and help stop the spread of COVID-19
 - Pandemic
 - Cancel the mask mandate. They do more harm than good
 - Getting rid of non-enforceable ordinances and mandates. They just cause confusion and division. Mask mandate says masks are required. Police and council say it is voluntary. Nobody knows the truth. Who does it?
 - Got rid of the mask mandate. Promote freedom over rules and virtue signaling gestures.
 - Make it easier to build, not more apartments!! Remove the mask mandate.
- Economic Development
 - Support growth in retail, small business, etc.
 - Bringing more clothing stores downtown
 - Between City Hall and 1st National Bank park: make it happen. New splash pads for families. More concerts in downtown.
 - Further investments in improving downtown
 - Improvement in the downtown district and bring more business and industry to town. Increase population with taxpaying residents.
 - Limited downtown parking, we need more

- Make Duff Avenue look better and be safer. This is a gateway to our community, and it is a virus in every way, not attractive.
- Economic development. The pandemic highlighted the over-dependence of the economy on the university. It would be great for the innovation that comes out of the colleges to stay here in Ames with business incentives from the city. If there are incentives, it would be great to educate the population regularly on them.
- Getting more retail locations and more industry. I would think both would help our tax base
- Keeping young people in the area! Employment
- Update appearance of businesses along Lincoln Way to Duff
- Rec center, defund the law enforcement, add more neighborhood commercial zones, offer alterations to Duff Ave
- More restaurants. More leisure activities. Renovating the mall and getting more tenants.
- Better training in racial equality for Ames Police. Clean up trashy yards and areas. Support growth in retail, small business, etc.
- On-street parking areas
- Being pro-business
- City Beautification (along major roads). Road replacement. Business development in WEST Ames. If the land is priced too high for a business to start, then do something about it. Find other sources of income aside from property taxes. Is there a byproduct of city operations that can be sold? Can the city own a business? City needs a destination attraction other than the university.
- Decrease Police Budget
 - Decreasing police budget
 - Defunding the police!!!
 - Less money to police and more to infrastructure
 - Rec center, defund the law enforcement. Add more neighborhood commercial zones, offer alterations to Duff Ave
 - Shift some budget from the police department to human services to allow mental health crises to have professional counselor contact before armed police.
 - Police overreach when apprehending students.
- Support Police
 - Promote support for law enforcement
- Law Enforcement Reform
 - re-evaluating our law enforcement system based on recommendations from leaders of BIPOC community organizations
 - Better training in racial equality for Ames Police
- Tree Care
 - Please don't cut trees, plant more, and prevent birds. Many birds have stopped visiting my bird feeders after more than 15 trees were cut in my area last year. The cut trees should certainly be replaced with new trees.
 - Tree care and removal
- Sidewalks
 - Repair (at city expense) sidewalks, especially in Old Town, where tree roots on city property have caused very uneven places.
 - Sidewalks
- Mental Health
 - Alcohol problems on Main Street and Campustown
 - Ames should focus on educating mental health issues and ensuring schools focus on educating all students based on the equity the schools preach.
 - Early intervention services for youth, mental health services, more mental health services
 - Homelessness AKA mental health outreach. These people don't need or trust cops with guns! We need more unarmed trained in violence de-escalation.
 - Mental health interventions for those who are in crisis from trained counselors. A hotline

that you could call 24/7 for a counselor instead of the police.

- Mental health outreach
- Mental health professionals taking some calls instead of police.
- More funding toward social services – DHS, YSS, foster care, affordable therapy. Get the city more involved in advocating for the needs of these organizations! Also, low-income housing.
- Promotion of all the programs and services available
- Stocking local ponds and lakes with more fish to improve recreational and mental health activities for students.
- None/Unsure
 - Don't know. I think you guys are doing fine
 - None (x7)
 - Unsure (x2)
- Not Applicable (x6)
- Planning
 - Balance of owner-occupied and rental properties. Balance of single family and multi-family properties.
 - Fewer apartments, more single-family affordable houses
 - Rental properties vis a vis owner/residential (upkeep, parking, etc.)
 - Purchasing Rose Prairie. Don't let them develop it.
 - Housing laws overly strict
 - Anticipate future change and prepare in advance.
 - Reducing sprawl
 - West Ames is growing but there are limited resources in that area especially for food – groceries and restaurants. While there are a lot of college students in living there, I have noticed many young, large families also interested in the housing opportunities as they are affordable with a high bedroom count. It is problematic because I noticed many of these families did not have cars and would walk with 4+ kids to HyVee (over a mile away). They never seemed to take CyRide – I'm not sure why. The kids also would play in the parking lots of the apartments – there are not many parks in West Ames. The development has been so dense with housing that it's now lacking in amenities, and while it is mostly temporary college students living in West Ames at the moment, that demographic could easily change over time and it would be nice if the area served other populations. It seems that the planning and development of areas like this would be more sustainable from the city's standpoint if there were resources for food, parks & rec, health/hygiene/pharmacy stores, etc., built into the process of housing development when it becomes this expansive so that the area can be broken up with some amenities.
- Property Taxes
 - Lowering property taxes.
 - Lower property taxes
 - Minimize the tax burden of Ames residents.
- Other Comments
 - Public Health
 - City is tearing up and building where there used to be beautiful trees and green areas.
 - Connecting more with ISU senior design projects to serve the city of Ames. Lots of room for innovative solutions for the city and for young folks to build their resumes I think! I hear a lot of grumbling about the lack of childcare facilities in Ames from co-workers (demand is much higher than Ames can handle). Consider adding this as an attention item.
 - Do not get into debt trap! Do not spread money by borrowing too much!
 - Helping immigrants
 - More bus routes post-COVID
 - Fixing issue on city of Ames.org Utility Bill Account sign up problem.
 - Make payment online for electricity bills w/o extra charge.
 - Don't like Ames turbulence change to USA

- Reallocation of resources to invest in the community (rent relief, education, food security) and less on police
- The ditches on George Washington Carver Ave., east side!! When you come from the east, it is hard to see.
- **Recreational Opportunities**
 - Safety and cleanliness of parks, specifically bathrooms, lighting, and increase office patrols
 - Cleanliness and hygiene of the public toilets in the parks needs to be maintained.
 - Build indoor pool. But don't add all the stuff the last one got defeated for.
 - As a dog owner, I would appreciate more dog waste disposal containers. Perhaps one at every bus stop? And at every park entrance?
 - We need a 2nd sheet of ICE. The current arena was approved by a wide margin to take care of the issue. Then the old one was closed. False news about closing.
 - Stocking local ponds and lakes with more fish to improve recreational and mental health activities for students.
 - More outdoor recreation opportunities
 - More parks, more attractive walking areas, reduction of speed in residential areas
 - Preserving nature, creating more natural places
 - Adding pickleball courts
 - Better and more outdoor pickleball courts
 - They should focus on recreational activities such as skate and bike parks
- **Safety**
 - Making walks home at night safer
 - Nighttime patrol and noise enforcement
 - Police patrols in residential and business areas – their presence may be a deterrent to crime
 - Public safety reform
 - RR crossing safety on Duff Ave. The last four fatalities at that location have involved pedestrians
 - Safety of residents
 - Security in the university houses. There have been many cases of theft of recent.
 - Better lighting on streets
 - Localized populations in specific parts of town and finding targeted areas of needing more law enforcement and safety measures.
 - People texting while driving
 - Sexual assault on campus.
 - Sexual assault/crime rates
- **Snow Removal**
 - Keeping sidewalks clear of snow and forcing residents to shovel. Walking during the winter is dangerous in many parts of Ames. People shouldn't have to crawl over snowbanks to cross streets at intersections either. As an able-bodied person, this is a problem for me. I can't imagine how much people with disabilities struggle to walk/wheelchair around Ames during the winter.
 - Residential snow removal
 - Snow and ice removal
 - Snow removal! It is slow and poorly done. The current strategy does not work.
 - Street repair and snow removal
- **Social**
 - Downtown entertainment for young people
 - Public schools, city parks
 - Childcare accessibility
 - Connecting more with ISU senior design projects to serve the city of Ames. Lots of room for innovative solutions for the city and for young folks to build their resumes I think! I hear a lot of grumbling about the lack of childcare facilities in Ames from co-workers (demand is much higher than Ames can handle). Consider adding this as an attention item.

- Housing prices and childcare
- Improving schools in the city and education
- Public schools, city parks
- Schools early start up and bus transit
- Add more restaurants, kid places
- Family entertainment
- More things for middle aged people to do
- Another finer dining restaurant. Plenty of fast and drive through. Continuing special evening events in downtown Ames.
- Creation of more gathering spaces (multi-use, rec, shopping, dining), creation of more bike paths, green belts
- Get more restaurants
- More restaurants. More leisure activities. Renovating the mall and getting more tenants.
- Services and support for homeless population. Promoting services to ISU students (will help Ames' retention of student residents post-graduation).
- People, not animals
- More topics related to students
- Providing summer learning, volunteer and employment opportunities for youth.
- Sustainability
 - Allow the city residents to choose the electric service.
 - Work on making Ames more environmentally cautious
 - Making the city more bird and wildlife friendly by implementing a "lights out" program during spring and fall migration
 - Limiting the discharge of firearms at the Izaak Walton League Shooting Range. Or, conversely, allow me to use fireworks all year long and at dawn on Sundays and holidays.
 - I like the attention to renewable power. I'd like to see a more accessible municipal recycling service.
 - Is the resource recovery plant safe or polluting? Answer definitively – do we need to recycle instead?
 - Make recycling more readily available.
 - More available trash cans around Ames, recycling
 - Recycling services. Free tree project.
 - We should have a recycling program. Internet access including a radius around the city. That includes residences with an Ames address.
 - Wind farm?
 - Sustainability – transitioning to 100% carbon neutrality, improving walkability, and changing zoning laws for the 21st century (dense but beautiful mixed-use development that has no need for cars)
 - Walkability. New buildings should NOT be allowed to have gas hookups, fight climate change and should be held to high energy efficiency standards
 - Finding a suitable replacement for the IDNR's IOWATER program.
 - Road maintenance and water quality
- Traffic Control
 - Better speed control on Hyde Ave in Bloomington Heights – speed bumps, stop signs – just DO SOMETHING!
 - Finding a better way to control all the traffic on South Duff
 - Hard, but traffic flow on Duff and Lincoln Way
 - I think traffic flow and parking availability in areas such as Campustown should be an important focus. The current infrastructure cannot support the number of people driving on the roads and backups are frequent on South Duff, particularly around 16th St. Additionally, street parking along Welch was removed in favor of a bike lane, a decision I believe to be misguided.
 - Improve the traffic on Duff

- Mainly focus on the road crowding. Traffic is becoming quite a problem, especially around Duff intersecting HWY 30 and Downtown Ames.
- Make Summit Avenue one way going North. We have a parking shortage and speeding students after school. Put a cop here every day after school.
- More parks, more attractive walking areas, reduction of speed in residential areas
- More traffic lights and left turn lanes on really busy streets like Duff Ave.
- Not restricting traffic on major streets. Help keep traffic moving.
- Putting more turn arrows on intersections (especially 13th and Grand intersection)
- The homeless population. Ames is a bottleneck town, with a handful of routes in and out, one way to get to North Ames and 2-3 ways to get to east-west Ames. It is a problem.
- Traffic flow
- Traffic flow. Duff Ave is so congested. Turning off or on to S. 16th is impossible. I sat thru 3 red lights by Reiman Gardens and the stadium. Changing some roads from 4 lanes to 3 lanes to add bike lanes has made issues worse
- Traffic flow especially around campus and conditions of roads
- Traffic flow through and around the city needs to be improved for East to West and North to South corridors. Many of the roads that were previously 4 lanes have been moved down to 2 lanes with a turn lane/bike lane and it takes considerably longer to go from one side of town to the other. So much so that I often delay my travels to area businesses and visit stores in Ankeny or West Des Moines when travel takes me there instead.
- Traffic flow. South Grand Ave. extension should help. A major city beltway could be looked at in the future.
- Traffic issues on Duff, 13th and Stange are the biggest issues. Increasing off-street commuter options (like biking) would also really help with clearing up traffic
- Traffic on Duff
- Traffic on Duff, and proper drainage by Sunset Drive/Greek triangle
- Traffic on Duff – very congested!
- Transportation/traffic flow continues to need attention. Arterial streets are slow and inefficient – lots of stop lights cause constant stops and waste fuel.
- Work on Duff Avenue – traffic flow and improve the road
- Affordable Housing
 - Affordable housing and space for homeless people to keep w/inequity.
 - Affordable housing with a more modest income limit (\$45,000)
 - Affordable housing, meaning \$75,000 to \$150,000 price range. And Lincoln Way looks like a deserted town with the businesses gone. I would not patronize a walking business area on the busy Lincoln Way.
 - Affordable housing and increasing space in shelters for the homeless.
 - Housing is too expensive, and I'll move after I graduate
 - Housing prices and childcare
 - I believe the city is undertaking some climate action planning, which I look forward to learning more about and am very glad the city is taking this step. On another note, as a renter, I have wondered about how affordable this city is for low-income residents since rent prices are so high. I hope Ames is addressing affordable housing, as the city is reliant on many workers in service industries.
 - More affordable housing
 - More funding toward social services - DHS, YSS, Foster care, affordable therapy. Get the city more involved in advocating for the needs of these organizations! Also, low-income housing.
 - Rent in Ames is very high for the quality of housing when you factor in its population and the recreational activities available. It is over-valued. There is also an unfair restriction on student housing, as undergraduates are excluded/discriminated against due to stereotypes of partying, excessive drinking, and noise problems.
 - Rental housing increases are insane. I had to call and ask, "Is this even legal?" Not apparently when they break the new fees up this way, it is. Are rent increases tracked? It's extortion.

- Better Broadband
 - Broadband seems a bit uneven
 - Getting better internet services. Mediacom is a joke and puts a negative view on this city
 - Internet speeds and connection
 - It would be great if the city could transition internet access to be a public utility
 - Mediacom (internet) service is very intermittent in West Ames, cuts out regularly. Overpriced housing construction costs. Des Moines/Ankeny is less expensive.
- Bike and Pedestrian Issues
 - Creating a walkable community in the new developments and making sure those new developments are accessible by bicycle. Somerset is terrible to bike through, for example.
 - Improving the walkability of Ames and increasing streets since there are so many cars it gets congested on Duff and South Duff especially.
 - The on-road bike lanes are dangerous, and I would not feel safe using it, but I think bike transportation should be heavily invested in and realistic safety concerns should be focused on
 - Cyclist safety
 - Laws for bike on the street
 - Making pedestrian and bicycle traffic safer
 - Provide bike-sharing platforms so that residents can get/rent a bike.
 - Again, I just wish there was a decent bike trail
 - Bike path safety.
 - Bike trails and maintaining wooded areas for recreation.
 - Both expanding and improving bike lanes on roads
 - Connect bike trail system between Hunziker Soccer Complex and Lincoln Way. Also, connect bike trail system between Carr Park and Inis Grove Park.
 - Continue expansion of bike paths – make destinations for family (Ada Hayden/park/playground) recreation. Perhaps public transit to events outside Ames (DSM and MSP)
 - Creation of more gathering spaces (multi-use, rec, shopping, dining), Creation of more bike paths, green belts
 - It was hard to train for RAGBRAI in Ames! Bike paths!
 - Off street bike trails! Make it safer for bikers and families to ride.
- Homelessness
 - Homelessness
 - Homelessness – I've heard the city forces them out instead of helping them with their basic needs. Drug addictions.
 - Possibly focus more attention on assistance for the homeless population (shelters, soup kitchens, etc.)
 - Services and support for homeless population. Promoting services to ISU students (will help Ames' retention of student residents post-graduation).
 - The homeless population.
- Road Improvements
 - Ames is a bottleneck town, with a handful of routes in and out, one way to get to north Ames and 2-3 ways to get to east-west Ames. It is a problem.
 - Fix the roads. So many people blow tires on the craters on Mortensen.
 - Fixing up roads/potholes.
 - Flow of traffic on Duff – drive/curb maintenance
 - Repair existing streets, keeping a safe environment, and be more inclusive.
 - Road maintenance and water quality
 - Road quality
 - Roads are terrible
 - Street repair and snow removal
- Littering

- Littering
- More garbage cans around the city.
- Recycling and trash clean up, but I know it's more of the college students' faults for being responsible.
- Street sweeping on main college traffic streets every week – Welch, Chamberlain looks very dirty after a weekend.
- There is a lot of trash blowing around west Ames
- There's so much litter in the new cement walls along reconstructed Welch Ave. Maybe these features should have another purpose.
- trash cleanup and stop burning trash, I mean its 2021 come on
- Clean up trashy yards and areas.

“What is the best thing about living in Ames?” comments

- Accessibility
 - Accessible, comfortable community with a strong sense of place. Main Street Ames is one of my favorite places to be.
 - Living in the Old Town area. Accessible to many stores/events. The green spaces around Ames (Ada Hayden)
 - Location of everything, walkability, green space
 - The potential for walkability and other modes of transport besides car
 - Very walking and bike-friendly, very walkable
- Active Citizens
 - Proactive city with unified community feeling
- Activities
 - There are a lot of different activities you can do and great parks!
- Affordability
 - Perfect balance of cost of living with great amenities (great parks, library, utilities, community).
 - The overall cost of living is comparatively lower than most of the other cities in the US. The crime rate is very low here in Ames. It is a very peaceful place that makes me and my family feel home far away from home.
 - Affordability (x2)
 - Affordable housing (x2)
 - Low expenses, nice, quiet, friendly community, safe neighborhood
 - Affordable, nice parks
 - Low living cost, safe community
 - Taxes are lower than Illinois
- Amenities
 - Lots of amenities, low personal tax rate, lots of things to do locally
 - High level of options and amenities for the town size.
 - Ames feels quite safe, very calm, free of traffic, and with minimal pollution. All the necessities are very close with no need to travel far.
- Atmosphere
 - The community atmosphere. Mostly clean. College adds a lot of extras to a city of its size.
 - Atmosphere
 - I've always liked it here – plenty to do, and a quiet atmosphere.
 - The atmosphere.
 - The atmosphere/general environment
- Beautiful
 - Beautiful
 - It's a nice-looking town
 - It's quiet and beautiful, homes and parks are well kept.
 - The upkeep is pretty good. There are some aesthetically pleasing sites.
- City Services
 - Always visible City of Ames vehicles helping to keep the city as best as they can.
 - I feel the city works really hard to keep services up to date and everything they do is very well-thought-out and maintained. I don't know a better town that does this so well.
- Clean
 - Clean, not much traffic, cheap
 - It's very clean and bike friendly
 - It is a beautiful, friendly and clean city. It feels like small town.
 - Clean, well maintained, Midwest feeling town
 - Pretty clean
 - Clean air and water

- Clean and Safe
 - Clean, safe, self-contained and low traffic
 - Clean, safe neighborhood, parks are great!
 - Clean and safe city.
 - Clean, small amount of crime.
 - Clean, safe, and happy place to live.
 - Wood, clean and safe
- College Town
 - University town (x2)
 - Small college town
 - It's a great college town. I love living in the dorms around peers while having activities to do.
 - Great social life, welcoming community, and it is primarily a college town which gives it a small-town feel.
 - Moderate sized, college town
- Comfortable
 - Comfortable, safe, opportunities
- Community
 - It's a very place to live
 - City
 - The community (x4)
 - Great community (x2)
 - The community! I love the people here and campus is beautiful
 - Communities, services, nice neighbors, woods
 - The community and resources available, water quality, parks
 - Nice community, good employment options, variety of people and cultures.
 - The community, business, and relationship between the university and the city.
 - the community, law enforcement, it's safe
 - Great community with tons of parks and trails to explore, plenty of dining options, and great water!
 - A friendly community, with many options for enriching life and helping others – a beautiful and well-kept city.
 - The community and scenery
 - Community and access to wide variety of businesses
 - Community
 - Nice community.
 - Organized town
 - The community mindset
 - Lively community
- Compact
 - City is very compact
 - Small, consolidated, lots of diverse businesses that can fit your needs. The City of Ames employees are also very kind and responsive.
- Convenience
 - Ease
 - Quick efficient travel from one side of town to the other. Also, recreational areas like parks, courts, and courses.
 - For me personally, I moved to Ames 3+ years ago from a rural acreage in N. Central Iowa where I had lived 40 years. The best thing about living in Ames for me is the convenience of community and the variety of things to do and entertainment opportunities.
 - Convenience
 - Everything I need to live comfortably is within walking distance, or a short car or bus ride.
 - Everything is close.

- Everything is relatively close and the University campus environment
- Everything you need is here in this town – that's why we live here!
- Has all the amenities that I need. Doesn't take forever to get from one side of town to the other.
- I do not have to drive, walk or bike far for my needs
- It is a quiet and convenient lifestyle
- It is really easy to get around and I like the parks.
- It's a nice, quiet, fun place to live with lots of great amenities, services, and activities.
- It's an easy, convenient place to live
- Overall quiet. Easy to navigate. Has most of everything you need without going out of town. For the most part friendly atmosphere.
- Availability of services and needs within close proximity to home.
- Being able to find an apartment close to campus and having a short commute to everything.
- Being around my friends and how Ames has everything close together, don't have to travel far to find something new.
- Diversity/Inclusion
 - Ames is a very diverse city to live in. You can go downtown, go out to the bars, or even out to visit nearby parks/trails or local farms
 - Diversity, convenience to get retail/ grocery needs in a short drive, decent farmer's market, and appreciate the multiple free yard waste days.
 - Diversity and options of things to do. School district and child serve.
 - Diversity of community, small-town feel with all amenities needed, variety of stores and shopping.
 - Diversity of residents (Iowa State)
 - diversity
 - The mix of our population – young, old, international and local.
 - The inclusion! The culture
 - Ames is an inclusive city.
- Easy Commute
 - Calm and relatively easy to get around.
 - Ease of getting around, parks, opportunities provided by university, cultural activities.
 - I don't have to commute far
- Educational Environment
 - Excellent learning environment, quality services
 - Living in an education environment is so beneficial. But the growth patterns in Ames are dictated by developers and have been closed elementary.
 - The energy of ISU. The ongoing improvements the city is continually making in our parks, neighborhoods, business. Farmers Market, Run for the Roses, Park and Rec activities for youth, our church – everything!!
- El Azteca
 - El Azteca
- Employment
 - Jobs, sports, clean, the people
- Events
 - There's a lot of city events (pre COVID health restrictions) like music events in parks, farmers market, art markets, etc. Those were all really great and made living here better than other places I've lived.
 - All the activities available throughout the city or ISU
- Everything
 - Everything
 - Everything; a nice community
 - Everything; great community

- Friends and Family
 - My wife and dog
 - Friends and neighbors
 - Friends and family here
- Friendly People
 - Very friendly city with lots of opportunities for mobility and recreation within parks. I personally enjoy skating on the winter ice rinks off of 13th street!
 - There are many: friendly people, responsive leaders, cleanliness, safety
 - Friendly people, awesome city services.
 - Friendly people, many opportunities
 - Friendly and welcoming
 - People are friendly
 - The friendly people
- Farmer's Market
 - Parks and farmers' market.
- Geography/Location
 - Geographical layout
 - The location and cleanliness of the city
 - The city environment and location.
- Green Space
 - Town green ally
 - Green space and bike trails. Minimal traffic.
 - Very green and many parks
 - Green spaces
 - Much more green space than surrounding towns!
- Home
 - It's my hometown. Our family have lived here for 3 generations. The schools are exceptional.
 - It is home. I've lived here since I was a small child
- Independence
 - My independence
- Iowa State University
 - ISU (x7)
 - Great campus and good water, great business/residential zones for easy access and compact trips
 - CY Stephens, Reiman Gardens, great police
 - The university, diversity, lots of area and activities for families to participate in.
 - Wonderful people and clean city. ISU.
 - The university, football, Cornerstone Church
 - Community and ISU
 - It is really kind. I like Iowa State University
 - I enjoy Ames due to the presence of Iowa State – the city has cultivated a bit of a "small-town" feel while still having quality programming and events for residents.
 - The campus and good upkeep of the area
 - Being a Cyclone
 - Being a student and the university resources
 - Nicely maintained campus
 - the university
 - The Iowa State community.
 - Iowa State University and Parks and Rec
- ISU Events
 - Access to the events – e.g., Stephens Auditorium.
 - Family close and ISU athletic

- Access to ISU events
- All the activities ISU brings to the community
- ISU sporting events
- Large City with Small Town Feel
 - Small town living with large town amenities, ISU, low crime, etc.
 - Small town with big city facilities and amenities
 - Small town feel with big town amenities. I also love the trails
 - Having all the amenities of a "big" city (60k+ people) without having that many people all the time
 - Having the same amenities available as you would in a large city like Des Moines for example, w/o having all the issues with crowdedness, crime, etc.
 - It is a large city with a small-town feel
 - It's the perfect mix between city and rural.
 - Lots of activities available for a relatively medium sized town
 - The small-town atmosphere but still has benefits like large towns (shopping, restaurants)
 - The small-town feel with everything you need from a big town.
 - Small community feeling in a bigger city
 - Small-town appeal with larger city amenities
 - Small-town communities with big-city services and facilities.
 - Small-town feel in a larger city (at least for me, as a college student coming from a smaller farming town)
 - Small-town feel but lots of things to do. Good quality of life with great parks, library, schools.
 - Small-town feels with lots of opportunities – Iowa State Athletics and the energy students bring, educational opportunities
 - Small-town, friendly people
 - Small-town atmosphere, low traffic
 - Small-town feels with excellent medical services and facilities. Fairly low crime rate but that has changed in the past 5 years. I no longer feel safe walking after dark in my neighborhood, even in the early evening hours.
 - Small-town feel & nearby Des Moines
 - Small-town feel and feels safe for the most part
 - Small-town atmosphere
 - The small-town feeling. Sense of community
 - There is a bounty of things to do, eat, and explore despite the cozy close-knit and small-town feel of Ames.
 - the small-town feel
 - The feeling of a smaller town is still there & I think that should be highlighted
- Library
 - Library, the birds at Lake Laverne
 - All the parks and the library
 - Library and parks
 - The library and downtown area's walkability
- Light Traffic
 - Clean, safe, self-contained and low traffic
 - There's no traffic and the main street is nice.
 - Traffic is never an issue. Safe neighborhood.
 - Clean, not much traffic, cheap
 - Low traffic
- Local Business
 - The local businesses
- Main Street/Downtown
 - Downtown

- Love the vibrant downtown, Farmers Market. Safe and friendly.
- Small businesses on Main Street and bikeability
- The downtown area and the library
- I enjoy being in a community that makes me feel welcome. I enjoy offerings on Main Street!
- I like the downtown activities during the summer and fall.
- I love the downtown area and the closeness that everything is to campus.
- The Downtown community
- Medical Facilities
 - Good medical services
 - Excellent hospital medical care, ISU, small city, but offers so much.
- Nature
 - Nature
- Neighborhood
 - Enjoy our neighborhood and friendship of the people
 - Nice neighborhood, friendly residents, good environment
 - Good neighborhood
- Nothing
 - I wish I could put something, but I really can't wait to move away.
 - Knowing I get to leave in one semester
- Opportunities
 - Opportunities and a nice environment. Meeting new people as well.
 - The appearance of engaging opportunities.
- Options
 - I like that it has a lot of different things available, but still feels like a small town
- Peaceful
 - Peaceful community (x3)
 - Peaceful and safe. Good community
 - Peaceful friendly community.
 - Peaceful with many opportunities to be outdoors
- People
 - The people (x6)
 - Good people (x2)
 - The people, the size, Wheatsfield, all the engaging green areas (park)
 - The people, the variety of activities and services available, quality of life.
 - The people, the accessibility and the features
 - Great people in the community, safe and fun environment
 - The people and how clean and safe it is
 - The people and the sense of community. Plus the water is great!
 - Mostly clean, well-kept town. Friendly people
 - The people living here and the ISU opportunities it provides
 - The community of people and restaurants
 - Feeling safe/friendly people
 - Investments in people and the environment.
 - It is clean, low crime, friendly people and comfortable, and the water tastes good.
 - Majority great people
 - The community of people who live here makes Ames great.
 - People are nice, has everything someone needs to live (grocery stores, great parks, etc.), a great university, I feel safe, and it doesn't smell bad.
 - The people are nice and it feels upbeat, positive, and creative.
 - The people are very nice. CyRide is a very good way to commute.
 - The people are so helpful. It's obvious the south side is a college town and the north side is more residential, but everyone feels a sense of community.

- Proximity
 - Proximity of everything
 - Proximity of necessities and recreation
 - Proximity to campus
- Proximity to DSM
 - Close to Des Moines (x2)
 - Not too far from the resources of Des Moines, but cheaper and safer.
 - Good size, close to Des Moines, good parks.
 - Close to Ankeny and Des Moines where there are plenty of good things to do.
- Public Transportation
 - Cheap rent, good bus systems, and close-knit downtown (Main St.) community
 - Close to campus, easy to get around, great bus system.
 - Buses and having everything nearby.
 - Public transport and access to bike/pedestrian paths in North Ames (less convenient when I lived in West Ames)
 - Availability of public transport
 - Bus services
 - CyRide
 - CyRide goes everywhere and is accessible to all.
 - Ease of access to transportation (bus routes)
- Quality of Life
 - High quality of life
 - Overall quality of life.
 - Quality of life
 - Quality of life – care at people
- Quiet
 - Quiet (x2)
 - Pretty quiet in our neighborhood, close to the stores we want, overall people are friendly. The parks are what help us decide to move here.
 - Quiet, friendly, and affordable
 - Quiet, size (not too big), outdoor opportunities
 - Quiet and cheap town
 - Quiet, most everything is nearby
 - Quiet and safe
 - Quiet and safe place
 - Quiet, safe
- Parks/Recreation/Trails
 - The parks (x4)
 - Great parks and public spaces. I love Main Street, the farmers market, the library, etc. I rarely worry about safety on any given day in my neighborhood.
 - Great parks, fabulous library, responsive city employees, and I hope our city officials don't try to tamp down public discourse like some cities are doing
 - The parks. I frequently go on long walks. The summer's farmers market is very close
 - Parks, trails, ISU
 - All the parks! There are so many, and such a variety. They are easily accessible and most have good trails. A close second is the library, which is a really fantastic resource for so many different uses.
 - The parks and trails and people
 - The parks! So many of them, so much green space and trees in the city. CyRide is also great
 - Love the parks, community.
 - All the parks and the library
 - All the parks! There are so many, and such a variety. They are easily accessible and most

have good trails. A close second is the library, which is a really fantastic resource for so many different uses.

- Parks, library
- Parks! Library!
- Clean, safe neighborhood, Parks are great!
- The parks and the people.
- there are a lot of parks and there are a lot of outdoor spaces
- Parks, local owned restaurants rather than just franchised pool
- The parks and that it feels small
- Parks like no other town. Trails for hiking
- There are so many parks with great trails all over town!
- Abundant parks
- Ada Hayden Heritage Park
- All of the parks
- Lots of parks to choose from
- Bike/walking paths
- I like the trails to run on
- I love the attention to outdoor recreation here. I frequently walk on trails and use parks, so it's important that I feel safe doing so. Additionally, there are always places to park. I think about the facilities in Iowa City when I visit and there is nowhere for vehicles to go.
- Parks and trails; CyRide; active resident participation in local decision-making; pursuit of climate action plan and sustainability initiatives
- Parks and recreation, CyRide service.
- Nice parks and bike trails
- Access to recreation
- My favorite thing about living in Ames is all the opportunities to do things outside. Daily, I use public trails, paths, and sidewalks to walk, run, bike, and rollerblade.
- Parks and rec services
- Recreational sports – softball and volleyball
- The outdoor activities
- The recreation activities – the pools, the classes, the community events.
- Safety
 - Safety (x4)
 - Safe, good schools, Iowa state, size of community
 - Safety, diverse culture, accepting people
 - Relatively safe, comfortable place to live. Lots going on, there are things to do if you look.
 - Safe, clean, affordable
 - Safe, clean and friendly residents
 - Safety and friendliness – strangers and police stop to offer help to anyone they think might need it.
 - Safe and quiet city, good services but a little expensive.
 - The safety and general upkeep of the recreational trails, sidewalks, and bike/walking lanes
 - I love the Ames community and the town is clean with a safe and welcoming feeling. The quiet summers when students are mostly gone are my favorite time in Ames.
 - It feels safe/peaceful and welcoming
 - It is a peaceful, safe and well-maintained city
 - Safe and a lot to do.
 - Much safer than big cities, I feel safe, affordable.
 - Safe and clean environment
 - safety and cleanliness
 - Low crime, connection to Iowa State.
 - Feeling safe in the community and having so many areas to walk in through nature

- It's safe and parks are close and usable. Cultured and sophisticated compared to rural Iowa without the messes of a city.
- Everywhere is safe to go and the people are warm and welcoming.
- Safe community with lots of beautiful outdoor spaces
- Security and it is very welcoming to international students. I have never experienced racism or felt excluded.
- Being able to feel safe
- I feel safe living alone in Ames
- It is safe and it is a great place to grow up
- it's safe, problems get fixed very quickly.
- Great place to raise a family. So many zoning rules all over the city – they don't qualify to Duff! Continue to partner with Ames Economic Development!
- Safe community
- Somewhat safe
- School District
 - Well, we thought it was the diversity and quality schools. Until [redacted] turned it into an arm of the BLM agenda.
 - Schools
- Sense of Community
 - Sense of community
- Services
 - The abundance of helpful services and facilities.
 - the availability of services all over the city
 - The range of services and stores is quite good for the size of the city
- Size
 - Small and quiet place to live, study and grow old.
 - Small but lots of parks
 - Small town
 - Small town community with opportunities for growth
 - Small size, light traffic, interesting things to do, educated people.
 - Small size, pleasant residents, good variety of services and entertainment
 - the size and people
 - I enjoy the small size but plenty of services
 - The size is nice – does not feel like a city but there is a diversity of restaurant, shopping, recreation, etc., options.
 - size of the city
- Stores
 - Good stores
 - Many stores nearby
- Summer In Ames
 - Summer, when students are gone and traffic is not congested everywhere.
 - That students leave Iowa for the summer
- Used to be better
 - Used to be better when there was a lot of trees and "green" areas and less traffic.
- Variety
 - availability of retail, services, restaurants, parks and recreational, police and fire protection.
 - Variety of events and parks
 - I love the variety and inclusivity of the community. There is a lot to do for people of all interests and in general, everyone is very nice. We also have a huge variety of excellent family-owned local restaurants and businesses.
 - Many things to do
 - Multiple options for restaurants/stores/etc.

- There's so much to do and it's all different. It can be indoor, outdoor, food, or anything else.
- It's got a little bit of everything!!
- Various
 - Accessibility, library, education, medical services, park and recreation, bike and walkability, community action
 - Downtown musical events, Wheatfield Coop, farmers market, liberal community, ISU events, parks (wish there were masks), Lockwood Cafe
 - People know and care about their neighbors. Main Street, the library, Ada Hayden Park, the Farmer's Market, the schools.
- Water
 - Cleanest water in Iowa
 - The water (x4)
 - The water and all the food/activity options. Love the events that take place at Main St.
 - Good water, clean streets and the upkeep and pride most take in their property.
 - The water quality is very good and it is an easy to navigate town. I also love that there is a food waste diversion project so I can compost even though I rent an apartment.
 - Water quality, tight knit community, everything within a reasonable distance
 - The water, low cost of living, and abundance of parks.
 - Delicious water – best anywhere! Clean city and healthy residents who are aware about quality of life
 - The water! I think the community programs for kids are great. I'm very satisfied w/the upkeep of streets, parks, etc.
 - The water and small events for the community
 - Water and the college.
 - Water! Iowa State adds so much to the desirability of living in Ames
 - The water. Cyclone game days.
 - Tap water and CyRide
 - Water is great, recreation trails for exercising are well maintained
 - Drinking water quality
 - Good quality water
 - Just drinking from the tap. Ames water is seriously high quality.
 - The tap water
 - The tap water is great.
- Weather
 - Weather and small city (no traffic, but enough resources).
 - The weather
- Welcoming
 - The welcoming community, mostly within the university, towards diversity
 - The college community is very welcoming and open
- Young People
 - A lot of young people.
 - Around other people my age
 - Large percentage of the population is my age – college student.
- Other
 - The gay sidewalks
 - The progressive attitude
 - Tranquility
 - Uncrowded, friendly atmosphere

“What would make Ames a fun, vibrant community?” comments:

- Music
 - More live music events
 - Outdoor concerts and festivals
 - A town festival. The town I grew up in had a cherry festival and it had some great flair. The high school jazz band did an open dance night, there were carnival rides, cherry pie eating contests, fireworks, etc. It was a great community event we all looked forward to.
- Arts
 - More artwork and interactive activities
 - Fun/colorful displays of art, particularly outdoor paintings on business walls in high walking traffic areas (near campus and downtown areas)
 - More community art projects. A way to get residents out and participating while learning and creating together.
- Events
 - More events to bring people of diverse backgrounds or different age groups together.
 - A city festival. VEISHEA in a more family environment.
 - More community gatherings, parades, festivals, arts, shows, lecture series etc. items/ gathering of cultural value.
 - Community interaction for adults. Trivia nights, scavenger hunts, painting classes.
 - Having a city festival near campus or Main Street/Campustown in Ames.
 - More community events, like stuff on main street. The farmers’ market is nice, an art fair or outdoor event of some kind would be fun. Small towns in Iowa do local festivals, like the fall festival or strawberry festival, which would be fun. The Des Moines Christmas Market was cool, but it was not worth the drive. Doing it in Ames would be better.
 - More summer Main Street activities that encourage youth to get involved in the community.
- Economic (business) activities
 - A greater focus on small business opportunities for bars, restaurants, coffee shops, etc. Too many national brands coming in, and lease rates are a huge barrier to entry for smaller operations.
 - Free parking downtown, more national chain business
 - A more vibrant downtown
 - Families Market
 - Old Navy, Aldi on the west side
 - Brewery, more districts with restaurants/bars that aren't so close to campus
 - More non-chain restaurant options, new mall with open stores, drive-in theatre.
 - More retail stores – greater variety (including restaurants)
- Infrastructural development
 - Better connection to downtown and improve Welch Avenue.
 - Improving off-road bike paths/connectivity
 - Lower taxes
- Parks
 - Activities, nice park, green city and services
 - More activities in Bandshell Park
 - Trampoline Park i.e., Skyzone/GetAir
 - More dog parks
 - Continued programs and activities, upkeep of parks/greenspaces, and welcoming atmosphere.
 - More infrastructure on parks (restrooms for instance)
 - More natural areas like Ada Hayden Park

- More outdoor activities, especially walking trails and hiking sports.
- More outdoor areas for walking, running, biking, etc.
- More recreational activities, green trails, and gardens.
- A skate park in that empty lot on Mortensen and South Dakota over by Perfect Games
- Some sort of community center for activities, lunch, events, a relaxing workspace etc.
- The game parlors, beautiful parks, golf courses, restaurants, movie theatres, lakes, picnic spots and many more.
- A drive-in movie theatre.
- More disc golf courses.
- More fishing locations.
- Fun lighting on paved trails for cool and safe later evening walks.
- Bike trail out of town like High Trestle Trail or Raccoon Valley Trail.

Indoor recreations and wellness mentioned were:

- Warm water indoor pool
- An indoor/outdoor recreation center. A place for families to utilize and bond. There are very few activities around Ames you can do as a family especially in the cooler and cold months.
- More indoor activities for winter – ax throwing, indoor golf league, etc.
- A nightclub, a gay bar, outdoor sculpture garden, art museum!!, nature center.
- More indoor activities during winter or bad weather days.
- Children’s museum.
- Indoor pool for winter, rock climbing and swing. More events citywide that celebrate culture – the library does a great job.
- More entertainment for handicap access and for elderly, retired citizens.

Some of the other suggested measures were:

- The more people in Ames, the more interesting and vibrant the city becomes. When students leave for summer break, the city can get kind of lonely, so adding incentives like more employment opportunities and affordable housing to increase the population of the city would do a lot for the community.
- A school focused on educating students would bring rational-minded families to town expanding the base of taxpayers in the community.
- Defunding the police.
- Get rid of racism, xenophobia, homophobia, and hate.
- More community garden space and drinking fountain with dog bowl on Main Street.
- It's an old town and the buildings look that way. So maybe nicer looking buildings, better recycling system, trash clean up.
- Fewer lawns and parking lots. MORE GARDENS (especially if we could encourage homeowners to replace lawn space with gardens somehow), more mixed-use dense development (kind of like Greenwich Village in NYC), and more opportunities to socialize just in the neighborhoods.
- The college atmosphere.
- Major road upkeep.
- Better traffic flow – lights suck.
- More concerts and shows in our stadiums. Take advantage of the university’s facilities’ size.
- More off campus things for non-students.
- More interactions with law enforcement and fire department
- More ethnic communities.
- improved commitment to climate action; continued and increased investment in the arts.
- Getting rid of mask mandate and govt. trying to govern health and morality with useless mandates.

- Getting rid of the excessive speed bumps in Peterson Pits.
- Stop spending on "Green" issues.
- Do not let the city of Ames become an arm of the BLM "woke" agenda. Leave politics out. Just deliver the services for a good value.
- Diversity of people and less lawyers/chiropractors on Main Street and more business that I would want to spend money.

General/Additional Comments

- Ames has been a great place to live, mainly includes families or college students. I would like events/opportunities for young individuals without children, but are not part of the usual college activities. Also, really work on snow removal.
- Ames is a beautiful community. My one suggestion is to take college students seriously!
- Ames is a good and highly educated town. Iowa – not like the environmental ethics.
- Ames is a great place to live! We love it here!
- Ames is a nice place but homelessness and traffic in roads are huge problems
- Ames is great, but please add more sidewalks in southeast Ames.
- Ames is great. I hope the city takes climate change seriously.
- Ames is the place I've lived longest in my life – 33 years. I love Ames!
- An “anything goes days” would be cool to put things you don't need on the curb so the city's people can reuse it.
- City of Ames did AMAZING job after the derecho. Thanks!
- Clean up Campustown! Have some pride.
- Continue to make Ames a great place to live. Thank you!
- Densification is touted while developers keep sprawling. And developers keep building outside of the Ames school system.
- Divert funds from law enforcement to social and drug prevention programs.
- Don't over-engineer the new road south of Grand to S. 16th thru Coldwater. Make it wide and no lights or medians. Less stoplights!!!
- For the most part, I feel I am heard in Ames. Officers are accessible.
- Good work overall!
- Great survey, looking forward to hearing more regarding the results.
- Happy that I live in Ames! Keep up the good work.
- Here is a very good scenery and hope it served its purpose.
- Housing prices are much too high in Ames. What childcare is available is also too expensive, although there is very little available childcare. Both of these things contribute to deter young couples from staying here long-term.
- I am a 66-year-old, widower who lives alone. Because I own a fairly large home for a person and my health can be challenging at times, it might be difficult to become involved in community organizations on a regular basis. I am however thankful to be a member of this community because rural living had become too isolating and difficult. Thank you for the opportunity to complete this survey.
- I am concerned about some of the programs being promoted in our schools. I am very thankful for living in a community like Ames, coming from a small town with a very few ordinances. It is beautiful here.
- I am grateful the mayor has mandated the use of masks, etc. during the COVID-19 crisis/pandemic. From what I can see and hear, we don't have an issue in Ames of our police department and officers being prejudiced in any act. That is wonderful. I do between feel less safe living in Ames than when I moved here.
- I am very much pleased to take part in the survey. I am feeling myself an important resident of Ames that I have been selected to present my opinion. As a resident it is my responsibility too to keep Ames clean, to spread love around me and prove myself a part of this beautiful city.
- I appreciate Ames, you try harder than some places. Thanks for all you've done for me.
- I believe Ames has done a good job. I am satisfied.
- I believe I have commented and responded conscientiously. This is a very thorough and time-

consuming survey. I am pleased to have been able to participate in it.

- I can't stand the politically correct attitude in this town. I avoid it every chance I get. It is a national plague.
- I don't have any
- I don't know why the southern half of ISU campus roads get torn up and redone every other year.
- I hate driving in Ames. Traffic is funneled to one of very few main roads due to the train tracks and rivers. I know there's not much we can do about it, but it makes getting from one side of town to the other just plain too long. When looking for where to buy, it has limited my search area to less than half of Ames because north and east Ames has all the businesses that I would want to frequent while west Ames has virtually nothing to offer (aside from HyVee, there isn't really any "general" retail) and I dislike driving across town so much that it has eliminated the entire west side of town from my search region.
- I haven't been here very long – the parks, streets/trees/flowers, etc. are beautiful. The Campustown traffic lanes is a serious problem to Ames.
- I live in Four Seasons Park (mobile home park east of Dayton Ave). Park has a pool and clubhouse for Four Season residents.
- I prefer to see fewer rental properties being built. Ames has most definitely overbuilt apartments and rental housing which has caused several other homes and apartments to become run down and shabby in appearance or to become unoccupied.
- I really appreciated the mayor's statements affirming and supporting social justice as a priority for Ames
- I really like living in Ames. I have still not figured out what social activities are going on but have friends that tell me from time to time. I haven't found a lot of activities for the older citizen.
- I spent a lot of time exploring Ames this summer and I wish I did it sooner!
- I think the city is doing a great job
- I thought the questions asked were very good and concerning the community benefits
- I went to work here in Ames in 1950 and my wife moved here in 1951. Lived in Ames and commuted to DM to work on the Dept. HUD–Arch and Eng. Dept.
- I would like to know why the utility bills increase so much, and what does the sewer charge include? Utilities are becoming unaffordable.
- I'm a freshman in the dorms so I don't know if this is gonna be helpful at all.
- If there's anything I would like City administrators to take from my responses to the survey, it would be this: 1) Better bike and pedestrian accessibility 2) More gardens, fewer lawns and parking lots 3) Commitment to 100% carbon neutrality by 2030. Thank YOU very much!
- If you put money into arts, make it to bigger arts – concerts. New waterpark with family splash pads – free to the public or real cheap. (p.6, Q.A, section – Program and service: Art downtown is fine; start spreading art in neighborhoods and it gets vandalized. I've seen the cost of some of the art and I wonder who okayed (approved) it.)
- It is distressing that Ames dumped all of its investment in rec services for the disabled into Inis Grove Park instead of spreading them around. They have created a "Disney Land" that is so crowded and busy that it's impossible for the use of many of the disabled, such as people with autism.
- I've loved living in Ames prior to 2020, even though there is a strong progressive wing because I am generally a believer in live-and-let-live. This past year has made me want to move to any other town in Iowa because almost none have been so traffic restrictive as Ames and its impositions on freedom and the judgmental discrimination when I don't comply.
- Just please renovate Mortensen Road! Thank you so much! I love Ames!
- Keep up the good work overall!

- Make city website a go-to site! Really like the updates that come with the electricity. Good progress on bike paths so far. Improvement of the internet as Metronet came.
- Make paying electricity more accessible via online (find \$4 fee to be a bit much) with an option to just receive statements via email instead of it being mailed out.
- Maybe incentivize learning about diversity. Participate in one of several options to broaden perspectives to pay a parking ticket or get a pass to the pool, etc.
- More community garden space!
- Need streets upward. Better snow removal/timely.
- Need to grow community outside college. Attract 25–35-year-old people.
- Need to help residential families on Ash with parking. Offer street parking passes?
- Nice Job!!! City of Ames!!! Thanks!
- Nighttime streets are dark. More lighting at city streets.
- Not sure if this falls under your purview but my apartment doesn't have a mail slot. I've lived in other apartments where there is the one. I would love a mail drop box in NW Ames, west of Hyland.
- Overall, we love living here! Parks and ASSET are great!
- Please reconsider the adult center again in the future
- Please see my comments on the question on spending more/same/less on services. I think this is very important to address my concerns if you want the best feedback possible. Thank you for doing this survey, and I hope it brings you insight to make Ames an even better place to live!
- Pretty nice place to live. Nice parks, affordable
- Quit forcing things on us and school racism/sexual orientation curriculum, mask mandate needs to go.
- Remove the bike lanes from the roads
- Temper the left-wing bias in the city government. Open up the traffic flow on our major streets – Lincoln Way, Grand Ave, Duff Ave, 24th St., So. 16th St.
- Thank you, City of Ames, for having me for three years. Love you all
- Thank you for all you do.
- Thank you for asking me to complete a survey!
- Thank you for asking!
- Thank you for considering us
- Thank you for letting me participate in your study! I hope I helped you guys collect some data!
- Thank you for reaching out to me!
- Thank you for the opportunity to have a vote
- Thank you to the City of Ames for including citizens in this survey to provide feedback! Thanks for all you do!
- Thank you!
- Thank you! I love Ames :)
- Thanks for considering my opinions!
- Thanks for this comprehensive document.
- The "Green Turn Arrows" on 13th and Grand Work well for N. and S. traffic. If you are going e. or w. and someone turns left in front of you, you are stuck. Not having a green "left turn" arrow for E. and W. traffic is "Ridiculous"!! "Fix it"!!!
- The city of Ames did an amazing job with debris clean up after the derecho. My husband and I had a tree trunk in our driveway and were unable to get it to the curb for pick up. I called the city and they sent someone to help us. Thank you so much.
- The city of Ames is pushing older homeowners out of their homes with high taxes.
- The divisions of "parts of Ames" should be more than 4 sections. The diversity within each part is so

vast that they currently aren't accurately dividing anything.

- The pedestrian bridge in Emma McCarthy Park needs to get fixed.
- The Zoom function doesn't work well for the public with regard to City Council meetings. Way too many items not discussed in public but decided by "the powers that be." The city needs to fund charging stations for electric cars! Immediately the city needs community gardens in all neighborhoods. The city needs housing infill. Redo the damaged homes not build-out in farmland.
- There is a lack of communication of what is going on in Ames. Maybe think about a monthly newsletter – not everyone has access to a computer – or other advanced technology. Have business help advertise what is happening. Everyone assumes everyone knows what is going on. Maybe have the realtors provide welcome to Ames baskets – free products that are produced here and guides + maps of the wonderful things Ames has to provide forever.
- There seems to be a lot of trash in rental areas near ISU. Would like a cleaner community. Love the Rummage Rampage; would like more encouragement to avoid "throwing usable things away"
- Time for some common sense, too much focus on Green + animal, time to focus on homeless + hungry.
- Very complete survey. You also can tell when I changed course. Nothing to add.
- We are pleased with our city government. Many sidewalks in Old Town neighborhood are in rough shape. Ames is a great place to live and work and raise a family!!! Sooooo thankful for our local churches.
- We only used the Fire dept. We have only 2 real fires in so many years.
- 1. We really like the 2 days/year for yard clean up. 2. Again, the streets need repair 3. Do not let the developers run all over the planning. This is why the traffic flow in Ames is such a mess today. Previous city councils were too highly influenced by developers, and now we are paying the price for it.
- We should step away from prioritizing cars in our city planning. Design for PEOPLE, not vehicles.
- Whoever runs the Facebook page is great. Especially during the derecho, it was easy to stay updated.
- Why don't you ask about schools? So many terrible things happened in the Ames K-12 schools: closures, move to 4-day a week schedule, lower grades, rankings of the high school dining. This requires immediate action. Thank you.
- You might want to use different words or phrases in your next survey. Why does the scale go from "good" to "poor" on some of the items? There should be another option in the middle of those.

COUNCIL ACTION FORM

SUBJECT: REQUEST FROM HEARTLAND SENIOR SERVICES TO ENTER INTO LAND LEASE FOR NEW BUILDING AT 205 S. WALNUT

BACKGROUND:

On August 24, 2021, the City Council directed staff to place on a future Council agenda a letter from Nancy Carroll requesting that the City consider entering into a land lease with Heartland Senior Services for the property at 205 S. Walnut Avenue. Heartland is proposing to construct a new facility on that site, which is owned by the City.

The 205 S. Walnut Avenue property was purchased by the City with CDBG funds from the Ames Community School District to house the senior day-care program administered by Heartland Senior Services. The City has leased the building and land to Heartland over many decades for \$1.00. The building has exceeded its useful life and, therefore, a new facility providing Heartland's much-needed services is warranted.

Previously, Heartland had hoped to meet its facility needs by requesting that the City sell the property and donate the revenue to Heartland to help pay for the construction cost of a new building at the Healthy Life Center. With the failure of the bond issue, Heartland has now redirected its attention to building a state-of-art facility at the current site. The building features will support those 60 years of age and older in their journey to age well, by seamlessly providing programs, activities, and services in the areas of physical activity, social networks, health and nutrition.

In consideration for continuing its senior services, Heartland is requesting that the City:

- 1) Accept the deeding of a small parcel to the south of the building currently owned by Heartland adjacent to the City's property and consolidate the two properties into a single lot of approximately one acre, and
- 2) Lease the newly consolidated property to Heartland for 50 years in exchange for \$1, with options to renew.

Under the lease terms, Heartland would own the building and be responsible for the total cost of its construction as well as for the exterior improvements to the site. In addition, Heartland would be responsible to maintain the building and site for the duration of the lease agreement.

ALTERNATIVES:

1. Direct staff to prepare a long-term land lease with Heartland Senior Services as requested for approximately 1 acre at 205 S. Walnut.

With the assurance that the land can be used for the site of its new facility, Heartland can complete its fundraising effort and begin design of the project. Under this alternative, no rezoning will be necessary, so the property can remain zoned S-GA. The ongoing ability for Heartland to lease this property will be contingent on the facility continuing to be used to provide senior service-related activities.

2. Decline Heartland's request and direct staff to solicit bids for the property at 205 S. Walnut so that the property can be sold at the highest price.

This alternative most likely will result in the need to rezone the property accommodate a proposed private sector use.

3. Decline Heartland's request and seek proposals from other non-profit agencies for a long-term land lease in return for a guarantee of a needed service.

This alternative would allow Heartland to utilize the property for its new building, but only after competing for the right with other worthy agencies.

CITY MANAGER'S RECOMMENDED ACTION:

For many years Heartland has provided the community with much-needed daycare and support services for our senior citizens. The City has supported this operation by providing Heartland its building and site at a nominal cost. The opportunity now exists to secure a state-of-art facility that will be able to offer expanded services for our ever-growing elderly population. There is no request for financial support from the City for the capital expenses.

The City Attorney has advised that state law will not allow the City to give this property to Heartland at no cost. However, by leasing the land at nominal cost, the City will be able to provide a significant incentive that assures this important service continues.

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

If the City Council desires to proceed with this arrangement, the initial step will be for Heartland to transfer the adjacent lot to the City at no cost. The City will then accomplish the necessary work to consolidate the two lots. Finally, the new land lease, if approved by the City Council, will take effect.





Story County Resources for Successful Aging

205 S. Walnut Avenue, Ames, IA 50010
(515) 233-2906 (office)
(515) 231-4354 (cell)
ncarroll@hsservicesia.com

August 18, 2021

Honorable Mayor and City Council Members
City of Ames
515 Clark Avenue
Ames, IA 50010

Dear Mayor Haila and City Council Members,

The Board of Directors of Heartland Senior Services (HSS) desires to demolish the existing City owned building that serves as a senior center located at 205 S. Walnut. At our sole expense, HSS is then prepared to construct and maintain a new facility on this site. This will be an exciting and celebrated initiative for the seniors we serve.

To move this project forward, land and building ownership are first-step issues that need to be resolved. Specifically, there are two parcels of land that make up the current site. One is owned by Heartland (roughly 5% of the site) with the remainder of the parcel being owned by the City. We anticipate that the two parcels will need to be combined into one lot to accommodate proper setbacks, to avoid building over a property line and to allow for future expansion.

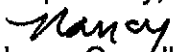
The building is owned by the City and for decades has been leased to HSS for \$1.

To address these issues, and in consideration of services rendered the HSS Board of Directors respectively makes the following proposal for City Council consideration:

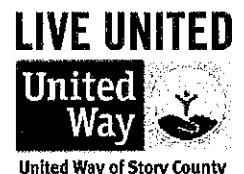
- HSS would deed its parcel of land to the City of Ames for \$1
- City would then own the approximate one (1) acre site
- City and HSS would enter into a 50-year land lease agreement (with options to renew) for \$1
- HSS would own the building
- HSS would be responsible for the associated costs to construct and maintain the building/property for the duration of the land lease agreement

Prior to selecting an architect, we would like to resolve the issues identified above. To that end, the HSS Board of Directors respectively requests that the City Council refer this item to staff so it can be placed on a future meeting agenda. Thank you.

Respectfully,


Nancy Carroll
Executive Director

HSS Mission: Heartland Senior Services of Story County offers life-enriching opportunities for older adults and provides support for their families and caregivers.



Staff Report

ARTISTIC FIRE HYDRANT PAINTING

October 12, 2021

BACKGROUND:

On June 8, 2021, the City Council directed staff to explore the possibility of painting fire hydrants in artistic ways as part of the community arts efforts, and to contact the Fire Department, Public Works, and the Public Art Commission (PAC) to identify potential challenges with the project.

The City's Supplemental Specifications to the Statewide Urban Design and Specifications (SUDAS) prescribe that "Public hydrants shall be green in color: #2033 Hydrant Dark Green, silicone enamel, Klinger Paint Company, Cedar Rapids, Iowa."

ISSUES RELATED TO FIRE HYDRANT PAINTING:

1. HYDRANT OPERABILITY

There are a number of issues to consider when evaluating the concept of a fire hydrant painting initiative. Foremost among these is the safety and operability of hydrants in an emergency. It is critical that painting not interfere with the hydrant threads or the nut, or somehow cause interference with the operation of the hydrant. To address this, any hydrant painted by community members would need to be inspected by City staff upon completion.

2. HYDRANT VISIBILITY

Hydrants must be highly visible as fire crews approach them in an emergency, to avoid any delay that could result in increasing harm to life or property. Currently, with all public hydrants colored green (and ISU hydrants painted in a different, but uniform paint scheme), fire crews have a consistent color to look out for on arrival at a fire scene. This makes training new firefighters easier and reduces the identification time on scene (other fire-related equipment is painted in standard colors for quick identification, such as red sprinkler components or gray natural gas services). Additionally, certain colors could cause a fire hydrant to be less visible depending on the conditions (large white painted areas in winter, blue or black paint at night, etc.).

3. PROGRAM SCALE AND POTENTIAL FOR UNAUTHORIZED PAINTING

There are approximately 2,990 public fire hydrants in the City of Ames. One method to mitigate the issues described above (operability and visibility) would be to implement a small program, which would allow staff to closely monitor the

uniquely painted hydrants. However, staff is concerned that a small, closely monitored painting program could inspire individuals to paint hydrants in other locations without staff's knowledge. This would make it difficult for City staff to inspect hydrants for compliance and avoid the issues identified above.

4. ARTISTIC PAINT MAINTENANCE

The City has an aggressive program of annual flushing and data collection to ensure the operability of the hydrants in our system. This is due in part because hydrants are costly component of the water infrastructure to replace (approximately \$2,700 each plus labor costs). The City's Utility Maintenance staff replaces approximately 10 hydrants per year due to damage and component failure. In addition to annual operation of the hydrants for flushing, Utility Maintenance staff also operates hydrants during water main breaks, during construction projects that include new water main work, and while checking hydrant drains prior to winter.

This routine maintenance work is likely to mar any artistic painting with hydrant wrenches, necessitating touch-ups from the artist. Currently, touch-up painting can be easily accomplished due to the uniform color used throughout Ames. Failure to adequately maintain the paint could lead to corrosion and premature failure of hydrant components, particularly as hydrants tend to be placed in the right-of-way where road salt and grit can accumulate. The road salt and grit are also likely to cause artistic paints to deteriorate more quickly. The standard green paint specified for the City's hydrants is formulated for harsh conditions such as these.

Given the susceptibility of artistically painted hydrants to deterioration from the conditions described above, expectations would need to be determined regarding the maintenance of the art; touch-ups would need to be made by either the City or the artist, and conditions would need to be set to determine when the hydrants are to be returned to the standard green color.

PUBLIC ART COMMISSION COMMENTS:

The Public Art Commission (PAC) discussed what might be required to facilitate an artistic fire hydrant painting program. Currently, PAC is administering two special community infrastructure painting initiatives in addition to its annual programs: the electric transformer cabinet wrapping project downtown, and the storm sewer intake educational painting initiative. Both projects involve taking artist proposals over the winter and conducting the painting in the spring. **Due to these obligations, PAC indicated that it preferred not to undertake management of a hydrant painting program at this time.**

NEXT STEPS:

In September, City staff became aware that the original requestor had proceeded to paint a hydrant adjacent his house prior to receiving a response from the City Council regarding the request for a formal painting program (see photo at right). Staff has had several discussions with the requestor about the hydrant and the concerns described above. Crews from the Fire Department inspected the hydrant to verify its operability.

The Fire Chief discussed these concerns with the requestor, who acknowledged them and indicated that he was willing to see the hydrant painted back to its standard green color.



OPTIONS:

- 1. Do not implement a fire hydrant painting program at this time.** If the City Council chooses this option, then City staff will proceed with repainting the hydrant to the standard dark green, assuming that enough warm weather days remain in the fall to complete the painting.
- 2. Direct the Public Art Commission to work with City staff to develop a formal fire hydrant painting program.** If this option is selected, City staff would work with PAC to create program criteria, identify suitable locations, and determine the level of funding necessary to implement a fire hydrant painting program. A program would not be launched until spring 2022, when the weather is warm enough to provide a suitable window for painters to work. The hydrant that is already painted would remain as-is until PAC could determine the lifespan of hydrant art painted under the program. PAC may need to re-prioritize some of its other initiatives to free up enough administrative capacity to administer the hydrant painting program.

STAFF COMMENTS:

Due to the workload of the Public Art Commission and the issues identified by City staff that would need to be resolved prior to implementing a hydrant program, it is staff's recommendation that the City Council not pursue a hydrant painting program at this time.



MEMO

Legal Department

To: Mayor Haila, Ames City Council

From: Mark O. Lambert, City Attorney

Date: October 8, 2021

Subject: Adopting new wards & precincts after state redistricting.

BACKGROUND:

Sometime soon, the Council will have to fulfill its responsibilities of drawing new wards and precincts within the City of Ames.

The U.S. Constitution requires that a census be taken by the federal government every ten years. The 2020 census experienced delays due to COVID, and the State of Iowa didn't receive the census numbers until September of this year. Usually, the Census numbers are released in the Spring.

After the State of Iowa, and the cities and counties in Iowa, receive their census numbers, the Code of Iowa requires that the new census data be used by the Legislature to redistrict the state. This state redistricting is done to draw new lines defining U.S. Congressional districts, and Iowa House and Iowa Senate legislative districts. After the Legislature has finalized its work, counties and cities in Iowa must draw new lines for wards and precincts, using the U.S. Census data.

The U.S. Supreme Court has ruled that Congressional and Legislative Districts should be drawn to assure as much as possible that the districts for each type of office are equal in population under the principle of "one person, one vote." The same principle holds true for the wards that Council members represent.

After the Legislature approves the new district maps, the Governor has to sign it into law for it to become effective, just like other legislation.

Under Iowa law, after the Legislature and Governor have approved the state redistricting, cities then have 60 days to create new wards and precincts (called “reprecincting” in the Iowa Code). Counties have a total of 90 days to create new wards and precincts. For both the City of Ames and Story County, this will take the form of an ordinance defining the new districts.

The State of Iowa has a system that has been in place since 1980 of drawing new districts for Iowa’s members of Congress and the state legislature. The nonpartisan Legislative Services Agency (LSA) produces the first set of maps. It’s a two-option decision -- the Legislature can only vote “yes” or “no” on these maps, simply approving them or rejecting them. There is no amending the map at this point in the process. If the first set of maps is rejected, a second set is created. Once again, the Legislature can only approve or reject the second set of maps. After that, a third set of maps is produced by the LSA. The third set of maps can be amended by the Legislature, i.e., they can redraw the lines produced by LSA, but any districts they draw have to fit within the parameters spelled out in the Iowa Code (e.g., the districts must contain roughly the same number of residents). According to media reports, in the forty years this system has been in place, either the first or second set of maps have been adopted most of the time. On one occasion, the third set of maps were considered, and were adopted without amendment.

The Iowa Code states that the new wards and precincts become effective for the City on January 15 two years after the decennial census, which would be January 15, 2022.

On October 5, 2021, the Legislature considered and rejected the first set of maps produced by the LSA. Media have reported that LSA expects to have the second set of maps ready by October 21, 2021. If the Legislature rejects the second set of maps, it is likely that by mid-November at the earliest the Legislature will approve the third/final set of maps. According to the Iowa Constitution, the Iowa Supreme Court has jurisdiction over redistricting after September 15. The Court

has issued an order allowing the Legislature to do the redistricting but set a December 1, 2021 deadline for the Legislature to complete its work.

REQUIREMENTS FOR CITIES:

The Iowa Code sets out specific requirements for cities creating new wards and precincts:

- The population in a precinct cannot exceed 3,500 people.
- Precincts must be contiguous.
- A precinct must lie within one state legislative district.
- Precincts must follow “census blocks boundaries.” (For more information about Census blocks, see: https://transition.fcc.gov/form477/Geo/more_about_census_blocks.pdf)
- Precinct boundaries must be drawn to best serve the convenience of voters while promoting electoral efficiency. “Convenience of voters” means the precinct boundaries are easy to describe and identify and provide voters with relatively direct routes of travel to polling places. “Electoral efficiency” means reducing election costs by only creating as many precincts as necessary.
- Annexed territory must be included.
- Precinct boundaries must be defined by ordinance.
- Wards shall follow precinct boundaries.
- In determining wards, consideration shall not be given to the addresses of incumbent officeholders, political affiliations of registered voters,

previous election results, or demographic information other than population head counts, except as required by the Constitution and the laws of the United States.

- Wards shall be composed of contiguous territory as compact as practicable.
- Wards shall be as nearly equal as practicable to the ideal population determined by dividing the number of wards to be established into the population of the city. The maximum allowable variation in size between wards is ten percent.

It is noted that the new precincts will include all territories annexed within the last 10 years.

The Iowa Code provides that the County Auditor must have the opportunity to review the City Council's plan and provide written comments on the plan. Council must allow the Auditor 7-to-10 days for providing written feedback. If Council rejects the Auditor's suggestions, the Council must provide reasons why the Auditor's suggestions were rejected in the ordinance adopting the precinct boundaries.

Public hearing: Council must hold a public hearing before final action is taken to adopt a new ward/precinct boundaries. The public hearing has to be noticed per Iowa Code Chapter 21, the same as the notice requirement for a City Council meeting, 24 hours prior to the meeting.

GOING FORWARD:

Whenever the Legislature and Governor adopt the new maps, the City will have 60 days to adopt an ordinance. The County will adopt an ordinance,

incorporating the City's ordinance into its ward/precinct ordinance for the entire county.

Even if the second set of maps are adopted, it will be a very short time frame for the City to respond. It seems extremely unlikely we will have the full 60 days to adopt the City's ordinance, and we must move quickly enough to allow Story County time to adopt its ordinance.

The Story County Auditor's Office has said that, as soon as the state maps are adopted, they will proceed to reprecinct the entire county. This is done for ease and efficiency, as well as to be helpful to the City of Ames. They will provide the City with the wards and precincts they come up with. The City can adopt those, or the City can draw its own lines and can adopt a different set of wards and precincts.

The Story County Auditor told me that the City will still have four wards, but it seems likely we will have 24 precincts, instead of the current 20. That would be one additional precinct per ward.

The Iowa Secretary of State's office has purchased reprecincting software and is making it available free to all Iowa counties and cities.

AFTER REPRECINCTING:

Even if the redistricting and reprecincting had occurred in the spring and summer per the usual schedule, the new wards and precincts would not apply to this Fall's election. In the current situation, the adoption of the new wards/precincts won't take place until after this Fall's election. The new wards/precincts become effective July 15, 2022.

The Iowa Code states: "If more than once incumbent officeholder resides in a district redrawn during reprecincting, their terms of office shall expire after the next election in the political subdivision." [Iowa Code section 49.8(5)(a)]. This

means the terms of both Council members would expire December 31, 2023. For the Council members who represent a ward, there is a possibility that two incumbents can reside in the same new ward. If that happens, it would trigger an election for the Council seat in that ward in the next regular city election in November 2023.

DECISION POINT:

The only decision point right now is whether the Council wants to first see the county's map for the wards and precincts only, or whether the Council would prefer the City staff prepare a second map and bring both to Council for consideration. The Council could also wait and see the county map and then decide whether to ask the City staff to produce an alternative. One word of warning: the City has only so much territory and so many residents, so unlike the State of Iowa with an entire state to work with, it may be difficult to develop a second map. And, again, we are going to be on a very tight timeframe to accomplish this, and we may need a special Council meeting, and/or suspension of the rules to consider it in one night, to meet that short timeline.

ALTERNATIVES:

1. Wait until the Council sees the map produced by the Story County Auditor, and then decide whether to adopt that map or request City Staff to develop an alternative map.
2. Decide now to have City staff prepare a second map so that more than one map can be considered.
3. Decide now that the Council plans to proceed with adopting the Story County Auditor's map.

RECOMMENDED ACTION:

Because it seems that it would be best to see the County's map before investing the staff time in developing an alternative map, it seems prudent to wait until the County has produced a map before deciding whether the Council wants to see an alternative map. Therefore, the City Attorney recommends Option #1.

Staff Report

AMES PLAN 2040 PUBLIC COMMENT

October 12, 2021

BACKGROUND:

On August 24th, City Council directed staff to finalize the public draft of Ames Plan 2040 and seek public feedback during the month of September. The Plan was made available online at www.cityofames.org/amesplan2040 and promoted through social media channels, press releases, city newsletter, and email notification to the interested parties list of approximately 335 emails addresses. Staff held an online overview presentation via ZOOM and an in person drop-in open house at the Library. Approximately 30 individual correspondences were received. All comments received through October 5th are attached to this report as Attachment A. In addition to public comments, the Planning and Zoning Commission discussed the Plan at their September 15th meeting and a summary of their discussion is included as Attachment B.

Ames Plan 2040 is designed around the City Council's evaluation of growth scenarios that addressed housing, commercial, and employment growth related to a population increase of 15,000 people over the next 20 years. The Plan includes Vision Statements concerning Growth; Land Use; Environment; Open Space; Transportation; Neighborhoods, Housing, and Sub Areas; and Community Character to address not only the planned growth but also continued investment for the existing areas of the City. The Plan intentionally includes policies that tie land use, transportation, and environmental issues together to address common interests related to the design of the community and appropriate uses throughout the community.

While the Plan includes defined growth areas for the expansion of the City, it also includes a policy framework for infill options and redevelopment areas. Not all the growth will occur at the periphery of the City; targeted areas will be intensified to provide for additional housing and economic development options over the life of the Plan. Overall, the Plan is structured as a values-based plan with policies and objectives that provide for a great amount of latitude in its implementation, both through updates to City development standards as well as future land use and zoning changes.

FEEDBACK:

Staff received a mix of feedback ranging from detailed multi-issue responses to comments that are specific to one area or policy. We received positive comments about the Plan vision and policies as well as comments concerned about the vision for growth and the perceived limited commitment of the policies to the vision of the plan. Notably, the introductory vision statement was not directly questioned, but the policies for implementing the plan as they related to the introductory vision were a subject of comments.

Some of the issues that came up more than once included:

- Property owners in the southwest area south of Highway 30 concerned about how the area is represented in the Fringe Map as Urban Reserve.
- Statements concerning the need to conserve natural resource areas and the labeling/mapping of these designations.
- The amount of projected growth, patterns of growth
- Balance of housing types, areas for future multi-family
- Infill housing and compatibility policies, applicability of the compatibility matrix
- Relationship of the Plan to the Climate Action Plan

With City Council's receipt of the comments, staff is asking for direction on any specific policy adjustments or clarifications that should be considered at this time. Note that Staff will be incorporating edits to the draft plan related to known typographical errors, formatting, and adjustments for clarity back to RDG as well.

Map specific comments were also provided to staff at the open house and per some individual correspondences. (Attachment C) Staff intends to bring proposed map changes (staff initiated changes based upon further assessment of the Plan and comments from the public) to the City Council on October 26th.

STAFF COMMENTS:

To move forward with completing this Plan there are a few important components left to complete.

1. Changes to the Plan text based upon public comments.
2. Changes to the Maps based upon public comments and staff edits.
3. Implementation Chapter

The final chapter to be added to the Plan is for Implementation. Many of the policies and actions in the Plan are designed to guide future decisions, but in and of themselves they do not directly cause change or improvements. Implementation chapters can catalogue each policy and action and provide a matrix for implementation or applicability over the life of the Plan. Another option is for the Chapter to focus on the priority implementation projects.

Staff believes that with the style of Ames Plan 2040 it would be beneficial to use the priority project approach. Staff anticipates identifying 10-15 priorities related to implementing the Visions of the Plan Elements. This will include topics ranging from capital improvement planning to selective ordinance updates to zoning and the subdivision codes. Additional Plan updates for City Departments, and sub-area plans will also be needed to guide more specific decision making as described in the Plan. Staff will provide suggested priorities at the October 26th meeting. RDG will then incorporate all of the changes suggested from October 12th and 26th into the final draft to proceed with public hearings on the final draft in November.

From: Kurt Friedrich
To: Sahlstrom, Eloise
Cc: Diekmann, Kelly
Subject: Re: Feedback Sought on Draft Ames Plan 2040
Date: Tuesday, September 7, 2021 7:03:34 PM

[External Email]

Hi Kelly and Eloise;

Just starting to review the map...noticed that there must be a major oversight in the omission of the Dankbar/Muench properties not being included in the Draft LUPP Map?! These properties have been included in the plan under the Urban Services designation since late 2017. Please advise and amend to include these properties.

Kurt W. Friedrich
President, R. Friedrich & Sons, Inc.
100 6th Street, Ames, IA 50010
(O) 515-232-6175; (C) 515-231-2554
FriedrichRealty.com

"Our priority is to move you. Delivering value and enriching lives through better real estate solutions. That's the Friedrich Way."

On Sep 7, 2021, at 2:49 PM, Sahlstrom, Eloise
<eloise.sahlstrom@cityofames.org> wrote:

Good afternoon.

As you may recall, you provided your email contact, as an interested party in the preparation of the City's 20-year comprehensive plan, known as "Ames Plan 2040." We are contacting you to let you know that the draft plan is now complete!

Just as the preparation of the Ames Plan 2040 began with public workshops and community surveys intended to identify interests of residents, businesses, and the City Council, the City is again inviting public input- this time, prior to the Plan's adoption. Once approved by the Ames City Council, Ames Plan 2040 will provide policy guidance addressing growth challenges and opportunities ahead.

Access to the draft Ames Plan 2040 is available on the City's website: www.CityOfAmes.org/AmesPlan2040 **and includes a feedback form.** The comment period is during the month of September.

Ames Plan 2040

Written comments from **Drop-In Open House** – 09-27-21

Kaleb Stevens-

I feel multi-family zoning should be expanded to counteract single-family sprawl and retain dense neighborhoods. Arts & Culture will have greater freedom to activate in spaces where more dense populations.

Jim Schreitmueller-

I think zoning should be made more denser along major roads like Duff/Hwy 69, Grand, Lincoln Way for new development. Either RN-5 or a much denser RN-4 (less detached single-family). Also, new NC zones should be NC-MU since it feels like if one has the opportunity to build housing (a major goal of Ames Plan 2040), you shouldn't limit your opportunities for growth/ take land off of the table.

More Options!

Reduce/relax parking minimums

Relax Zoning requirements. Rezone 'single-family only' to be more flexible (ex: The Habitat home on Grand & 12th (?) could/should be a duplex/triplex instead).

Jeff White-

The water in the quarry @ Hwy 35 & 30 is part of our future water supply. Protect it with parks & open spaces!

More and better bicycle trails & parks!

Kathy Svec-

I have followed the process over time and approve of and appreciate the direction that the plan has taken – it seems to touch important bases and showed to be a solid basis for the future of Ames

– BRAVO –

RE: Comm. Character- would like to know more about how the Heritage aspect will unfold = what can those who care about this do to ensure the historic fabric stays as intact as possible?

RE: Arts & culture – the presentation last year by Jenifer Drinkwater and the hopes for a City arts coordinator needs to be revisited and considered for some sort of action. What can those who care about this bring to the table to make this happen?

Steve Libbey-

Ames Comprehensive Plan 2040

<https://publicinput.com/Customer/File/Full/136f9a5c-aa29-4b91-aa24-6c3dbd194f2d>

Vision:

“An evolving city that will not only grow outwardly, but also invest in existing areas and support change within the community that ensures Ames is an inclusive, thriving, and vital community with a diverse economy, environmentally sustainable practices, and a high quality of living that meets the needs of both current and future residents.”

Comments (9/21):

The Ames 2040 Comprehensive Plan (the Plan) is a fine plan with all the bells and whistles that one would expect of such at this point in time. That is to say, the Plan doesn't simply say here's what we think the future population and land use is going to be but tries to wrap in serious consideration of the many variables that play into growth and development patterns and the implications thereof on overall quality of life. That is highly laudable, but it is also nothing more than it should be. In point of fact, I would have to suggest, that is where the Plan comes up short - by being nothing more than it should be.

Repeatedly throughout the Plan the assumption appears to be that growth and development is going to take place by and large along the patterns that have existed over past decades; i.e., “A rate of 1.5% is carried forward to project land use needs. This annual growth rate is just above the historical growth in Ames between 1990 and 2010” (pg 17). This population projection – slightly higher than the past 20 years which themselves included some of the highest growth Ames has seen in a long time - then drives the amount of land needed, particularly for housing. The demand for residential land appears modified by modeling a medium and a high intensity scenario. Nevertheless, the Guiding Principles of Growth in the Discover Chapter quickly bring into question the commitment of the Plan (much less the City) to actually striving toward more innovative approaches to growth and development. The blanket statement in the second Principle (G2) Contiguous Greenfield Development that “Ames will accommodate much of its projected population growth in areas contiguous to the existing built-up city” does not indicate much commitment to anything other than status quo patterns. Moreover, the Principles seem to be in conflict with each other right out of the gate. Sustainable growth (G1) and Greenfield development (G2) are not easily companionable. Additionally, placing Infill (G3) after G2 implies a higher priority on Greenfield development. This apparent assumption that not only will population growth follow historical patterns but also land use, continues to present itself throughout the Plan.

Getting into the weeds of some of the land use categories and the Future Land Use Map further seems to suggest that the Plan does little to actually move the City off the decades-long assumptions that growth and development simply follow past patterns. Residential Neighborhood 4 (RN-4), Neighborhood Core – Mixed Use (NC-MU), Redirection (Redir) seem to offer the most hope in terms of doing things somewhat differently. However, when looking at the Future Land Use Map there is precious little in these categories to be found whereas

standard Residential Expansion (RN-3) – “largely single family at low and medium densities” - is given loads of space.

Moving into Project Review - this leads almost directly to probable conflicts wherein the lowest density, least connected, least transit friendly is almost guaranteed to carry the day. To cite just Mixed Use, you find “Density/intensity. Differences in the amount or density of proposed development and its relationship to neighboring properties. A potential example could be a proposed townhome project in a low-density single-family neighborhood”.

Obviously, appropriate review processes are needed, but the blunt instrument of, essentially, stating that a higher density is a conflict with existing uses (as opposed to suggesting that, in fact, low density is in conflict with the larger, long term goals and objectives of the Plan overall) is little different than not bothering with a plan at all. Yes, step-downs, buffers, landscaping all play a role in making these things work, but the assumption should be in favor of the mixed use, higher density not the other way around.

Another example from the same section: “Traffic. Potential conflicts generated by differences in the amount, timing, and routing of traffic generated by a proposed project and existing uses. Examples might include a child care business in a residential area”. Again, a valid concern, but when is the perspective turned around to recognize development which makes it more difficult to foster active transportation, such as wide, straight roads with no bike lanes or distances beyond the typical 1/3 mile that people will walk to transit are in conflict with the Plan’s objectives? Alternately, how do we give credit to the reduction in traffic that biking, walking, and transit provide when, for example, a child care business is proposed adjacent to mixed transportation options even if it is also in a residential neighborhood?

The vision stated at the outset of the Plan is a “*community that ensures Ames is an inclusive, thriving, and vital community with a diverse economy, environmentally sustainable practices, and a high quality of living that meets the needs of both current and future residents*”. You will not achieve that vision by relying upon perspectives that assume low-density, auto centric development as the standard against which all else must compete. The presumptive outlook must be turned around to strongly support that higher-density, mixed-use, multi-modal is the direction of the future toward a “*vital community*” and that patterns which run contrary to that are the ones in conflict.

If the Plan was actually driven from that assumption (that higher density is the normative form for future development), one would expect to see more land identified as Mixed Use in its various forms and descriptions. As but one example, one should think that the North Grand Mall area would be considered an Infill or Redirect and/or evolution into RN-MU or RN-4 since it already has an over-abundance of parking, existing connections to transit and bike lanes and other commercial and varied residential density surrounding it. This would seem a likely block also due to the continually changing viability of brick and mortar retail. Other examples like this are not that difficult to find, even in Ames. But to even identify these possibilities, much less support shifting development patterns in that direction, requires actual commitment to the vision of the Plan which, simply stated, is not the impression one gets once you read beyond the stated vision.

From: webnotification@cityofames.org <webnotification@cityofames.org>

Sent: Monday, September 27, 2021 5:03 PM

To: WebMaster <webmaster@cityofames.org>

Subject: Feedback for City of Ames, IA

[External Email]

You have received this feedback from **Erv Klaas** <eklaas@iastate.edu> for the following page:

<https://www.cityofames.org/government/departments-divisions-i-z/planning/comprehensive-plan>

Whom ever developed this plan did an inadequate job of identifying critical environmental areas. The most glaring example of this was in allowing for housing development on the property adjoining Ada Hayden Heritage Park formerly known as Rose Prairie. When it up for sale late in 2020, the Friends of Ada Hayden Heritage Park proposed several alternatives to protect this property. Our proposal was turned down with very little explanation except that housing the owner was working on a housing development plan. So, why did the city delay actively working to make our proposal active. This was a huge mistake for the future of the Park. I do not have the time to evaluate all the other land areas in the plan but the Skunk River Greenbelt is very important. Also consideration should have been given to limiting growth. I would welcome a no growth policy. We have reached out limit with respect to land area, drinking water, and the use of fossil fuels.

Ames Bicycle Coalition-

ABC Comments on Ames Comprehensive Plan 2040

The Vision stated at the outset of the Plan is laudable:

“An evolving city that will not only grow outwardly, but also invest in existing areas and support change within the community that ensures Ames is an inclusive, thriving, and vital community with a diverse economy, environmentally sustainable practices, and a high quality of living that meets the needs of both current and future residents.”

Unfortunately, based on the contents of the Plan, it appears highly unlikely that this Vision will be achieved. As one of the only advocates for active transportation in Ames, the Ames Bicycle Coalition finds the 2040 Plan decidedly disappointing.

Throughout the Plan is evidenced that the standard assumptions about growth and development will continue to hold sway in Ames for at least the next 20 years. The primary assumption in this plan appears to be that growth will primarily be accommodated through development on the edge(s) of Ames and specifically in the land use form identified as “Residential Expansion (RN-3)” which is defined as “largely single family at low and medium densities”. That is basically the type of development that has given us a community that is already behind the times in terms of fostering the efficiencies needed to minimize costs as well as to support transit, bicycling, walking and other forms of transportation. Alternative transportation requires change from the status quo and could actually move us toward a future that does achieve the stated vision of this Plan – one that is diverse, environmentally sustainable, and offers a high quality of life.

ABC does not question whether good and serious thought has been given to the proposals in this Plan. However, we do question the commitment of the Plan (and the City) to actually make the changes necessary to move toward the stated Vision. When the Guiding Principles use the blanket statement already in the second Principle that “Ames will accommodate much of its projected population growth in areas contiguous to the existing built-up city” it does not evoke much confidence in a willingness to anything other than status quo patterns.

This very principle, in turn, essentially guarantees that Ames will not be fostering any significant increase in the efficiencies needed for other modes of travel than single use automobile.

Sections pertaining to the Review Process further support the impression that the Plan relies very heavily on the assumption of status quo. To cite just one example from this section: “Traffic. Potential conflicts generated by differences in the amount, timing, and routing of traffic generated by a proposed project and existing uses. Examples might include a child care business in a residential area”. Obviously, a valid concern, but it clearly indicates the status quo assumptions of the Plan. Rather than relying on the perspective here that the traffic caused by a child care business is necessarily to be avoided, the Plan should be exploring how to foster development that facilitates child care businesses in residential neighborhoods – since that is precisely where they logically should be – by developing with residential patterns and densities that encourage transit, biking, walking, and other micro-mobility. A child care business that

doesn't require auto traffic increases and allows parents to not have to make extra trips beyond their neighborhood to child care is the type of development that fosters the vision of the Plan.

As long as the Plan relies upon perspectives that assume low-density, auto centric development as the standard against which all else must compete, it will not achieve the stated vision. The presumptive outlook must be turned around to support patterns of higher-density, mixed-use, and multi-modal. That is the direction of the future toward a "*vital community*" and patterns which run contrary to that are the ones in conflict.

Readjusting the Plan with to truly support the goals of sustainability, diversity, and efficiency does not require major changes in what the Plan contains, but it does require real commitment to the vision the Plan claims to support – we hope the City is ready to demonstrate that commitment.

Sincerely,

Ames Bicycle Coalition

Steve Libbey,
Carol Williams

From: grantridge@aol.com
To: [Sahlstrom, Eloise](#)
Subject: Question and Comment about Draft Ames Plan 2040
Date: Wednesday, September 29, 2021 11:27:39 AM

[External Email]

Hi Eloise Sahlstrom,

Thank you for sending a reminder earlier this month that the comment period for the Draft Ames Plan 2040 lasts through September. I have attended several public meetings about the plan over the past few years and have made previous comments.

The Plan seems to me to reflect serious efforts to consider the importance of protecting natural resources and also consider environmental impacts. Those issues are especially important to me, so I appreciate those efforts. I have one question about the Plan and one comment.

My question is in regard to the map on page 78 called "Urban Fringe: Annexation and Fringe Area." I need to look at that map more carefully because it's hard for me to read.

My question is whether, if I see any corrections to that map that seem to be needed, I need to submit that correction information by the end of the day on September 30th. Is that map considered permanent, or is that map considered somewhat fluid because, I presume, new development may take place in a few places in the fringe area in future years? If I see any land that is labeled as "Story County Urban Reserve" but should be labeled as "Natural Areas," does that information need to reach you by tomorrow afternoon?

My comment is in regard to the proposed East Expansion Area as shown on Page 36. I think I've seen a couple of small-map versions of how that area might be developed, but neither version showed the existence of a significant 36-acre high-quality wetland and prairie area that should be protected, rather than developed into a residential area as shown on the current small map. The property ID number of the wetland/prairie is 06-29-200-410.

The small East Expansion Area map shows a proposed green corridor of open space, but that corridor does not include the wetland/prairie. I tried to determine whether the Urban Fringe map on page 78 shows the wetland/prairie as a natural area. But in spite of much squinting and attempts to use my limited computer skills:-), I was unable to tell.

As noted in the Plan, it is very important to protect existing natural areas as well as create new parks and open spaces. I think all maps of the East Expansion Area and the Urban Fringe Area should show the wetland/prairie, and it should be considered an area to protect.

Thank you very much for your work on the Plan. Best wishes --

Cindy

Cindy Hildebrand
grantridge@aol.com
57439 250th St.
Ames, IA 50010

"I hear the heart-stirring whistle of an upland plover; time was when his forebears followed the buffalo as they trudged shoulder-deep through an illimitable garden of forgotten blooms." (Aldo Leopold)

From: grantridge@aol.com
To: [Sahlstrom, Eloise](#)
Subject: Re: Question and Comment about Draft Ames Plan 2040
Date: Wednesday, September 29, 2021 5:11:01 PM
Attachments: [image001.png](#)

[External Email]

Eloise, thank you very much! I'm glad you can read the map better than I could.

I contacted the owner of that 36-acre parcel today (Mike Meetz), and was told that the entire parcel is now protected by a permanent conservation easement. That means future development of that parcel is legally prohibited.

I can't remember if the Plan has a designation for land protected from development by permanent conservation easements. Perhaps if nothing else, such parcels, when known, could/should be designated on Plan maps as natural areas(?) Thanks again!

Cindy

Cindy Hildebrand
grantridge@aol.com
57439 250th St.
Ames, IA 50010
515-232-3807

"I hear the heart-stirring whistle of an upland plover; time was when his forebears followed the buffalo as they trudged shoulder-deep through an illimitable garden of forgotten blooms." (Aldo Leopold)

In a message dated 9/29/2021 1:31:42 PM Central Standard Time, eloise.sahlstrom@cityofames.org writes:

Cindy, I looked at the map and the area marked by the blue arrow is the same area- at least the wetlands portion, that you are mentioning. See attachments.

Kind regards,

Eloise Sahlstrom

Planner

Planning & Housing



From: KATHERINE A SVEC
To: [Sahlstrom, Eloise](#)
Subject: Re: Feedback Sought on Draft Ames Plan 2040
Date: Wednesday, September 29, 2021 8:49:03 PM
Attachments: [image001.png](#)
[image004.png](#)

[External Email]

Eloise,

I attended the drop-in session at the Library on Monday and enjoyed seeing the maps and talking to staff.

I think The Plan has been well-thought out and includes things of importance to me personally and to the community. It has been a huge effort - but a successful one and I want to offer my Bravos to all who took part.

I wanted to mention one thing. I noticed the gap in the bike path on Grand from Murray Drive to Lincoln Way and asked about it. There is apparently no plan at this time. I was actually very glad to hear that!

We live at 6th and Grand and over time, have lost a lot of property to public transportation and would not like to lose any more. That stretch of Grand Ave just doesn't have much space to offer, and if a plan does develop, I hope that it will be very minimal and would not encroach on residents' lawns and landscaping. We have plantings that provide privacy from a busy street as well as important shade for our house. To strip those away would be a great loss that would affect the value of our property.

Thanks for letting me comment.

Kathy Svec, 603 Grand Ave.

From: Sahlstrom, Eloise <eloise.sahlstrom@cityofames.org>
Sent: Tuesday, September 7, 2021 2:49 PM
To: Sahlstrom, Eloise <eloise.sahlstrom@cityofames.org>
Cc: Diekmann, Kelly <kelly.diekmann@cityofames.org>
Subject: Feedback Sought on Draft Ames Plan 2040

Good afternoon.

As you may recall, you provided your email contact, as an interested party in the preparation of the City's 20-year comprehensive plan, known as "Ames Plan 2040." We are contacting you to let you know that the draft plan is now complete!

Just as the preparation of the Ames Plan 2040 began with public workshops and community surveys

From: [Sahlstrom, Eloise](mailto:Sahlstrom.Eloise)
To: [Sahlstrom, Eloise](mailto:Sahlstrom.Eloise)
Subject: FW: Feedback for City of Ames, IA
Date: Thursday, September 30, 2021 12:06:58 PM

From: webnotification@cityofames.org <webnotification@cityofames.org>
Sent: Wednesday, September 29, 2021 9:10 PM
To: WebMaster <webmaster@cityofames.org>
Subject: Feedback for City of Ames, IA

[External Email]

You have received this feedback from **Erv Klaas** <eklaas@iastate.edu> for the following page:

<https://www.cityofames.org/government/departments-divisions-i-z/planning/comprehensive-plan>

I have read the 2040 plan several times. As I expected, this is "business as usual." Grow, grow, grow. Have any of you who constructed this plan read "The Limits to Growth" by Donella Meadows, et al.? Published in 1972, a team of MIT scientists completed a study of the future if present growth continues. Their inescapable conclusions are beyond anyone's grimmest fears. Despite making headlines the world over, policymakers continue to advocate for GROWTH. The Ames 2040 plan is a perfect example. The plan ignores the following: Ames was built on a swamp and we have exceeded the available land needed for growth without taking valuable productive land that is needed to grow food. Our soils are some of the richest in the world. We have nearly exceeded our drinking water aquifers. Millions of gallons of water are now being diverted to produce ethanol to burn in cars. Millions of bushels of corn are being grown for the same purpose. We have exceeded our capacity to treat human waste and safely dispose of it in our rivers. We have exceeded our capacity to dispose of solid waste, especially plastics. We tear down old buildings and build new ones at a terrific cost of adding more carbon dioxide into the atmosphere. The atmosphere is fast losing its ability to absorb this pollutant. Where are the jobs to employ these new people. Climate change is going to cause a huge migration of people into the Midwest; we should be discouraging people from moving here, but the message from our Chamber of Commerce is to entice more people. We need a major paradigm shift to a "no-growth" mentality. The collapse will not come gradually, but with awesome suddenness with no way of stopping it. The 2040 Comprehensive Plan is a blueprint for disaster. Scrap it and start over.

From: Tam Lorenz
To: Sahlstrom, Eloise
Subject: Comments: Ames Plan 2040
Date: Thursday, September 30, 2021 1:11:21 PM

[External Email]

Dear Eloise,

Thank you for taking the time to explain various terms and concepts used in the Plan, when I visited the open house at the Library on Monday, 9/27.

As I mentioned when we spoke, I think I've attended most 2040 input events and listened to most discussions of the Plan during City Council meetings. Even so, trying to make coherent comments or ask questions about such a massive document is daunting. I admit, there were sections I only skimmed. Despite some of my more critical remarks below, I do realize and appreciate all of the time City Staff, the Council and consultants have put into the Plan and the goal of directing and humanizing growth policy.

Page 33: The term "scale" is defined by using the undefined term "step-down". I did not know what it meant until you drew an illustration. Although it may be a term of art, well-known to planners, I'm not sure its meaning is clear to the general public from whom you are soliciting comments. Maybe a diagram/graphic or definition of step-down would help understanding.

Page 53: Land Use: Categories: RN-1: Development Guidelines section: bullet 3: ADU

> I know the idea of accessory dwelling units (ADU) in traditional neighborhoods seems to have taken hold of the planning imagination in Ames. I think this concept is just one more way to crowd more people into already compact neighborhoods. Ames went through such a painful process to try to limit rental density in campus overlay neighborhoods, only to be thwarted by the state legislature. Building ADUs within traditional neighborhoods seems to be at odds with the goal Ames was trying to accomplish with the failed rental density control regulation. I really don't see a significant difference between cramming more people into one house on a property versus increasing the population density on the same property via an ADU. The result is the same: more resident and automobile activity in a limited neighborhood space. I hope the City can relinquish the ADU concept as a housing solution and realize the concept can simply make existing neighborhood life more congested and loud.

Page 118: Housing Choice and Attainability: ADU

Please assume I have the same objection to ADUs as stated in H1-3 and implied in H2-1 and the Lincoln Way Corridor Plan for the Oak to Riverside neighborhood.

Page 53: Land Use: Categories: RN-1: Development Guidelines section: bullet 5: office and commercial uses

Please delete this concept! While the stated goal is to preserve residential scale, it does not address heavier traffic patterns within a compact neighborhood. The placement of such business is projected to be along "avenues, mixed use avenues and thoroughfares". These roadways through or adjacent to neighborhoods are busy by design and practice. Adding businesses along an avenue, for example within an RN-1 neighborhood, will push traffic through the neighborhood on side streets, because driver egress through less busy side streets will be "faster" than exiting onto a busy avenue. My RN-1 neighborhood is already adjacent to the currently, relatively quiet Redirection land use category (p. 64) that the Plan's Characteristics section describes as "opportunities for major redevelopment" and recognizes the area is "currently low intensity of use areas". Therefore, the Plan allows increased commercial use (p. 53) on Lincoln Way and in the Redirection (p. 64) area immediately east of N. Oak. Along with the proposed aquatic center at Lway and N. Oak, the Plan could easily facilitate a huge jump in traffic volume on Lincoln Way and through my neighborhood.

Page 66: Land Use: Categories: Near Campus Overlay:

Goals bullet number 3:

“Developing clear edges and transitional standards to moderate near off campus-related densities to protect adjacent traditional neighborhoods.”

Please re-write as follows:

Developing clear edges and transitional standards to moderate near off campus-related DENSITY OF DWELLING UNITS to protect NEIGHBORHOODS WITHIN THE OVERLAY. If the “neighborhoods within the overlay” language is not acceptable, please remove the word “adjacent” from the current phrase, “ to protect adjacent traditional neighborhoods”. The land use category being discussed IS the near campus overlay. I think bullet 3 is attempting to communicate the goal of standards that moderate near off campus-related dwelling unit densities to protect the overlay neighborhoods themselves. The word adjacent communicates the protection is focused not on the overlay neighborhoods, but on neighborhoods that are “adjacent” to the overlay neighborhoods. Note: Some of the neighborhoods covered by the overlay are not strictly “adjacent” to campus.

Page 119: Policy Framework: H4-3:

The text on the page ends with the word “to”. Do you mean “too” or is is the last part of that sentence missing?

Page 121: Mislabeled drawing? The category addressed is the Near-south downtown subarea, but the adjacent drawing is labeled Near-south campustown subarea.

The plan to greatly increase housing density in my neighborhood (south of the RR tracks) again puts more traffic pressure on the area, especially because the City also plans to build the aquatic center across the street from the southern border of the area illustrated. Also, I find it amazing (and not in a good way) that a “rail side park” is envisioned. It would encourage play immediately next to one of the most dangerous features of Ames and it is not under the control of the City.

Page 126: Conditions: Character of Ames

The colors on the key/legend for the map does not match the corridor colors: the green on the map is not represented in the key.

“[S]treets feature a ... extensive tree canopy”

As I mentioned at the beginning of this long email, reading and commenting is daunting. If I missed the part of the plan that addresses the importance of tree planting, I apologize in advance:

One of the omissions of this plans seems to be the importance of restoring the dwindling tree canopy in Ames. Over the last 50 years, I’ve watched Dutch elm disease and the emerald ash borer, plus the 2020 derecho, devastate the number of mature trees. It seems that only recently has there been a refocusing on the trimming and care of the City’s trees. I am thankful for this effort, but much more needs to be done to regularly PLANT trees on City-owned land. To accomplish this, we need a stated goal and dedicated funding.

Therefore:

1. Please add a tree-planting goal to the 2040 Plan.
2. Add the planting of conifers to landscape requirements for new, large commercial or residential construction. Remember, we live in Iowa and deciduous trees and ornamental grasses do little to screen such constructions during at least half of the year.
3. Recognize the role of trees in improving the air quality of the City and include a similar goal in the City’s Climate Action Plan.

Thank you for reading this long email. Again, I appreciate all of the time the City has put into this Plan.

Tam Lorenz
311 S Maple Ave

Kim & Becky Christiansen comments-

Dear Eloise,

We appreciate the efforts of RDG and the city to develop the new comprehensive 2040 Plan for Ames and to encourage public input throughout the process. It isn't feasible for us to study every detail of the plan so we focused on the area we are most familiar with - our rural Southwest Ames neighborhood.

Reading through fine print, we came upon a specific area of concern. On the Tier map our neighborhood south of Highway 30 in the Southwest is shown as a Tier 2. In the plan's descriptions of the four tiers on page 40, we noted that the Tier 2 criteria specifies that "infrastructure is available with extensions of existing lines under ½ mile". In fact, the chart on page 42 states that the wastewater trunkline would actually need to be extended approximately 1.5 miles to service the Southwest. Therefore, classifying the Southwest area (south of Highway 30) as a Tier 2 was incorrect.

Most of the other Tier 2 criteria listed seem vague, but another states that Tier 2 can be developed in the short run when adjacent to the developed city. It would be a stretch to label the Southwest area (south of Highway 30) as adjacent to the city as it is separated from the city by Highway 30, which obviously creates a natural barrier. On page 41, there is more language suggesting that the Southwest Tier 2 area could be developed during the planning period. We aren't sure what that means, but it appears this would be contrary to the priority vote of the city council, which does not include the area south of Highway 30.

The city planner has told us that this tier issue is irrelevant because the council has voted for specific priority areas that do not include the area south of Highway 30. However, we believe, for the sake of clarity and to avoid confusion in the future, it is important for the planning document to be correct. Referring to the Tier definitions, it is clear that the Southwest area (south of Highway 30) does not qualify as a Tier 2 and would more accurately be defined as a Tier 3 or 4. We respectfully urge you to make this change.

Another area of concern is the inclusion of the former Champlin Farm and its surroundings as a development area in the 2040 Draft Plan map when it should be in the fringe. This area is part of the Worle Creek corridor. We can find no record of this area being included in the earlier working documents. Yet, it somehow made it into the current draft plan with a designation of RN-3, an unfortunate high density expansion area for the beautiful and environmentally sensitive Worle Creek corridor.

Using the definition of "Open Space" as written on page 47 of the plan, the entire Worle Creek corridor that runs from our Southwest neighborhood and east to Meadow Glen fits the "Open Space" description well. Yet, it is not designated as such in the 2040 Draft Plan. The Worle Creek corridor is unique, special and must be preserved. It's one of the few natural ecological areas left in this community. There are mature trees, rolling hills, steep ravines and abundant and rare wildlife. The pristine creek should never be used for storm water runoff. Given the community's important emphasis on green space, we believe Worle Creek is an area that must be protected. We've been told that "Open Space" refers to a floodplain, but that isn't mentioned in the definition. It's a mistake to designate the Worle Creek corridor as anything other than "Open Space" per the city's definition. Please take our concerns under consideration.

Thank you for the opportunity to express our views.

Sincerely,

Kim & Becky Christiansen
2985 South Dakota Ave
Ames, IA. 5001

From: grantridge@aol.com
To: [Sahlstrom, Eloise](#)
Subject: Corrected Final Comment on the Ames Plan 2040 (please use this instead of the version I just sent, thank you)
Date: Thursday, September 30, 2021 5:04:32 PM

[External Email]

To help ensure the accuracy of the Plan maps, I want to point out that a 145-acre parcel in Grant Township in the Ames Plan 2040 Urban Fringe area is mostly a combination of four wetlands, prairie, creeks, and riparian trees and other vegetation. Some of the land is enrolled in USDA conservation programs.

The ID numbers for the land are below. The land is owned by my husband and myself, and we would like to keep it in its current natural condition forever. Thank you for considering this comment.

10-17-400-100

10-17-300-455

10-17-400-300

10-17-300-200

Cindy Hildebrand
grantridge@aol.com
57439 250th St.
Ames, IA 50010
515-232-3807

"I hear the heart-stirring whistle of an upland plover; time was when his forebears followed the buffalo as they trudged shoulder-deep through an illimitable garden of forgotten blooms." (Aldo Leopold)



Publicinput.com Comments

Where's the investment in the future? I feel there's a lot of kick-the-can-down-the-road, "we'll get to it when we get to it" mentality to these plans. There are difficult, expensive projects with limited immediate benefits that need to be done in the name of future investment, but these are being ignored in favor of "pro-growth" commerce driven models with short-term, "safe" outcomes. Future generations will find that these aren't as safe as you would like them to think.

I have lots of comments on individual pieces of the plan that I would like to leave, but the bottom line is, I want my tax dollars spent on things that will stand the test of time; that is, when I am dead, they'll still be here and as useful as the day they were built. Examples from the previous generation are the systems of county roads that Ames is using to channel its sprawl, and the bridges they have. You keep expanding up and down GW Carver, North Grand, South Duff, University Blvd, Dakota, Cameron School Rd, Dayton; taking advantage of that infrastructure and the basic needs they provide (like bridges over Ioway and Skunk and some rail lines.) What I want to know is, where are our contributions to the NEXT generation? What are we leaving that they can build on?

Examples: Why isn't Bloomington Road being lengthened to I-35 and Dakota, with the bridges across the waterways? That was in the plan a while ago, where'd it go? What about that plan to extend University north to 13th? Gone like the wind.

I want you to invest in future infrastructure at the same rate as you are taking out by utilizing that existing infrastructure.

27 days ago

Reply 5 Agree



Hector Arbuckle I know that Council and staff have been working on this plan for quite a while. However, I am sad to say that this plan is fundamentally flawed. It is flawed because still embraces the radical urban-planning ideas of the 1920s and 1950s: auto-centric hierarchical transportation networks and separation of uses and densities, at great expense to the long-term health, well-being, and fiscal integrity of the community.

To build a vibrant and financially sustainable community for the future, we should be creating a non-hierarchical transportation network of streets (<15 mph), as well as removing the vast majority of zoning restrictions. We are throttling sustainable growth and development throughout our city by our extremely strict zoning restrictions, which make high-demand walkable communities illegal to build without special permission. Because we have kept the built-up portion of the city in such a tight grip, we are forced to develop on the outskirts, which means expensive infrastructure expansion - as well as increased carbon emissions and loss of agricultural land.

The City has the opportunity to reimagine what Ames can be, to embrace traditional development as it is practiced almost everywhere else in the world. We should take this opportunity to make Ames a walkable, sustainable, fiscally sound community that will thrive for generations.

Note: Re-uploaded because of a pretty major typo.

8 days ago

Reply 4 Agree



Emily I would like the city to increase healthy, affordable and safe rental housing within the city, especially those that are marketed towards university students and to begin using a property maintenance code rather than a home grown ordinance (and make amendments where needed). I understand that it is listed as a goal/objective but it is very much needed sooner. More stringent enforcement is needed on rentals. Training sessions should be mandatory for landlords + leasing agents so that they understand what is legal to place in a leasing document/rental agreement.

Additionally, the transportation and climate action provisions should have more equitable approaches to minimize impact to underrepresented/underserved communities. Last, the city needs traffic calming measures, especially on Duff and Lincoln and to expand pedestrian use/alternative modes of transportation. Campustown is a great example of a space that would benefit from street closures to allow for pedestrian-only access. We also need safe crossing areas, especially near bus stops. Mortensen Road is desperately needing this due to those that are speeding on the road.

9 days ago

Reply 4 Agree



Hector Arbuckle I agree, we need traffic calming measures, especially on Lincoln Way between Campus and Campustown. Drunk college students and 30+ mph traffic is a recipe for a random but predictable tragedy. I also agree that street closures could be wonderful for Campustown, especially during the night when it is extremely crowded with people whose senses of judgement are impaired.

9 days ago

2 Agree



Chris Seymour Stop with the residential expansions in the SE without first putting relief paths off Duff. Cramming thousands of drivers onto single paths isn't fixed by adding more stop lights. I can see I won't make it here till 2040.

28 days ago

↩ Reply 4 Agree



Heritage and historic preservation still receive too little attention in the present draft. As others have pointed out, a potentially historic house on the corner of Hayward and Hunt (a mid-century Lustron-type house, and a unique variant at that) is targeted for redevelopment as part a "redirection area." A simple inquiry to the City of Ames Historic Preservation Commission would have raised this as possible red flag. In general, National Register of Historic Places-listed and -eligible properties and districts, as well as their local equivalents, should have been called out in the "Community Character" section of the plan and in the maps. Even a passing mention of federal and state tax subsidies to encourage historic rehab work would also have been appropriate. These incentivize the reuse--the recycling--of Ames's older, greener, more walkable, sustainable neighborhoods.

8 days ago

↩ Reply 3 Agree



Maureen Ogle You refuse to manage car traffic now, making area north of the university a speedway. You refuse even to install stop signs so that pedestrians can safely cross streets. If you refuse to manage traffic now, then why bother with this plan? Seriously. You won't install basic safety measures, yet you're heading off on a plan that assume many more people. I don't get it.

9 days ago

↩ Reply 3 Agree



Hector Arbuckle For the financial, ecological, and social well-being of the city, we need to re-embrace diversified, walkable neighborhoods. Walkable neighborhoods are in demand now, but Ames zoning forbids them throughout much of the city. The City should no longer create exclusively low-density residential districts. Instead, new neighborhoods in recently annexed areas should allow a diversity of land-uses - but *not* assign specific areas to each kind of land-use. Furthermore, restrictive minimum parking requirements, minimum lot sizes, and minimum frontages should not be applied to these new areas.

3 days ago

↩ Reply 2 Agree



Jody Chittick I want to know what the "Traffic Calming Project" on Hyde Ave that money is allocated to. I have lived on Hyde for 15 years. The traffic and speeding is out of control.

8 days ago

↩ Reply 1 Agree



I want to ask about the foundations of "de-carbonizing" or whatever it is called. 1. Driving on I-90 through Montana just last month, we observed mile-long train after mile-long train after mile-long train loaded with coal and heading west. There cannot be that many coal-burning power plants on the West Coast, meaning that coal is likely headed for export. If that much coal is being exported, what is the point of Ames' plan to de-carbonize? Ames might as well be spitting in the wind because there are no partitions in the atmosphere. 2. What happens if atmospheric carbon dioxide is reduced to zero ppm? (Answer: planet Earth becomes a barren, dry, cold, and lifeless rock. CO2 is not a pollutant. 3. What happens inside a greenhouse when additional CO2 is injected, not too much but some? Perhaps plant growth becomes luxuriant? 4. Finally, if scientists are PAID to proclaim that water is not wet, would that still be science? (In other words, scientists are human and can be corrupted just like anybody else.) I'd really like to see some honest and truthful answers to these questions before Ames jumps off a cliff onto the rocks below.

24 days ago

↩ Reply 1 Agree



I predict the climate action plan will determine that the September 2021 draft of Plan 2040 would not help reduce the carbon footprint of Ames enough. Put the Plan 2040 process on hold until the Ames climate action plan is finalized.

2 days ago

↩ Reply Agree



The integration of the climate action plan was mentioned several times in the Ames 2040 plan. This is encouraging to see, and I would strongly urge the city to be open to adapting the 2040 plan as necessary related to the climate action plan and a need for quick, bold action on climate that will make Ames a leader in climate action and climate justice.

3 days ago

↩ Reply Agree

Anonymous comments-

Ames 2040 Vision: No More Islands

I have lived at my current address in Ames for 14 years, and **I live on an island.**

This is not the sort of island that involves water. **This is an island of a neighborhood cut off from the rest of Ames by a busy road and government disregardance of the "extras" a community needs to go along with the busy road.**

My neighborhood is the **Creekside Trailer Court**. We are located on the south side of South 16th Street between the Old Orchard Trailer Park and Copper Beech Apartments. **We have no sidewalk on our side of South 16th Street to lead us out of our community as pedestrians.**

When my children were young, this was an inconvenience, but I didn't want to complain for just our sake. To travel beyond the limiting 1-mile loop of our neighborhood meant crossing the uneven grass bump-bump-bumping along with a double stroller, or pushing a regular stroller while managing a kid on training wheels, or herding both kids across a busy road.

Several years ago, I was giddy because our city felt that South 16th needed to be widened to four lanes. Surely a four-lane road is busy enough to merit sidewalks on both sides of the street! But our city planners could not think that far ahead. No sidewalk was built, and no safe way to cross a four-lane road was created.

The area has seen a lot of development since then. Three major apartment complexes: Laverne, Copper Beech, and The Grove apartments have been built. Extra buses travel along the length of South 16th. With this major increase in population, followed by increased traffic, surely our city would run sidewalks along both sides of South 16th because...well, because there are a lot of people here, and we have a busy four-lane road that cannot be easily crossed. Again, I was disappointed. The college students shluck through the snow in the winter and the shmuckne (mud) in wet weather. Nothing has changed.

At this time, the city of Ames built the very nice little Greenbriar Park. It is not easily accessible from our island. We have a road that is busy enough to be a four-lane road, but no lights to cross it safely. If one is young and spry, this is not a problem. If one is old, disabled, or a mom with small children, this becomes a dangerous game of chicken while crossing to the park.

Our nearest Elementary School is Mitchell. Our town has a group that likes to boast that every kid can ride their bike to school! I can only roll my eyes, because this doesn't safely apply to kids in my neighborhood. My kid would have to cross a busy four-lane road during morning rush hour; then repeat the process again during afterschool traffic. We live on an island.

Our family lives a mile from Reiman Gardens. We are members, and for years, our family has enjoyed the fabulous classes and displays offered there. To ride our bikes to Reiman, we must cross a four-lane road, travel one block west, cross the same four-lane road again (because the

sidewalk on the north side of South 16th ends), and continue on our way. On our original trip returning from Reiman in this way, we opted to not cross the four-lane road for the last block to our neighborhood. After all: it's only a block! We rode our bikes in the four-lane road. A car swerved right before my 7yo daughter's bike to turn. IMO, a four-lane road is not a good place for seven-year-olds to ride their bikes. But...no sidewalk = no good choices. You may disagree with my opinion.

Twice, I have spoken to our City Council representatives about this situation. With both groups, the response is: "There is no sidewalk on the south side of busy South 16th!?! You DO need a sidewalk there!" I wrongly thought that because the people in charge agreed that we needed a sidewalk...we would get a sidewalk. I didn't understand how our City Council works, in that I would need to whine and complain and beg and harass subsequent meetings of our City Council until they relented for this safety measure which would increase green travel for the citizens of the South 16th neighborhoods (Old Orchard, Creekside, Copper Beech, Pheasant Run). My health does not allow for this sort of sustained effort.

And I can understand why both groups of former City Council members never followed through: None of them live here; none of them visit here; none of them know anyone who lives here. They're not heartless, cruel, or evil. They just don't have a reason to specifically care about us.

Even when I was younger, I was famous for major falls that would leave bruises the size of dinner plates on my body. Now I am 51. I imagine growing old in this quiet neighborhood of Creekside. Eventually, it will be time to hang up my car keys to walk or take the bus two doors down from my house. Will I be able to reach the bus stop without incident with no sidewalk? This is an issue for everyone who is not young and spry: the elderly, the disabled with wheelchairs and walkers, young moms with strollers. We're all caught on the island with no way off.

Ames Plan 2040 is an opportunity for Ames to envision the type of community we want to create.

I propose that we have NO MORE ISLANDS.

If a neighborhood is situated near a road that is busy enough to be a four lane road:

1) Mandate that pedestrian sidewalks/bikepaths are present along the four-lane road on AT LEAST the side of the community.

2) These travel paths must reach somewhere meaningful. For example, a stretch of sidewalk in front of a development is a waste of resources if the sidewalk does not extend far enough to reach another sidewalk or bikepath outside of the neighborhood. The goal is to keep pedestrians and bicycles out of four-lane roads. Don't be idiots, and don't allow loopholes for these mult-million-dollar companies to skimp on the safety of Ames citizens.

3)Mandate pedestrian lights to safely cross the road. There is a pedestrian light in front of Stadium Suites Apartments and another to cross Duff Avenue near the hospital. For the number of developments along South 16th, the population density, and the length of the road, we should have one located for easy/safe crossing near each bus stop pair. This would give us three for the current island communities.

4) Seek out other islands in Ames, and reach them. This is a quality of life issue, and this is a safety issue. I know of at least one other island besides the South 16th islands where I have seen people walking at sunset in the busy road for a lack of sidewalks. It may not be a four-lane road, but it IS in the city limits, and the road speed is 45mph. Again: do you want people walking in the road next to 45mph cars? No sidewalks = no good options.

Thank you for your consideration of this situation.

In all honesty, based on my former experience with the Ames City government, I don't have any hope at all that anything will change or that I will hear anything but lip service from City Hall. As I said before: the people making the decisions don't live here, don't know anyone who lives here, don't visit anyone in our neighborhood, and have no reason to care about us. The best predictor of future behavior is past behavior, and the Ames City government doesn't have a good track record of caring about us even when it is brought to their attention.

I'm not even going to sign my name because I feel so hopeless that anything will actually change.

Christine Hausner To Council:

This letter is concerning the 2040 plan with regards to SW Ames and specifically the Champlin Farm. I'm sure you are well aware of who I am by this point that I won't reintroduce myself. This will be thorough because it needs to be. I am speaking on behalf of my family, my parents, and neighbors.

I am a bit confused, as at the last city council meeting I attended last year, the council voted to NOT have south of Highway 30 as part of the growth prospectus and now I see it is back on with tier 1 and/or tier 2 classification. The definition of those tiers, unless I am mistaken, is that utilities have to be within 1/2- mile of the proposed area. The utilities are actually 1.5 miles away so I'm not sure how that makes sense. Another issue I see is the change in designation of the Champlin Farm (which is no longer on the market) from rural residential/ag to an RN-3 which is medium to high-density housing but it isn't a tier anything and not even in the growth prospectus so I am questioning why that would be as well. Cory with RDG said himself that, during their consulting, they found that SW Ames was unique in that it was a rural community, his exact words being "rural community." They advised staying out of this area I would assume mostly due to the close proximity to ISU property...yet here we still are. The last I knew, SW Ames wasn't a tier anything and was not in the growth plan...yet here we still are. Kelly himself said that looking south of Worle/Worrell Creek would not be beneficial...yet here we still are. So, I am once again going to go over the reasons why all of us in this area are fighting this.

I would like to direct you once again to the ecological/archaeological study commissioned by the city that was done in 2005. You may find that here.

<https://www.cityofames.org/government/departments-divisions-i-z/public-works/engineering/worle-creek>

I have taken some statements from that study that highlight the general summary of these findings.

In the fauna report by Dr. Keith Summerville from Drake he states in his summary he recommends:

"Because of time constraints associated with this work , additional data on faunal species likely to occur within Worle Creek area"

" the entire Worle Creek area functions as a *moderate to high quality greenbelt.*" "to pursue additional and more intensive field surveys of the area of the area for both bull and smooth green snakes both which are of special concern in Iowa, to conduct a more temporally extensive butterfly survey that fly in spring and mid to late summer and pursue sewer engineering options that significantly reduce fragmentation of existing woodland habitat in the Worle Creek area."

In the Floristic Quality Assessment by Cathy Mabry McMullin and Don Farr both of Iowa State

"The Norris study conducted in 1994 used the rapid assessment method which was highly sensitive to the presence of exotic shrub species of brush honeysuckle and multiflora rose. his study did NOT include tree size (a factor recommended for subsequent studies). The Norris method was not designed to include herbaceous vegetation. Our inclusive study of the understory species revealed a surprising floristic richness, reflected in higher quality ratings than those based only of woody species."

"Spring inventory was conducted April 28 to May 12 and summer inventory conducted June 2 to July 7, 2004."

"Because our inventory ended on July 7, roughly halfway through the growing season, and carried out relatively quickly by two researchers, the number of species in each parcel and for the corridor as a whole should be considered a minimum. Therefore, because the FQI (Floristic Quality Index) is in part determined by native species diversity, additional botanical work would undoubtedly result in a higher parcel and overall FQIs."

State Archaeologist Cynthia L. Peterson

Given that the potential for surficial and subsurface archaeological sites exists, Phase I archaeological investigation is recommended with 55-ha (54.6 percent) of the 100.7 ha project area to locate potential archaeological sites prior to any planned ground disturbing activities."

The following are rare and infrequent plant species that were inventoried for the Journal of Iowa Academy of Science in 2001. I have attached a copy of this study.

22	Worle Creek (West)	T83N R24W sec 17 se1/4; 41°59'50"N, 93°39'50"W	Wrp; Ops	Agastache scrophulariifolia, Carex aggregata, C. eburnea, C. leavenworthii, C. lupulina, Crataegus calpodendron, C. succulenta, Fragaria vesca var. americana
23	Worle Creek (East)	T83N R24W sec 16 w1/2; 42°00'00"N, 93°39'20"W	Tdf, mf, wf, wd, es; Pdr	Actaea rubra, Arisaema dracontium, Brachyleterium erectum, Coreopsis tripteris, Dichanthelium latifolium, Oryzopsis racemosa, Ribes cynosbati, Rubus idaeus var. strigosus

Appendix C. Continued.

No.	Site Name	Location	Habitat Types	Rare and Infrequent Plant Species
24	Zumwalt Station City Park	T83N R24W sec 16; 41°59'40"N, 93°40'00"W	Tdf, mf, wd; Ops	Carex hirtifolia, Fragaria vesca var. americana, Hypericum prolificum, Monotropa uniflora, Ribes cynosbati

In my efforts with conservation regarding the Champlin Farm and Worle Creek corridor, I reached out to many people and organizations. The USDA commissioners had this to say via email...

My recommendation would be to recommend that she works with Story County Conservation and Iowa Natural Heritage Foundation. Because of studies proving the presence of rare species on the land, I think Christine has a case to work with those two organizations to purchase the land from the current owner and pursue permanent protection in the hands of Story County Conservation.

She should also get in contact with the DNR. Several of the amphibian, reptile, and bird species observed in the 2005 report have since been listed as Species of Greatest Conservation Concern under the updated Iowa Wildlife Action Plan. The wildlife and forestry divisions would probably be the most helpful.

I reached out to our local chapter of The Audubon Society, Big Bluestem Audubon. This was their response...

The board members all agreed that BBAS is willing to send an official letter of opposition to the City of Ames, based upon likely destruction of bird and other wildlife habitat, native plant life, and the natural stream, all occurring if the City's proposed project is to proceed.

Unfortunately, this was right when the pandemic was getting bad so I don't know if that actually happened. I reached out to my contact again but haven't heard back but I haven't been given much time to prepare before public comment is closed.

I reached out to several of the professors that were involved in the study to see what their thoughts were. These are some responses...

It has been a long time, probably the 1990's, since I walked Worle Creek. In my view Worle Creek is valuable given its rich cultural/archaeological history and the rare plant and animal records that Jimmie summarizes.

Ultimately, it comes down to quality of life for Ames citizens: do they value these increasingly scarce semi-natural areas as a place to retreat from busy professional and personal lives? Or are people so busy with what is going on in their work cubicles and on their computer screens that they have lost touch with such areas?

As someone who over the past 30 years has spent hundreds of hours exploring these scraps of semi-natural areas within the Ames city limits, I sincerely hope that the decision makers find reason not to proceed.

Bill (Dr. William Norris)

My only involvement with the area was as Chair of the ISU Outdoor Teaching Labs Committee, I insisted that the City (in preparing their future development plans in the 2-mile area surrounding the then-existing city limits) install a lift station rather than use a gravity fed system for their sanitary sewer. The latter system would have simply destroyed the creek and the woods along it as the sewer was installed. This was in the section through Curtiss Farm, which we had an interest in (both the constructed prairies and the woods along the stream). They dislike lift stations because they are expensive and require more maintenance. Cathy Brown agreed and, as I recall, the City put that in their speculative plans at the time. I have not seen what they intend to do now with the latest 2040 plan. I would think the University would still have interest in the area. Bill's reference to Cathy's report and his thesis are appropriate and good.

James Pease, Ph.D.

*Emeritus Assoc. Professor, Natural Resource Ecology and Management, ISU
Environmental, Interpretive, and Wildlife Consulting*

I am also including again a copy of the email that Lara Noldner, Bioarchaeology Director of the State Archaeologists, that she emailed to council on 04/22/2019...

Dear Ames City Council Members,

I understand that Christine Hausner has been in contact with you regarding her concerns for sensitive areas, including one recorded prehistoric burial site, on her family's property that could possibly be proposed for annexation in your Comprehensive Plan. Per the Iowa Code (Ch263B.7-9) the University of Iowa Office of the State Archaeologist is responsible for the protection of ancient human remains and burial sites (defined as over 150 years old) in the state, so we often consult on projects like this to assist planners and developers in the avoidance of unwanted impacts to known burial sites and areas where undocumented burial sites are possible. I made some calls to City Council members today to get more details on

the project you all are working on and spoke with Bronwyn. She let me know that your discussion at the City Council's meeting tomorrow will involve your Comprehensive Plan which you are developing in part to determine areas for future annexations around Ames.

*Given Christine's concerns I have attached a report that our office produced in 2004 after archaeological survey for the Worle Creek Sanitary Sewer Extension. Please note that this report, especially **archaeological site locations, are confidential and not for public disclosure**. You will see that documented on Linn Lloyd's property (Sections 17-18 T83N-R24W) are archaeological sites 13SR82 and 13SR73, as well as areas with high to moderate potential for additional cultural deposits (Figure 6 on pg 13) in the area surveyed. 13SR82 is a known prehistoric burial site, which per the Iowa Code (sections 523I.316.6 and 716.5) is protected from intentional disturbance, and was indicated for avoidance; basically, no ground disturbing activity can occur there. The report also recommends additional archaeological testing for future development in areas of high to moderate site potential prior to any further development.*

We are happy to consult further on your planning project and please feel free to contact me with any questions or concerns you might have. I will also mention that our office maintains the database of all known archaeological sites in Iowa and can provide site searches for any City projects that would help identify similar culturally sensitive areas as needed.

*Lara K. Noldner, PhD
Bioarchaeology Director
Office of the State Archaeologist
University of Iowa*

Since it is hard for you to see exactly what it would be that you are destroying by urban development by looking at it from the road, over a year ago, I strapped a GoPro to my forehead and went on a hike so I could show you exactly what we are talking about. One video is taken right from where the sewer line ends. It would have to be taken another 1/2-mile up to the Munson property in order to service the entire Champlin Farm area. In this video, I walked for about an hour and I only made it halfway so the video is only showing half of the way the sewer line would need to be taken. That is a 100-foot wide swath of habitat destroyed, including 100+-year-old oak trees, and unnaturally straightening the creek. The other video is showing you Worle Creek proper. This shows what habitat and creek you would destroy making it the sole storm sewer drainage system. So, destroying habitat to get the pipes in and then every piece of garbage, every chemical on someone's lawn, every oil patch in someone's driveway, all the salt from the streets would go directly in this creek. This creek is just NOW starting to recover from farm runoff. I have 1000-year-old artifacts from the end of my parents' driveway from Native Americans that would come from Mesquaki on the weekends in the summer to fish out of this creek. This is why we have a Native American burial site because someone passed away while camping here. This information was gathered from the Ames Historical Society. There are frogs, toads, turtles, and minnows, etc. I just had two herons fly over my head the other day that were down at the creek so it has life in it and it does provide. Imagine what this will do after making this a storm sewer. Please keep in mind that this was early spring so the videos do not do the tree canopy justice. Those videos can be found here....

<https://www.youtube.com/channel/UCIBycfHHXNPhrcJ651-VJUA>

With regards to endangered and protected species, the bull snake is an endangered species. Neighbors have seen them within the last year and my parents had a 6-foot-long one on their patio within the last six years. Wood ducks are on a protected list. If you go down to the creek in the spring, you will always kick one up. My dad had five of them sitting in his oak tree this past spring. We have several migratory birds that stop here and nest here. We also have a specific plant here that has never been found anywhere else in Story County.

I would like to revisit the fact that we are almost completely enveloped by over 4100 acres of ISU property...and counting. I am not sure if you are aware but the Bentley farm just south of us was purchased last year by ISU so that adds another roughly 100 acres to their total. We are by every definition a rural community. We have crop dust, tractors running, cows mooing, manure smells, and fertilizer and pesticides being sprayed. And now, because of the feed mill, we will have several trucks running daily with feed from the feed mill to the teaching farms on ISU property down State. At last count, I believe I had eight teaching farms within ¼ to ½-mile from the Champlin Farm and 15 total within a mile.

The consulting firm advised the city to stay away from this area...yet here we still are. Every expert that worked on this study, plant, animal, and archaeological, advised that you protect this area and to go elsewhere...yet here we still are. ISU only continues to grow and isn't going anywhere...yet here we still are. Kelly tells you that the utilities are "right there" but you need to be made aware of what that actually means because it isn't that simple. This study was done AFTER that sewer line was put in. I'm not a betting woman, but I would bet my house that if this study had been done PRIOR to that proposal, it never would have happened. In this political climate that focuses so much on global warming, carbon footprinting, climate change, and environmental protection, why would you move forward with this when the city even voted AGAINST it 15 years ago.

Fifteen years ago, the city thought SW Ames would be prime for development. They rolled the dice and put in an interchange on the highway, changed our designation from rural residential/ag to urban service area with regards to the fringe plan (without advising any homeowners in the area, by the way), and put in a sewer line off of State without doing any investigation into how it would impact the environment...and they guessed wrong. In 15 years, nothing has changed. The Champlin Farm sat on the market for five years and no developer was interested because it doesn't make sense. If you developed south of Highway 30 and spent millions upon millions for infrastructure and utilities, where else would you service? If you developed the Champlin Farm and spent millions upon millions to pave two roads that go nowhere and destroy the environment to get the utilities in, where else are you going to go because everything to the south and north is ISU property.

At the last city council meeting, Mr. Haila was kind enough to allow me to speak with extra time so I could go over all of my facts. The last thing that I said was that, if you develop the Champlin Farm, you still have ZERO possibility to expand anywhere else. Tim asked Kelly if I was wrong, and he said, no, she isn't wrong...yet here we still are. In order to become part of the city, per your own guidelines, the area has to check off certain boxes. It has to have continuity with the city, feasibility, marketability, and be cost effective. Nothing south of Highway 30, in my opinion, fills any of those boxes, and the Champlin Farm certainly does not, specifically with regards to the environmental concerns. There are rural subdivisions built inside the county all over Ames within the 2-mile fringe. Having county utilities and acreages would vastly decrease the impact on the environment. So why is it okay for other places to be able to build in that way that have ZERO environmental impact and a place like this that has experts telling you that there IS environmental impact isn't considered?

In my conservation efforts, I built somewhat of a rapport with Erin Brockovich and I have emailed her several times. She is completely supportive of our efforts. I am not just a girl whose heart is in it because I grew up here and my family has been here for 100 years. I'm still smart enough to know that none of this makes sense, not environmentally and not logistically. Unless you consider getting rid of ISU and their teaching farms and ag land, where will you go? They aren't going anywhere and that will never change. My dad's whole life it has always been, this is ISU's corner and we are just living in it and that is the absolute truth.

I met with one of the professors that was part of the study and I asked if they would give me a quote that I could include in my letter and they said that they didn't feel comfortable because of their position with ISU which I completely respect. But what they said was, a quote from me isn't going to make any difference because the study should stand on its own merit. You would think that, right? Yet here we still here. If you don't follow the recommendations of every expert involved with this study, as well as others that weren't, to protect this area and not destroy it with urban development, then at the very least go with their second recommendation which is to have further studies done on the property, and even the entire Worle Creek corridor, at different times of the year to get the full extent of what this ecosystem has before making a decision such as these, especially since many of these plant and animal species in all likelihood have become listed as higher priority since this study was done. That is the very least you can do to make an educated decision.

The city rolled the dice on several things and they guessed wrong. The people that live here and this environment shouldn't be punished because of that. The city made a mistake. And once again, that sewer line isn't just "right there" and it never would have happened if that study had been done first. Kelly was quoted in the paper saying that he could put 300 houses on roughly 80 acres of the Champlin Farm and still be environmentally conscious. I can say with absolute certainty that that is not only an IMPROBABILITY, but it is an IMPOSSIBILITY. Not often are we given the opportunity to right a wrong and you have that opportunity to do that now. The Champlin Farm should be designated as open space and environmentally sensitive and it should be left under the county's jurisdiction. And as to SW Ames and south of Highway 30, you really want to spend all of that money to go...where? Because in the end, we are still all going to be surrounded by 4100+ acres of ISU property and that will never change. If the city has a table for the Champlin Farm entitled Amenable for Urban Development and I have a table for the Champlin Farm entitled Not Amenable for Urban Development, the fact remains that I can check off a whole lot more boxes on my table than you can. We only get one Earth. We can't trade it in for a new one and start all over again. Please do the right thing. Thank you for your time and consideration.

Christine Hausner
3505 245th Street
Ames, IA 50014

2001

Lessons From an Inventory of the Ames, Iowa, Flora (1859-2000)

William R. Norris

Western New Mexico University

Deborah Q. Lewis

Iowa State University, dlewis@iastate.edu

Mark P. Widrlechner

Iowa State University, isumw@iastate.edu


Jimmie D. Thompson

Richard O. Pope

Iowa State University

Copyright © Copyright 2001 by the Iowa Academy of Science, Inc.

Follow this and additional works at: <https://scholarworks.uni.edu/jias>

 Part of the [Anthropology Commons](#), [Life Sciences Commons](#), [Physical Sciences and Mathematics Commons](#), and the [Science and Mathematics Education Commons](#)

Recommended Citation

Norris, William R.; Lewis, Deborah Q.; Widrlechner, Mark P.; Thompson, Jimmie D.; and Pope, Richard O. (2001) "Lessons From an Inventory of the Ames, Iowa, Flora (1859-2000)," *Journal of the Iowa Academy of Science: JIAS*, 108(2), 34-63.

Available at: <https://scholarworks.uni.edu/jias/vol108/iss2/4>

This Research is brought to you for free and open access by UNI ScholarWorks. It has been accepted for inclusion in Journal of the Iowa Academy of Science: JIAS by an authorized editor of UNI ScholarWorks. For more information, please contact scholarworks@uni.edu.

Lessons From an Inventory of the Ames, Iowa, Flora (1859–2000)

WILLIAM R. NORRIS¹, DEBORAH Q. LEWIS^{2*}, MARK P. WIDRLECHNER³, JIMMIE D. THOMPSON⁴ and RICHARD O. POPE⁵

¹Department of Natural Sciences, Western New Mexico University, Silver City, New Mexico 88061

²Department of Botany, Iowa State University, Ames, Iowa 50011-1020

³U.S. Department of Agriculture, Agricultural Research Service, North Central Regional Plant Introduction Station, Department of Agronomy, Iowa State University, Ames, Iowa 50011-1170

⁴19516 515 Ave., Ames, Iowa 50014

⁵Department of Entomology, Iowa State University, Ames, Iowa 50011-3140

A botanical survey of the vascular flora of the “planning and zoning jurisdiction” of the city of Ames, Iowa (i.e., the area within a boundary 3.2 km beyond the current city limits) was compiled from 1990 to 2000. During this survey, 916 taxa (71% native) were encountered within this boundary. Literature reviews and a survey of Iowa State University’s Ada Hayden Herbarium for specimens that had been collected in Ames since 1859 add 204 taxa to the flora. This total of 1,120 taxa exceeds the number of taxa known from any comparable area (including counties) in Iowa. We produced a checklist including date of first record, origin, abundance and habitat codes for all species that were noted during the current survey. Information for historic records includes source and, if based on a herbarium voucher, dates of first and most recent collections. This study reports 58 taxa that are not included in Eilers and Roosa’s (1994) checklist of the Iowa vascular flora; 28 species currently or historically known from Ames are included in the 1994 Iowa Department of Natural Resources list of endangered, threatened or special concern species. Two species on the federal list of threatened plant species, *Lespedeza leptostachya* (native) and *Boltonia decurrens* (naturalized), are also found within the study area. An outline of previous studies of the Ames flora is presented. Sites containing notable plant assemblages in the survey area are mapped and described.

The results of the survey provide both an enhanced general knowledge of the state’s flora and an example of local analysis of floristic change. These results are also relevant to conservation efforts, such as habitat restoration and reconstruction, and in evaluating the conservation status of the vascular plant species in the state. This inventory highlights the need for similar, intensive studies of the flora elsewhere in Iowa. The compilation of the historical data for such studies could be greatly aided by the development of computerized catalogs of the state’s herbaria.

INDEX DESCRIPTORS: Iowa flora, plant communities, floristic survey, urban flora, Story County, conservation, threatened and endangered species.

The vascular flora of Ames, Iowa, has received considerable attention from professional and amateur botanists since the middle of the nineteenth century. One period of extensive study occurred prior to 1900 and culminated with several published reports describing the flora in and around this city (Bessey 1871, Hitchcock 1890, Pammel 1898). The past vegetation of Ames (1859–1989) has also been documented by more than 4000 voucher specimens deposited in the Ada Hayden Herbarium (ISC) at Iowa State University. More recently (1990–2000), we conducted a second major inventory of the Ames flora, which resulted in the addition of many new plant species to the checklist. We suspect that the flora of no other comparable area in Iowa (i.e., county, state preserve, state park, etc.) has been as thoroughly studied as this one.

In this paper, we begin with a review of past botanical studies of the Ames flora. Then, we present a checklist of this flora as documented by past researchers and ourselves. Although the natural vegetation of Ames has been drastically altered by human pressures since the time of European settlement, we discovered 916 vascular plant taxa in or near Ames during our recent (1990–2000) inventory. Addition of historical records to this checklist elevates this total to

1,120 plant taxa, more taxa than are known from any Iowa county. These findings suggest that we still have much to learn about the Iowa flora.

THE STUDY AREA

Ames (1995 population: 48,691) is located in Story County in central Iowa. The boundary of the current plant inventory (Fig. 1) represents a 3.2 km (=2 mi) extension of the Ames city limits, which corresponds to the city’s planning and zoning jurisdiction. The area lies within the following coordinates: 41°57’40”N to 42°05’30”N latitude and 93°31’40”W to 93°43’30”W longitude. Most of the area thus circumscribed (23,700 ha = 58,560 ac) lies within Story County; however, a very small portion to the west extends into Boone County.

Formerly, most of Story County was covered by prairie vegetation (Anderson 1996), but today the majority of this land area has been converted to crop fields. Nevertheless, several remnants of prairie vegetation still exist in the study area. Significant tracts of forest vegetation also occur in Ames, most in association with streams and rivers. Ames forests belong to the Central Hardwoods Forest Region (Braun 1964) and are dominated primarily by oak (*Quercus*) species. Wetland habitats, which were more common in Ames at the time

* Author to whom correspondence should be directed.

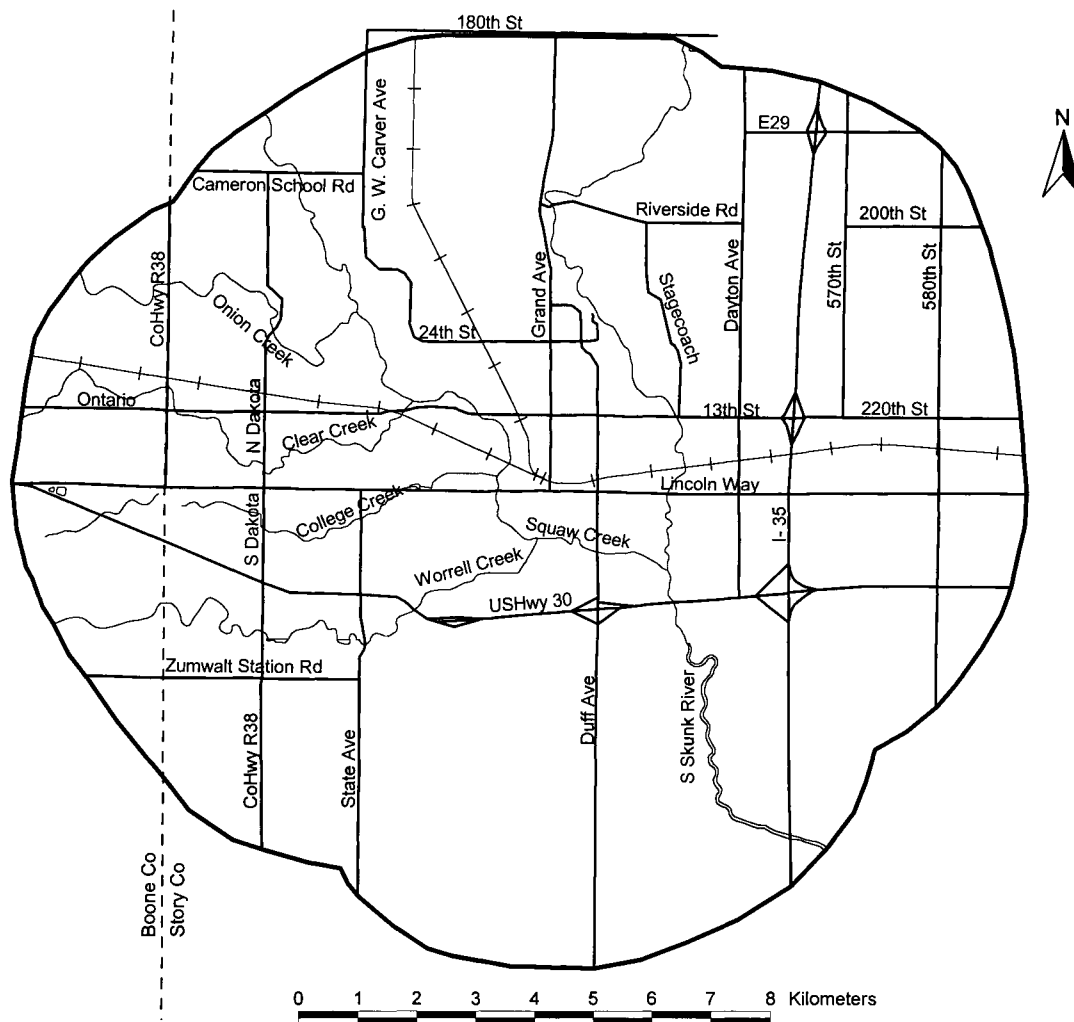


Fig. 1. Map of the current survey area—Ames, Iowa.

of settlement by Europeans (Anderson 1996), are currently restricted to only a few tracts within the boundary of this inventory. Detailed descriptions of many of these natural habitats in Ames are given by Norris and Farrar (1999).

Many vascular plants in Ames commonly occur in areas subject to frequent human disturbance. These include construction sites, railroad and road rights-of-way, old fields, crop fields, sidewalks, residential lawns and waste treatment areas. A large number, but by no means all, of the plant species typical of these sites have been introduced from outside of Iowa. Although these anthropogenic habitats are not usually the focus of floristic studies in the Midwest (but see Swink and Wilhelm 1994), they comprise a majority of the land area in Ames. Therefore, we thoroughly surveyed a large variety of disturbed sites in Ames for plant species during this inventory.

PAST STUDIES OF THE AMES FLORA (to 1989)

Although a few herbarium specimens collected in Ames prior to 1870 have been preserved, concerted study of the flora was initiated that year with the arrival of Charles Bessey. Bessey founded the Iowa Agricultural College Herbarium soon after his arrival and began collecting specimens of the local flora. His annual report of the Botany

Department to the college administration for 1871 included an appendix entitled "Contributions to the Flora of Iowa" (Bessey 1871). It listed 588 taxa, most (452, 77%) of which were cited as occurring in Ames. According to unpublished reports (Parks Library Special Collections Department, Iowa State University), the students in Bessey's first-year botany course were required to collect and identify a minimum of 100 species. Some students chose to mount their specimens in bound volumes (*exsiccatae*) and personally retained their collections, but others were mounted and added to the herbarium. This resulted in rapid growth of the herbarium, so that within Bessey's first year at the college, the herbarium had grown to ca. 2,500 specimens, most from the Ames vicinity.

The rate of collecting and adding specimens to the herbarium grew during the 1870s and 1880s (see Fig. 2). The species list resulting from the 132 Ames collections of Vene Gambell, one of Bessey's students in the early 1880s, was posthumously reported by Lindly (1911). But Albert Hitchcock, another of Bessey's students and subsequently a staff member of the college in the 1880s (Isely 1994), developed an even more active interest in the Ames flora. He prepared a checklist of the flora of the Ames area, comprising ca. 700 taxa (Hitchcock 1890). The Ames specimens still in the her-

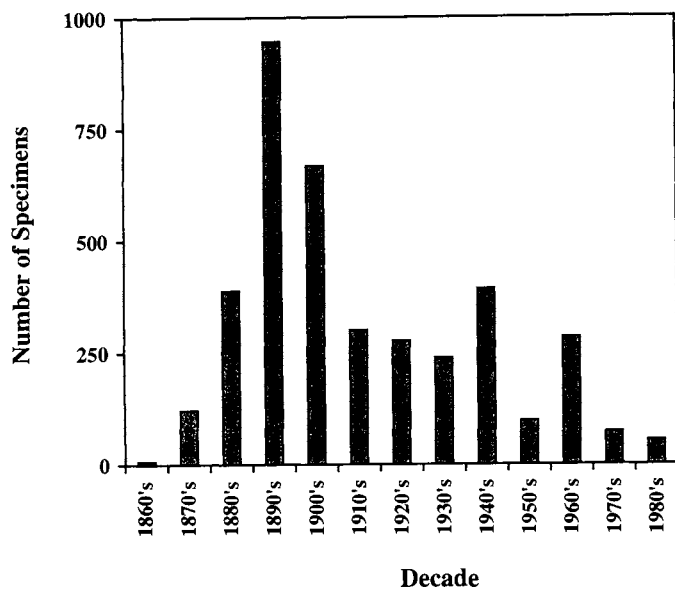


Fig. 2. Graph indicating the number of plant specimens collected in Ames, Iowa, 1860–1989 (by decade).

barium and Hitchcock's (1890) publication have provided us with an excellent opportunity to compare the current flora with that of the past.

In 1889, Louis Pammel was named to head the College's Botany Department, at about the same time as Hitchcock's departure from the state. Pammel's own collecting and that of his students would add greatly to the herbarium during the next 40 years. In our 1999 survey of the herbarium, we found approximately 4,200 specimens from Ames. Of that total, approximately one-third had been added by 1900, and 607 specimens, far more than from any other collector, had been made by Pammel. Pammel's active collecting and his research interests resulted in publications on the flora of Story County (Pammel 1898) and a survey of the weeds of Story County (Pammel and King 1914). Pohl's (1985) biography of Pammel detailed his work and interests.

Three of the next four highest numbers of specimens collected in Ames were made by his students: Ada Hayden (1901–1943; 476 specimens), Jacob Anderson (1913, 1942–43; 232 specimens), and George Washington Carver (1892–1897; 171 specimens). Hayden was curator of the herbarium from 1934 to 1950 and was one of the founders of Iowa's state preserve system (Isely 1989). Anderson is primarily known for his floristic studies of the Alaskan flora; however, following his return to Ames, he collected plants in the vicinity of the college campus (Isely 1954). Carver received his bachelor's and master's degrees at Iowa Agricultural College (now Iowa State University) and was on the college staff before his appointment at Tuskegee University (McMurry 1981).

Hitchcock's known collections ranked fourth on the list at 188. However, Hitchcock (1890) stated that all of the nearly 700 names on his published list were based on specimens in his personal herbarium, with only a few having been deposited in the college herbarium. Figure 2 clearly shows the increase of activity in collecting herbarium specimens during Pammel's tenure, the maintenance of fairly high numbers until 1950 (the year of Hayden's death), and the subsequent decline in more recent decades.

Ames collections from 1950 to 1989 were sporadic, comprising barely 15% of the more than 4,200 specimens found in our herbarium survey. We hypothesize that this decline in local collecting was

due to several factors, including changing floristic and taxonomic interests, with a decreased emphasis on the local flora, and a general shift from field- to laboratory-oriented studies (Lewis 1998). Duane Isely and Richard Pohl both joined the Iowa State College Botany Department faculty in the 1940s. Each had a primary focus on a single plant family: Isely's research was on the Fabaceae (s.l.) of the United States, and Pohl's research was on the Poaceae of the United States and eventually the Neotropics. Generally, the research projects of their graduate students followed suit, with the exception of Paul Monson's (1959) floristic study of the area encompassing Iowa's Des Moines Lobe of the Wisconsin glaciation (Prior 1991). Occasionally, local projects also captured the secondary research interests of these students, e.g., Robert Freckmann's (1968) study of the prairies in the Ames area.

Although providing a baseline for general comparisons, it would be misleading to imply that the 1999 herbarium survey provides a comprehensive record of past collections made in Ames. Catastrophic events, including a tornado (1882) and fire (1900), damaged the buildings that were home to the herbarium and damaged or destroyed part of the holdings. Some collections were also damaged by insects, water, and other environmental problems due to the early use of wooden cabinets that could not be adequately sealed. It is unknown whether such factors resulted in actual destruction or deaccession of specimens, and if so, to what degree. Loss of specimens in loan shipments may also have occurred. Misidentification of specimens, illegibility of label data, scant locality information, and misinterpretation of the information are other factors that may affect the accuracy of data compiled in our survey. The published accounts (Bessey 1871, Hitchcock 1890) and herbarium specimens (ISC) that document the historic Ames flora offered the additional challenges of changes in taxonomic and nomenclatural concepts during the intervening years, of relocation of cited localities, and of an incomplete set of specimens to document Hitchcock's study. Despite these problems, the efforts of Hitchcock and other early researchers of the Ames flora have given us a fascinating glimpse of the dynamics of the Ames flora during the past 141 years.

METHODS

Field Work

An inventory and evaluation of Ames, Iowa, natural areas were initiated in 1991 by the Ames City Planning Office (Norris 1994, Norris 1995, Norris and Farrar 1999). The purpose of this inventory was to identify and rate the natural quality of all forests, prairies and wetlands in the study area. The boundary of this inventory was established in 1991 as a two-mile (3.2 km) extension of the Ames corporate limits (Fig. 1), which encloses an area corresponding to the zoning jurisdiction of the Ames City Planning Office. W.R. Norris conducted field work for this inventory between 1991 and 1995, primarily in forest, prairie and wetland habitats. He summarized his findings in a report submitted to the City of Ames in 1994 (Norris 1994). This report consisted of maps and written descriptions of all surveyed areas.

Although not a goal of the initial inventory, Norris compiled lists of all vascular plant taxa encountered during his surveys of Ames forests, prairies and wetlands (Norris 1995). This list of 493 taxa observed between 1991 and 1995 was based on sight observations of numerous common plant species as well as field collections of difficult-to-identify taxa (e.g., grasses, sedges, rushes, smartweeds, asters, goldenrods, sunflowers, etc.).

Norris and D.Q. Lewis (curator, ISC) conducted additional field work in 1996 and 1997 to further document the Ames flora. They expanded the realm of the initial survey (i.e., forests, prairies and wetlands) to include open and disturbed habitats including riparian

Table 1. Codes used to describe preferred habitats of vascular plants in Ames, Iowa.

1) T (tree-dominated habitats)	
df	dry forest—typically on ridgetops and on south- and west-facing slopes
mf	moist forest—typically on north- and east-facing slopes
wf	wet forest—typically in bottomlands
wd	woodland—tree-dominated habitats with incomplete canopy closure
es	escarpment—due to erosion or soil slumping
ed	edge
2) P (prairie habitats)	
dr	dry prairie
ms	moist prairie
wt	wet prairie—includes ‘wet meadow’ vegetation from some wetland classification systems
3) W (wetland habitats)	
ez	emergent zone—typically dominated by bulrush, bur-reed and several deep- to shallow-water sedge species
sz	submergent zone—typically dominated by pondweeds and duckweeds
rp	riparian—includes grassy stream edges and sandbars
md	mudflat—not associated with running water
sp	seep
4) O (open habitats—primarily anthropogenic)	
ur	urban—sidewalks, lawns, etc.
cr	cropfields, gardens, flowerbeds
rw	rights-of-way, including fencerows, railroad embankments and powerlines
rc	rocky habitats, including railroad ballast, gravel pits and sand
of	old field, hayfield
ps	pasture

areas, seeps, mudflats, roadsides, old fields, agricultural fields, construction sites and railroad rights-of-way. R.O. Pope and M. P. Widrlechner joined the project in late 1997 and contributed additional plant records based on their observations of the Ames flora since 1990. A final collaborator, J.D. Thompson, joined this effort in June 1998. Extensive field work by all of us resulted in the discovery of an additional ca. 400 plant taxa between 1996 and 2000.

Our field work resulted in the collection of over 1,500 voucher specimens to document the Ames flora in the past decade. These have been submitted for deposit in the Ada Hayden Herbarium (ISC) at Iowa State University.

Species Historically Reported from Ames

In early 1998, Norris and Lewis conducted an exhaustive inventory of the Iowa collections in the Ada Hayden Herbarium and developed a computer database of all (approximately 4,200) Ames voucher specimens deposited there. We analyzed this database to develop a list of “historic species” not observed by us during the current inventory but documented to have occurred in Ames between 1859 and 1989. We supplemented this list with additional plant species reported by C. E. Bessey (1871) and A. S. Hitchcock (1890). These efforts provided a valuable target list of taxa to help focus our field work during the last two years of this inventory.

Compilation of the Checklist

We compiled a comprehensive checklist of all vascular plant taxa documented to have occurred in Ames between 1859 and 2000. Nomenclature for all plant taxa previously reported in Iowa follows Eilers and Roosa (1994) except for *Rubus* L., which follows Widrlechner (1998). Nomenclature for plant species previously unreported in Iowa follows Gleason and Cronquist (1991), the Great Plains Flora Association (1986), and/or Swink and Wilhelm (1994), with a few

exceptions (e.g., *Digitaria bicornis* (Lam.) R. & S., *Poa pratensis* subsp. *angustifolia* (L.) Lej.) in which “expert determinations” were followed.

Modern species. To compile a checklist of Ames plants (1859 to mid-2000), we first listed all native or naturalized plant taxa encountered by us during our field work in the past decade. Crop species with no tendency to persist (e.g., *Zea mays* L.) and ornamental species not demonstrated to spread from their point of introduction (e.g., *Syringa vulgaris* L.) were excluded from the checklist.

We indicated the status of both modern and historic taxa as either native (no symbol), exotic (*) or native to Iowa but probably introduced in Ames (+). The latter category contains species that have spread from their point of introduction in lawns (e.g., *Buchloe dactyloides* (Nutt.) Engelm.), gardens and prairie restorations/reconstructions (e.g., *Echinacea purpurea* (L.) Moench, *Gaillardia pulchella* Fouq., *Ratibida columnifera* (Nutt.) Wooten & Standley), woodland understory restorations (e.g., *Trillium nivale* Riddell), and wildlife or wind-break plantings (e.g., *Physocarpus opulifolius* (L.) Maxim.). This category also encompasses two taxa (*Erythronium americanum* Ker-Gawl., *Napaea dioica* L.) encountered by us during the current inventory whose occurrences in central Iowa are disjunct from known eastern Iowa populations (Eilers and Roosa 1994) and are thus difficult to explain.

In the checklist, we also provided information about the habitat preferences in the Ames area of each plant observed by us during the current inventory. We established habitat codes within four main categories: tree-dominated (T), prairie (P), wetland (W) and open (O); the latter category represents sites primarily associated with human activity. Within each of these main categories, we recognized several subcategories (Table 1). The habitat codes in the checklist represent a consensus of results after we had independently assigned codes to each taxon.

We also assigned an abundance code (common, frequent, infre-

quent, rare) in the Ames area to each plant species found by us in the current survey. Definitions for these codes were borrowed (with slight modifications) from Eilers and Roosa (1994):

Common: widely distributed and often found growing in large quantities in several different habitats.

Frequent: widespread but not abundant and usually found in only one type of habitat.

Infrequent: not widespread and often not found in places where it might be expected to occur.

Rare: found in only one or a few places.

As with assignment of habitat codes, the abundance codes presented in the checklist represent a consensus of results after we independently assigned codes to the taxa.

Historic species. We supplemented the list of our own findings with historic species documented from herbarium specimens (ISC). Before including such taxa, we reexamined at least two specimens (when available) of each species to verify the identification. When we could not verify the identification of a particular species (e.g., *Cuscuta corylii* Engelm.) due to the fragmentary nature of the voucher specimen, we assigned that species to a separate list of "excluded records and observations." Likewise, crop and ornamental species (e.g., *Syringa vulgaris* L., *Zea mays* L.) collected in Ames prior to 1990 were excluded unless label information on voucher specimens provided compelling evidence that the species had in fact escaped cultivation and persisted for a number of years.

A problem with inclusion of historic species from herbarium voucher specimens is uncertain knowledge of collection sites in relation to our inventory boundaries. For example, of the approximately 4,200 voucher specimens collected in Ames prior to 1990, well over half state the place of collection as "Ames" with no further information. We included species reported to be collected in "Ames" on the checklist unless their occurrence in central Iowa is implausible (e.g., *Arabis lyrata* L.) based on current knowledge of plant species distributions (Eilers and Roosa 1994).

We also included historic species reported from two published floras (Bessey 1871, Hitchcock 1890) on the checklist. Here, a daunting task was to uncover synonymies between nomenclature used by Bessey and Hitchcock and modern plant names. We resolved many synonymies by consulting older editions of standard botanical reference books (e.g., Gray et al. 1890, Britton 1901, Robinson and Fernald 1908, Fernald 1950), regional floras and state checklists (Gleason and Cronquist 1991, Eilers and Roosa 1994, Steyermark 1963, Voss 1972, 1985, 1996), taxonomic treatments of specific plant families and genera (Gilly 1946, Hitchcock 1971) and the "Tropicos" database of the Missouri Botanical Garden (W³Tropicos 2000). Very rarely, we associated a published name with several modern taxa (e.g., "*Ampelopsis quinquefolia* (L.) Michx." = *Parthenocissus quinquefolia* (L.) Planchon and *P. vitacea* (Knerr) A.S. Hitchcock). A number of plant names (e.g., *Rubus villosa* Ait.) remained unresolved to the end; we assigned such species to the excluded list. At least once we assigned a current name, *Polygonum amphibium* L. of Hitchcock (1890), to the excluded list because we could not determine which modern variety (i.e., *P. amphibium* L. var. *emersum* Michx. or *P. amphibium* L. var. *stipulaceum* (Coleman) Fern.) the author intended.

We were also careful to exclude species listed by Bessey and Hitchcock when they left doubt that a particular taxon actually occurred in Ames. Bessey (1871) did not formally define the boundaries of his inventory of the Ames flora, giving "Ames" as the location for most plants with no further description. In a few instances (e.g., "*Campptosorus rhizophyllus* Link.", "*Polypodium vulgare* L.") he reported plants as occurring in Ames in the vicinity of the Des Moines River. We assigned Bessey's reports of such plants to the excluded list because this river is situated more than 16 km west of Ames.

Hitchcock (1890), on the other hand, carefully defined the boundaries of his own inventory work as:

"... region [in] the vicinity of the Agricultural College at Ames. Quite thorough explorations have been made within a radius of three to four miles about this point. From four to nine miles they have been confined to certain directions; viz., along the railroad from Ames to Gilbert, and from Ames to Nevada; southwest to the 'Big prairie,' and southeast to a small 'lake' about ten miles from the College. A few plants have been included from the Des Moines river west of Boone, eighteen miles distant; several have also been included from Cairo lake and vicinity, about twenty-two miles away. But in all cases it is so stated if the plant has been found only beyond the three-mile circle."

Thus, we assigned all species (e.g., *Aesculus glabra* Willd., *Rumex maritimus* L.) reported by Hitchcock to occur only at Cairo Lake, Big Prairie, etc., to the list of excluded records and observations.

RESULTS

We discovered 916 plant taxa in the study area during the 1990s to mid-2000 (Table 2, Appendix A). The occurrences of almost all (908) of the above taxa in Ames are documented by at least one herbarium voucher specimen collected in Ames since 1859 (ISC). We observed that these taxa occur in a variety of generalized habitat types (Table 3) and also vary in their abundance in the study area (Table 4); the more specific habitat and abundance codes for each of these taxa are found in Appendix A.

We also report 151 historic taxa documented by herbarium voucher specimens and 53 from the two published floras (Bessey 1871, Hitchcock 1890) which occurred in Ames prior to 1990. The grand total, then, is 1,120 taxa; these data from the currently known and historic taxa are summarized in Table 2. Table 2 also contains the listings of numbers of taxa in the largest families and genera found in the survey area. For reasons mentioned in our Methods, we excluded over 100 historic records and current observations (Appendix B) from the official checklist of Ames vascular plants.

[Note: We observed five additional species just outside the inventory boundary in the last decade: *Cephalanthus occidentalis* L., *Cyperus schweinitzii* Torrey, *Elodea canadensis* Michx., *Lobelia cardinalis* L. and *Polygonum hydroperoides* Michx.]

Significant plant assemblages in Ames are described and mapped in Appendix C and Figure 3.

DISCUSSION

A major result of this study is our discovery that about 1,120 plant taxa have probably resided (at least temporarily) in Ames since 1859. This total exceeds the number of plant taxa reported from the 17 Iowa counties inventoried since 1950 (Table 5). How was it possible to discover so many plant species in Ames? This result is due in large part to the intense study this flora has received from botanists who have worked and/or studied at Iowa State University in Ames (described previously). These findings are also due in large part to our "team" approach, which permitted us to draw upon the individual expertise of each team member. In particular, our study benefited from expertise in Scrophulariaceae (Lewis), graminoids (Norris), agricultural weed species (Pope) and woody plants (Widrechner).

Another contributing factor to our success in finding plant taxa was the long duration (ten years) of this inventory. In contrast, primary field work for many recent county inventories (e.g., Peck et al. 1978, 1980, 1981, 1984) was conducted over one or two field seasons. During the last two full years of the current inventory (1998

Table 2. Floristic composition of the Ames, Iowa, survey area.

Major Groups	Species (+Hybrids/ Subspecific Taxa)	Genera	Families
Pteridophytes	14 (2)	11	6
Gymnosperms	2	2	2
Dicoryledons	772 (17)	357	82
Monocotyledons	303 (10)	115	19
Total	1,091 (29)	485	109

B. Current and historic taxa

Origin	Current	Historic	Total	%
Native to Ames	652	158	810	72.3
Elsewhere in IA	15	0	15	1.3
Non-native	249	46	295	26.4
Total	916	204	1,120	100

C. Ten largest families

Family	Native	Else- where in Iowa	Non- Native	Total (Hybrid)
Poaceae	95	1	53	149 (2)
Asteraceae	110	3	35	148 (2)
Cyperaceae	78	0	0	78 (1)
Fabaceae	33	1	16	50 (0)
Brassicaceae	16	0	33	49 (0)
Rosaceae	35	1	11	47 (0)
Lamiaceae	25	0	8	33 (1)
Ranunculaceae	25	0	3	28 (0)
Liliaceae	17	2	6	25 (0)
Scrophulariaceae	17	1	7	25 (0)

D. Ten largest genera

Family	Native	Else- where in Iowa	Non- Native	Total (Hybrid)
<i>Carex</i>	54	0	0	54 (1)
<i>Aster</i>	19	0	0	19 (2)
<i>Polygonum</i>	11	0	5	16 (0)
<i>Viola</i>	10	1	2	13 (1)
<i>Chenopodium</i>	7	0	5	12 (0)
<i>Euphorbia</i>	9	0	3	12 (0)
<i>Verbena</i>	11	0	0	11 (5)
<i>Cyperus</i>	10	0	0	10 (0)
<i>Dichanthelium</i>	10	0	0	10 (0)
<i>Muhlenbergia</i>	10	0	0	10 (0)

Table 3. Habitats of the Ames, Iowa, flora.

Habitat Type	No. of Taxa	%
Tree-dominated	385	42
Prairie	270	29
Wetland	171	19
Open	440	48
More than one type	289	32

Table 4. Abundance of the Ames, Iowa, flora.

Abundance	No. of Taxa	%
Rare	323	35
Infrequent	196	21
Frequent	194	21
Common	203	22

and 1999), Thompson devoted approximately 40 hours per week to field work for this inventory during the growing season and personally discovered more than 200 new plant species in Ames through his intense survey efforts. We conclude that plant inventories conducted over a 1–2 year period in regions as large or larger than Ames are probably not complete.

Finally, several facilities in Ames associated with Iowa State University have probably served as special sources of introduced, now naturalized, plant species, which expanded our total species count. These include the North Central Regional Plant Introduction Station, the ISU Horticulture Farm and the ISU Campus. Furthermore, the Hillculture Research Station (SCS) may also have contributed additional exotic plant species during the 1930s and 1940s (Widrechner and Rabeler 1991).

The checklist includes 204 species documented by herbarium specimens and/or reported in past studies of the Ames flora that were not found in our current inventory. Although we feel we were conservative in including these species, our level of confidence in these additions is not as high as for those encountered in the current survey. The species documented by herbarium vouchers are more definitive than those in literature reports. However, especially for 19th century collections, the locality was often cited only as "Ames"; thus we had to assume that the collection was from within the project boundary. Confirmation of the accuracy of the identification of species listed in Bessey's (1871) and Hitchcock's (1890) lists that are not vouchered at ISC is also problematic. However, these species, if not excluded through objective criteria presented in the Methods, help provide insights into the Ames flora of more than a century ago.

Applications of Floristics

There is a general perception that research focused on floristics is no longer in vogue (Lewis 1998, Weber and Wittmann 1992). This paper presents results and analyses in support of an opposing viewpoint; namely, that field-based botanical research remains relevant. Although the Ames flora *per se* is probably not of interest to all botanists, we offer this study as a model to demonstrate how floristic studies can be the focus of interesting academic discussions as well as the foundation of sound conservation practices. Below, we provide some examples to illustrate several analyses of the Ames flora, as well as applications of this study in natural resource management.

Phytogeographic Origins of the Ames Flora. Eilers and Roosa (1994) stated that the Iowa flora has affinities with eastern deciduous forests, boreal forests, Great Plains prairies and Ozarkian (oak-hickory) forests due to its mid-continental location. To illustrate this point, they provided lists of plant species found in Iowa that are representative of these vegetation assemblages. We conclude that the Ames flora has a strong Ozarkian component because 68 of the 76 Iowa plant species considered to be representative of oak-hickory forests occur in Ames. In contrast, only three (*Coeloglossum viride* (L.) Hartman var. *virescens* (Muhl. ex Willd.) Luer, *Liparis loeselii* (L.) L.C. Rich., *Oryzopsis racemosa* (Smith) Ricker) of 44 Iowa taxa listed as having boreal affinities are known from Ames. Likewise, we documented the oc-

Table 5. Number of taxa in published floras and checklists of Iowa counties completed since 1950 and the Ames checklist (current).

Location (County unless specified)	Author & Year	Total Taxa	Based on ^a
Ames (city zoning jurisdiction)	Current study	1,120	Field, herb. (ISC), lit.
Allamakee	Peck et al. 1980	1,040	Field, herb., lit. (Hartley 1966)
Emmet	Wolden 1956	1,013	Field, lit.
Johnson	Thorne 1955	966	Field, herb., lit. as verified
Lee	Peck et al. 1981	876	Field, herb., lit. as verified
Des Moines	Lammers 1983	809	Field, herb.
Dickinson	Grant 1950, 1953	800	Lit., herb. (ILH), some field
Cedar	Fay 1951, Fay and Thorne 1953	775	Mainly field, some herb.
Guthrie	Roosa et al. 1991	748	Field, herb., lit.
Page	Wilson 1992	746	Mainly field
Poweshiek	Russell 1956	699	Mainly herb. (GRI)
Iowa	Easterly 1951	679	Mainly field, some herb., lit.
Washington	Wagenknecht 1954	677	Mainly field
Lyon	Peck et al. 1984	561	Field, herb., lit. as verified
Fremont	Peck et al. 1978	550	Field, lit., some herb.
Sioux	Peck et al. 1984	506	Field, herb., lit. as verified
Cherokee	Carter 1962	401	Field

^a Source of information used to compile checklist as stated or implied in paper. Field = field work; herb. = herbarium voucher specimens (with herbarium acronym if primarily from one herbarium); lit. = literature sources; as verified = only including records from literature if verified by voucher specimens. Herbarium acronyms cited: ISC = Ada Hayden Herbarium, Iowa State University; ILH = Iowa Lakeside Laboratory Herbarium; GRI = Grinnell College Herbarium.

attempts to update the Iowa threatened, endangered and special concern lists of vascular plants (i.e., the Iowa "T&E" list; Iowa Administrative Code 1994) were hampered by a general lack of knowledge among botanists about many species in the state (Pearson 1999). Our checklist provides habitat and abundance information for 916 vascular plant taxa (more than 40% of the state's known vascular flora) in central Iowa and will thus be a valuable resource to individuals attempting future revisions of the Iowa T&E list.

In addition to the potential uses of the data, the findings of this study have already contributed to the conservation efforts within the survey area. It was noted during the survey that the Raymond-Rolling Prairie (Appendix C), containing a population of *Lespedeza leptostachya* (prairie bush-clover, federally listed as threatened), was being encroached upon by *Juniperus virginiana* L. (red cedar) and *Gleditsia triacanthos* L. (honey-locust) trees. More than 50 local volunteers soon became involved in active management of the site. The prairie and the bush-clover population have responded well to this intervention.

CONCLUSIONS

We do not contend that the flora of Ames, Iowa, is especially remarkable; in fact, we suspect that the floras of many Iowa counties are more diverse than this one. Therefore, a major lesson of this investigation is that additional field botanical work is needed to more thoroughly document the Iowa flora. Such efforts would undoubtedly result in the discovery of hundreds of new county records throughout the state. Furthermore, these efforts would probably reveal many plant taxa new to the Iowa checklist of vascular plants (Eilers and Roosa 1994).

This study also stresses the significance of an inventory occurring over an extended number of years in comparison to most surveys. This approach allows not only the accumulation of a large number of hours spent in field study, but also increases the likelihood for observing the impact of climatic fluctuations (such as the higher than

average rainfall during the summer of 1993 or the lower than usual rainfall in the spring and early summer of 2000) on the vegetation.

A less obvious but equally important lesson of this plant inventory is the need for a computer database to compile information about voucher specimens deposited in Iowa herbaria. Our search of the Iowa holdings in the Ada Hayden Herbarium (ISC) for plant specimens collected in Ames required more than 160 hours to complete. Nevertheless, this database of Ames voucher specimens has already become obsolete with the submission of new plant specimens to the herbarium. Researchers wishing to repeat this study a century from now would benefit greatly from a continuously maintained database of all Iowa voucher specimens deposited in herbaria throughout the state. Such a database would be especially valuable to organizations and government agencies (The Nature Conservancy, Iowa Department of Natural Resources, etc.) whose mission is the management and preservation of rare plant habitat in Iowa.

In summary, we hope that this study convinces Iowa botanists, conservationists and funding agencies that it is time to revive field botanical research in this state.

ACKNOWLEDGEMENTS

Journal Paper no. J-19033 of the Iowa Agriculture and Home Economics Experiment Station, Ames, Iowa, Project No. 1018, and supported by Hatch Act and State of Iowa funds. Dave Brenner, Jim Colbert, Lloyd Crim, Matt Dornbush, Phil Dykema, Bob Dyas, Denise Friedrick, Cindy Hildebrand, Don Farrar, Mary Jane Hatfield, Rosanne Healy, Steve Lekwa, Nels Lersten, Roger Maddux, George Patrick, Trish Patrick, Tom Rosburg and Cecil Stewart all contributed to this project by alerting us to new plant species, accompanying us in the field or encouraging our efforts. Susan Aiken, Julian Campbell, Nick Christians, Lynn Clark, Allison Cusick, Donald Farrar, Shirley Graham, Duane Isely, Paul Peterson, James Phipps, Richard Pohl, Donald Pratt, Richard Rabeler, Anton Reznicek, Thomas Rosburg, J. Gabriel Sanchez-Ken, Rob Soreng, Edward Voss and

Table 6. Vascular plant species encountered during inventory of the Ames flora (1859–2000) that are listed as Endangered (E), Threatened (T) or of Special Concern (SC) by the Iowa Department of Natural Resources (Iowa Administrative Code 1994). B = Bessey (1871); H = Hitchcock (1890); I = specimen collected prior to 1990 held in the Ada Hayden Herbarium (ISC); C = encountered during current study (1990–2000).

<i>Aster pubentior</i> Cronq. [H, I] SC	<i>Muhlenbergia asperifolia</i> (Nees & Meyer) L. Parodi [C] SC
<i>Carex aggregata</i> Mack. [C] SC	<i>Napaea dioica</i> L. [C] SC
<i>Carex crawei</i> Dewey [C] SC	<i>Penstemon tubaeflorus</i> Nutt. [I] SC
<i>Chenopodium foggii</i> H.A. Wahl [I] SC	<i>Platanthera bookeri</i> (Torr. ex Gray) Lindley [H, I] T
<i>Chenopodium missouriensis</i> Aellen [I] SC	<i>Platanthera hyperborea</i> (L.) R. Br. [H, I] T
<i>Chenopodium rubrum</i> L. [I] SC	<i>Platanthera praeclara</i> Sheviak & Bowles [H, I] T
<i>Cirsium hillii</i> (Canby) Fern. [I, C] SC	<i>Poa wolfii</i> Scribn. [I, C] SC
<i>Cypripedium candidum</i> Muhl. ex Willd. [H, I] SC	<i>Polygala incarnata</i> L. [H, I] T
<i>Cypripedium reginae</i> Walter [H, I] T	<i>Senecio pseud aureus</i> Rydb. var. <i>semicordatus</i> (Mack. & Bush) T. Barkley [I, C] SC
<i>Dalea villosa</i> (Nutt.) Sprengel [H] E	<i>Sibara virginica</i> (L.) Rollins [C] SC
<i>Eriophorum angustifolium</i> Honck. [B, H] SC	<i>Spiranthes magnicamporum</i> Sheviak [C] SC
<i>Erythronium americanum</i> Ker Gawler [C] T	<i>Spiranthes ovalis</i> Lindl. [C] T
<i>Euphorbia missurica</i> Raf. [H, I] SC	<i>Tomantbera auriculata</i> (Michx.) Raf. [H, I, C] SC
<i>Lespedeza leptostachya</i> Engelm. [H, C] T	
<i>Malaxis unifolia</i> Michx. [I] SC	

Table 7. Vascular plant taxa encountered during inventory of the Ames flora (1859–2000) that are not listed in Eilers and Roosa (1994). B = Bessey (1871); H = Hitchcock (1890); I = specimen collected prior to 1990 held in the Ada Hayden Herbarium (ISC); C = encountered during current study (1990–2000). "*" = taxon not native to North America.

* <i>Ajuga reptans</i> L. [C]	* <i>Ligustrum obtusifolium</i> Sieb. & Zucc. [C]
* <i>Ampelopsis brevipedunculata</i> (Maxim.) Trautv. [C]	* <i>Ligustrum vulgare</i> L. [C]
* <i>Anthemis nobilis</i> L. [B]	* <i>Lonicera × bella</i> Zabel [C]
* <i>Arabidopsis thaliana</i> (L.) Heynh. [C]	* <i>Lonicera maackii</i> (Rupr.) Herder. [C]
<i>Aster cordifolius</i> L. × <i>A. drummondii</i> Lindley [I, C]	<i>Lycopus × sberardii</i> Steele [C]
* <i>Bassia hyssopifolia</i> (Pallas) Kuntze [C]	* <i>Metaplexis japonica</i> (Thunb.) Makino [I]
<i>Boltonia decurrens</i> (T. & G.) A. Wood. [C]	* <i>Parthenocissus tricuspidata</i> (Sieb. & Zucc.) Planchon [C]
* <i>Bromus catharticus</i> Vahl. [I]	<i>Physalis bispida</i> (Waterfall) Cronq. [I]
<i>Carex atherodes</i> Sprengel × <i>C. trichocarpa</i> Schkuhr [C]	* <i>Poa pratensis</i> subsp. <i>angustifolia</i> (L.) Lej. [C]
<i>Carex mesochorea</i> Mack. [C]	* <i>Prunus tomentosa</i> Thunb. [C]
* <i>Carthamus tinctorius</i> L. [C]	* <i>Rhamnus utilis</i> Decne. [C]
* <i>Centaurium pulchellum</i> (Schwartz) Druce [C]	<i>Rosa × rudiusscula</i> Greene [I]
* <i>Cleome hassleriana</i> Chodat [C]	<i>Rubus ablatus</i> Bailey [I, C]
* <i>Cotoneaster multiflora</i> Bunge [C]	* <i>Rubus caesius</i> L. [C]
* <i>Crepis capillaris</i> (L.) Wallr. [I, C]	<i>Rubus frondosus</i> Bigelow [C]
* <i>Cynodon dactylon</i> (L.) Pers. [I, C]	* <i>Rubus parvifolius</i> L. [I, C]
* <i>Cynodon transvaalensis</i> Burt.-Davy [I]	<i>Rubus roribaccus</i> (Bailey) Rydb. in Britton [I]
<i>Datura wrightii</i> Regel [C]	* <i>Rumex stenophyllus</i> Ledeb. [C]
* <i>Digitaria bicornis</i> (Lam.) R. & S. [C]	<i>Sagina procumbens</i> L. [C]
* <i>Duchesnea indica</i> (Andrews) Focke [C]	<i>Sagittaria australis</i> (J.G. Smith) J.K. Small [I, C]
* <i>Epipactis helleborine</i> (L.) Crantz [C]	* <i>Scilla siberica</i> L. [C]
* <i>Erysimum diffusum</i> Ehrh. [C]	* <i>Sedum kamtschaticum</i> Fisch. & C. A. Meyet [C]
* <i>Erysimum hieracifolium</i> L. [C]	* <i>Spergularia marina</i> (L.) Griseb. [C]
* <i>Festuca myuros</i> L. [C]	* <i>Ulmus pumila</i> L. × <i>U. americana</i> L. [C]
* <i>Festuca trachyphylla</i> (Hackel) Krajina [C]	* <i>Ulmus pumila</i> L. × <i>U. rubra</i> Muhl. [C]
* <i>Geranium sibiricum</i> L. [C]	<i>Verbena × perriana</i> Moldenke [I]
* <i>Hieracium piloselloides</i> Villars. [C]	* <i>Veronica polita</i> Fries [C]
* <i>Lapsana communis</i> L. [I, C]	* <i>Viburnum lantana</i> L. [C]
* <i>Lathyrus latifolius</i> L. [C]	* <i>Viola arvensis</i> Murray [C]

Scott Zager helped us with several plant identification and nomenclature problems. Cathy Mabry and Jim Dinsmore alerted us to several published studies that have helped us view our own study in a broader context. Robin McNeely prepared the maps illustrating the boundaries and site localities of this inventory. The Parks Library Special Collections Department, Iowa State University, made man-

uscripts, reports and other materials available for our use. Neil Bernstein, Donald Farrar, Thomas Lammers, and Nels Lersten provided helpful comments on drafts of this manuscript. We thank all of the above for their contributions to this project.

We dedicate this paper to the memory of two renowned Iowa botanists: Dr. Lawrence J. Eilers (1927–2000) and Dr. Duane Isely

(1918–2000). Dr. Eilers was a great supporter of floristic study in Iowa during the past half century. His efforts culminated in the publication of *The Vascular Plants of Iowa: an Annotated Checklist and Natural History* (1994, co-authored by Dean Roosa), which has provided the baseline for all subsequent floristic study in the state. Dr. Iely spent an equal number of years of research on the Fabaceae (bean family), becoming a nationally recognized scholar of this important plant family. His many years of work resulted in the 1998 publication of *Native and Naturalized Leguminosae (Fabaceae) of the United States (exclusive of Alaska and Hawaii)*. The achievements of these two botanists exemplify the two major aspects of plant taxonomy—floristic and monographic research.

LITERATURE CITED

- ANDERSON, P. F. 1996. GIS research to digitize maps of Iowa 1832–1859 vegetation from government Land Office Township Plat Maps. Report to the Bureau of Preserves and Ecological Services, Iowa Department of Natural Resources.
- BESSEY, C. E. 1871. Contributions to the Flora of Iowa. Fourth Biennial Report of the Trustees, Iowa Agricultural College, pp. 90–127.
- BRAUN, E. L. 1964. Deciduous forests of eastern North America. Hafner. New York, NY.
- BRITTON, N. L. 1901. Manual of the flora of the northern states and Canada. Henry Holt and Company. New York, NY.
- CARTER, J. L. 1962. The vascular flora of Cherokee County. Proceedings of the Iowa Academy of Science 69:60–70.
- DRAYTON, B. and R. B. PRIMACK. 1996. Plant species lost in an isolated conservation area in metropolitan Boston from 1894 to 1993. Conservation Biology 10:30–39.
- DREWEY, G. (ED.). 1993. Plant taxa for listing as endangered or threatened species; notice of review. 50 CFR Part 17. Federal Register 58(188): 51144–51190.
- EASTERLY, N. W. 1951. The flora of Iowa County. Proceedings of the Iowa Academy of Science 58:71–95.
- EILERS, L. J. and D. M. ROOSA. 1994. The vascular plants of Iowa: an annotated checklist and natural history. University of Iowa Press. Iowa City, IA.
- FAY, M. J. 1951. The flora of Cedar County, Iowa. Proceedings of the Iowa Academy of Science 58:107–131.
- FAY, M. J. and R. F. THORNE. 1953. Additions to the flora of Cedar County, Iowa. Proceedings of the Iowa Academy of Science 60:122–130.
- FERNALD, M. L. 1950. Gray's manual of botany, 8th edition. American Book Company. New York, NY.
- FRECKMANN, R. W. 1968. Prairie remnants of the Ames area. Proceedings of the Iowa Academy of Science 73:126–136.
- GALATOWITSCH, S. M. and A. G. VAN DER VALK. 1994. Restoring prairie wetlands: an ecological approach. Iowa State University Press. Ames, IA.
- GIELLER, A. M., D. C. LOCKE, V. KILANOWSKI and G. E. LOTOWYCZ. 1990. Changes in vegetation composition and soil acidity between 1922 and 1985 at a site on the North Shore of Long Island, New York. Bulletin of the Torrey Botanical Club 117:450–458.
- GILLY, C. L. 1946. The Cyperaceae of Iowa. Iowa State College Journal of Science 21:55–151.
- GLEASON, H. A. and A. CRONQUIST. 1991. Manual of vascular plants of northeastern United States and adjacent Canada, 2nd edition. The New York Botanical Garden. Bronx, NY.
- GRANT, M. L. 1950. Dickinson County flora (A preliminary check-list of the vascular plants of Dickinson County, Iowa, based largely on the herbarium of Iowa Lakeside Laboratory). Proceedings of the Iowa Academy of Science 57:91–129.
- GRANT, M. L. 1953. Additions to and notes on the flora of Dickinson County, Iowa. Proceedings of the Iowa Academy of Science 60:131–140.
- GRAY, A., S. WATSON and J. M. COULTER. 1890. Manual of the botany of the northern United States, 6th edition. American Book Company. New York, NY.
- GREAT PLAINS FLORA ASSOCIATION. 1986. Flora of the Great Plains. University Press of Kansas. Lawrence, KS.
- HARTLEY, T. G. 1966. The flora of the "Driftless Area". University of Iowa Studies in Natural History 21:1–174.
- HITCHCOCK, A. S. 1890. A catalogue of the Anthophyta and Pteridophyta of Ames, Iowa. Transactions of the St. Louis Academy of Science 5:477–532.
- HITCHCOCK, A. S. 1971. Manual of the grasses of the United States, volumes one and two, 2nd edition (revised by A. Chase). Dover Publications, Inc. New York, NY.
- IOWA ADMINISTRATIVE CODE. 1994. Endangered and threatened plant and animal species. Natural Resource Commission [571], Chapter 77. 13 pp. March 3 1994.
- ISELY, D. 1954. Jacob P. Anderson (obituary). Proceedings of the Iowa Academy of Science 60:53–54.
- ISELY, D. 1989. Ada Hayden: a tribute. Journal of the Iowa Academy of Science 96:1–5.
- ISELY, D. 1994. One hundred and one botanists. Iowa State University Press. Ames, IA.
- LAMMERS, T. G. 1983. The vascular flora of Des Moines County, Iowa. Proceedings of the Iowa Academy of Science 90:55–71.
- LEWIS, D. Q. 1998. A literature review and survey of the status of Iowa's terrestrial flora. Journal of the Iowa Academy of Science 105:45–54.
- LINDLY, J. M. 1911. Flowers of Story County. Proceedings of the Iowa Academy of Science 18:19–24.
- MCMURRY, L. O. 1981. George Washington Carver: scientist and symbol. Oxford University Press. New York, NY.
- MONSON, P. H. 1959. Spermatophytes of the Des Moines Lobe in Iowa. Ph.D. dissertation, Iowa State University. Ames, IA.
- NORRIS, W. R. 1994. A natural areas inventory of Ames, Iowa. Unpublished report to the City of Ames, IA.
- NORRIS, W. R. 1995. A natural areas inventory of Ames, Iowa. M.S. thesis, Iowa State University. Ames, IA.
- NORRIS, W. R. and D. R. FARRAR. 1999. A municipal inventory and evaluation of natural areas: history and methodology. Journal of the Iowa Academy of Science 106:49–62.
- PACKARD, S. and C. F. MUTEL. 1997. The tallgrass restoration handbook: for prairies, savannas and woodlands. Island Press. Washington, DC.
- PAMMEL, L. H. 1898. Flora of Story County, Iowa. Iowa Geological Survey Annual Report 9:239–245.
- PAMMEL, L. H. and C. M. KING. 1914. Weed survey of Story County, Iowa. Proceedings of the Iowa Academy of Science 21:115–118, + 6 plates.
- PEARSON, J. 1999. Iowa endangered, threatened and special concern plants. Iowa Native Plant Society Newsletter 5(1):1, 4–5.
- PECK, J. H., L. J. EILERS and D. M. ROOSA. 1978. The first Iowa foray (continued): the vascular plants of Fremont County, Iowa. Iowa Bird Life 48:3–18.
- PECK, J. H., D. M. ROOSA and L. J. EILERS. 1980. A checklist of the vascular flora of Allamakee County, Iowa. Proceedings of the Iowa Academy of Science 87:62–75.
- PECK, J. H., T. G. LAMMERS, B. W. HAGLAN, D. M. ROOSA and L. J. EILERS. 1981. A checklist of the vascular flora of Lee County, Iowa. Proceedings of the Iowa Academy of Science 88:159–171.
- PECK, J. H., B. W. HAGLAN, L. J. EILERS, D. M. ROOSA and D. VAN DER ZEE. 1984. Checklist of the vascular flora of Lyon and Sioux Counties, Iowa. Proceedings of the Iowa Academy of Science 91:92–97.
- POHL, M. C. 1985. Louis H. Pammel: pioneer botanist. Proceedings of the Iowa Academy of Science 92:1–50.
- PRIOR, J. C. 1991. Landforms of Iowa. University of Iowa Press. Iowa City, IA.
- ROBINSON, B. L. and M. L. FERNALD. 1908. Gray's new manual of botany, 7th edition. American Book Company. New York, NY.
- ROBINSON, G. R., M. E. YURLINA and S. N. HANDET. 1994. A century of change in the Staten Island flora: ecological correlates of species losses and invasions. Bulletin of the Torrey Botanical Club 21:199–229.
- ROOSA, D. M., L. J. EILERS and S. ZAGER. 1991. An annotated checklist of the vascular plant flora of Guthrie County, Iowa. Journal of the Iowa Academy of Science 98:14–30.
- RUSSELL, N. H. 1956. A checklist of the vascular flora of Poweshiek County, Iowa. Proceedings of the Iowa Academy of Science 63:161–176.
- SHIRLEY, S. 1994. Restoring the tallgrass prairie: an illustrated manual for Iowa and the upper Midwest. University of Iowa Press. Iowa City, IA.

- STEYERMARK, J. A. 1963. Flora of Missouri. Iowa State University Press. Ames, IA.
- SWINK, F. and G. WILHELM. 1994. Plants of the Chicago region, 4th edition. Indiana Academy of Science. Indianapolis, IN.
- THOMPSON, J. R. 1992. Prairie, forests and wetlands: the restoration of natural landscape communities in Iowa. University of Iowa Press. Iowa City, IA.
- THORNE, R. F. 1955. Flora of Johnson County, Iowa. Proceedings of the Iowa Academy of Science 62:155–196.
- VOSS, E. G. 1972. Michigan flora, part I: gymnosperms and monocots. Cranbrook Institute of Science. Bloomfield Hills, MI.
- VOSS, E. G. 1985. Michigan flora, part II: dicots (Saururaceae—Cornaceae). Cranbrook Institute of Science. Bloomfield Hills, MI.
- VOSS, E. G. 1996. Michigan flora, part III: dicots (Pyrolaceae—Compositae). Cranbrook Institute of Science. Bloomfield Hills, MI.
- WAGENKNECHT, B. L. 1954. The flora of Washington County, Iowa. Proceedings of the Iowa Academy of Science 61:184–204.
- WEBER, W. A. and R. C. WITTMANN. 1992. Catalog of the Colorado flora: a biodiversity baseline. University Press of Colorado. Niwot, CO.
- WIDRLECHNER, M. P. 1998. The genus *Rubus* L. in Iowa. Castanea 63: 415–465.
- WIDRLECHNER, M. P. and R. K. RABELER. 1991. *Rubus parvifolius* (Rosaceae), naturalized in Illinois and Iowa. Michigan Botanist 30:23–30.
- WILSON, B. L. 1992. Checklist of the vascular flora of Page County, Iowa. Journal of the Iowa Academy of Science 99:23–33.
- WITHERS, M. A., M. W. PALMER, G. L. WADE, P. S. WHITE and P. R. NEAL. 1999. Changing patterns in the number of species in North American floras. Pages 23–31. In Perspectives on the land use history of North America: a context for understanding our changing environment. T.D. Sisk, ed. Biological Science Report USGS/BRD/BSR-1998-0003 (revised September 1999).
- WOLDEN, B. O. 1956. The flora of Emmet County, Iowa. Proceedings of the Iowa Academy of Science 63:118–136.
- W³TROPICOS VASCULAR PLANTS DATABASE. Retrieved 2000 January and May from: <http://www.mobot.mobot.org/Pick/Search/pick.html>

Appendix A. Annotated catalogue of the Ames flora

Voucher specimens are indicated by date and are deposited in the Ada Hayden Herbarium (ISC) at Iowa State University, Ames, IA.

Key

- * = Species not native to Iowa
 + = Species native to Iowa but probably not to Ames
 B = Species listed for Ames by Bessey (1871), followed by synonym used by Bessey in brackets
 H = Species included in Hitchcock (1890), followed by synonym used by Hitchcock in brackets
 = = name as currently used was recognized by Bessey or Hitchcock in addition to synonym listed
 Dates are of the earliest and, if not encountered during current survey, the most recent collections
 n.d. = No date cited
 C = Encountered during the current survey, 1991–2000
 Plant Habitat Codes—see Table 1
 Abundance Codes—rare, infrequent, frequent, or common; see Methods for further discussion

PTERIDOPHYTES

ADIANTACEAE

Adiantum pedatum L., B, H, 1869–C, Tmf—infrequent

ASPLENIACEAE

Asplenium platyneuron (L.) Oakes ex D.C. Eaton, 1999–C, Tmf,ed—rare
Athyrium felix-femina (L.) Roth var. *angustum* (Willd.) Moore, H

[*Asplenium felix-foemina* (L.) Bernh.], 1869–C, Tmf,wf—infrequent

Cystopteris protrusa (Weath.) Blasdell, B[C. *fragilis* Bernh.], H[C. *fragilis* (L.) Bernh.], 1870–C, Tmf—common

Dryopteris carthusiana (Vill.) H.P. Fuchs, 1995–C, Tmf—rare

Matteuccia struthiopteris (L.) Todaro, 1881–C, Wsp; Our—rare

Onoclea sensibilis L., B, H, 1938–1938

DENNSTAEDTIACEAE

Pteridium aquilinum (L.) Kuhn var. *latiusculum* (Desv.) Underw. ex Heller, H[Pteris *aquilina* L.], 1889–1895

EQUISETACEAE

Equisetum arvense L., B, H, 1881–C, Twf; Our—common

Equisetum × *ferrissii* Clute, 1998–C, Pwt; Orw—frequent

Equisetum hyemale L. var. *affine* (Engelm.) A.A. Eaton, B, 1889–C,

Orw—common

Equisetum laevigatum A. Br., 1893–C, Pwt—frequent

OPHIOGLOSSACEAE

Botrychium dissectum Sprengel f. *dissectum*, 1998–C, Tmf,wd—rare

Botrychium dissectum Sprengel f. *obliquum* (Muhl.) Clute, 1998–C,

Tdf,mf,wd—rare

Botrychium virginianum (L.) Sw., B[B. *virginicum* Swartz.], H, 1881–C, T—common

OSMUNDACEAE

Osmunda claytoniana L., H, 1876–1901

GYMNOSPERMS

CUPRESSACEAE

Juniperus virginiana L., H, 1901–C, Tdf,wd; Pdr; Orw,of,ps—common

PINACEAE

+ *Pinus strobus* L., 2000–C, Twd,ed—rare

ANGIOSPERMS

(DICOTYLEDONS)

ACERACEAE

* *Acer ginnala* Maxim., 1999–C, Orw—infrequent

Acer negundo L., B[Negundo *aceroides* Moench], H[Negundo *aceroides* Moench], 1892–C, Tmf,ed; Orw—common

Acer nigrum Michx., B[A. *saccharinum* Wang.], H[A. *saccharum* Marsh. var. *nigrum* (Michx. f.) Britton], 1892–C, Tmf,wf—common

Acer saccharinum Marsh., B[A. *dasycarpum* Ehrhart.], H, 1895–C, Twf; Our,rw—common

AIZOACEAE

* *Mollugo verticillata* L., H, 1892–C, Wrp; Ocr—frequent

AMARANTHACEAE

Amaranthus albus L., H, 1907–C, O—common

* *Amaranthus graecizans* L., H[A. *blitoides* Wats.], 1897–C, Our—common

* *Amaranthus hybridus* L., 2000–C, Wrp; Our—rare

* *Amaranthus powellii* S. Watson, 2000–C, Wrp—rare

* *Amaranthus retroflexus* L., B, H, 1887–C, O—common

Amaranthus rudis Sauer, 1877–C, O—common

Amaranthus tuberculatus (Moq.) Sauer, H[*Acnida tuberculata* Moq.], 1907–C, O—common

ANACARDIACEAE

- +*Rhus aromatica* Aiton, 1938-C, Orw—rare
Rhus glabra L., B, H, 1907-C, Twd,ed; Pms; Orw,of—common
 +*Rhus typhina* L., 1948-C, Our,rw—rare
Toxicodendron radicans (L.) Kuntze ssp. *negundo* (Greene) Gillis,
 B[*Rhus toxicodendron* L.], H[*Rhus radicans* L.], 1893-C, T; Pdr;
 Orw—common

APIACEAE

- Angelica atropurpurea* L., B[*Archangelica atropurpurea* Hoffm.]
Chaerophyllum procumbens (L.) Crantz, B, H, 1897-C, Twf—frequent
Cicuta maculata L., H, 1907-C, Pwt—frequent
 **Conioselinum chinense* (L.) BSP., H
 **Conium maculatum* L., 1926-C, Orw—frequent
Cryptotaenia canadensis (L.) DC., B, H, 1896-C, Tmf,wf—common
 **Daucus carota* L., H, 1907-C, Orw,of—common
Eryngium yuccifolium Michx., B, H, 1888-C, Pwt—infrequent
Heracleum lanatum Michx., B, H, 1881-C, Twf—infrequent
Osmorhiza claytonii (Michx.) C.B. Clarke, B[*Osmorhiza brevistylis*
 DC.], H[*Osmorhiza claytonii* (Michx.) BSP.], 1896-C, Tmf,wf—common
Osmorhiza longistylis (Torrey) DC., B, H, 1887-C, Tmf,wf—common
Oxypolis rigidior (L.) Raf., B[*Archemora rigida* DC.], H[*Tiedemannia rigida*
 (L.) C. & R.], 1896-C, Pwt—infrequent
 **Pastinaca sativa* L., B, H, 1907-C, Orw,of—common
Polytaenia nuttallii DC., H
Sanicula canadensis L., H[=; *S. canadensis* L. var. *marylandica* (L.)],
 1942-C, Tdf,mf—frequent
Sanicula gregaria Bickn., 1897-C, Tmf,wf—common
Sium suave Walter, H[*S. cicutaeifolium* Gmel.], 1881-C, Twf;
 Pwt—rare
Taenidia integerrima (L.) Drude, B[*Zizia integerrima* DC.], H[*T. integerrima*
 (L.) Benth. & Hook.], 1897-C, Tdf,wd,ed—rare
Thaspium barbinode (Michx.) Nutt., 1907-1907
Zizia aurea (L.) Koch, B[*Thaspium aureum* Nutt.], H, 1893-C,
 Twd,ed; Pms,wt—frequent

APOCYNACEAE

- Apocynum androsaemifolium* L., B, H, 1895-C, Orw—rare
Apocynum cannabinum L., B, H, 1895-C, Pms,wt; Orw—common
Apocynum × *medium* Greene, 1907-1907
Apocynum sibiricum Jacq., 1895-C, Pms,wt; Orw—common
 **Vinca minor* L., 2000-C, Twf—rare

ARALIACEAE

- Aralia nudicaulis* L., B, H, 1897-C, Tdf—rare
Aralia racemosa L., B, H, 1999-C, Tmf,es—rare
Panax quinquefolia L., H[*Aralia quinquefolia* (L.) Decaisne &
 Planch.], photo, C, Twf—rare

ARISTOLOCHIACEAE

- Asarum canadense* L., B, H, 1881-C, Tmf,wf—frequent

ASCLEPIADACEAE

- Asclepias amplexicaulis* Smith, 1949-C, Pdr—rare
Asclepias incarnata L., B, H, 1896-C, Pms,wt—frequent
Asclepias ovalifolia Decne., H
Asclepias purpurascens L., B, H, 1897-1897
Asclepias sullivantii Engelm., H, 1907-C, Pms,wt—rare
Asclepias syriaca L., B[*A. cornuti* Decaisne.], H, 1881-C, P; O—common

- Asclepias tuberosa* L. ssp. *interior* Woodson, B, H[=; *A. tuberosa* L.
 var. *decumbens* (L.) Pursh], 1881-C, Pdr,ms—rare
Asclepias verticillata L., B, H, 1878-C, Pms—frequent
Asclepias viridiflora Raf., B[*Asclepias viridiflora* Ell.], H[*Acerates viridiflora*
 (Raf.) Ell.; *Acerates viridiflora* (Raf.) Ell. var. *lanceolata*
 (Ives) Gray], 1894-95-C, Pdr—rare
Cynanchum laeve (Michx.) Pers., 1964-C, Our,rw—frequent
 **Metaplexis japonica* (Thunb.) Makino, 1958-1958

ASTERACEAE

- Achillea millefolium* L. ssp. *lanulosa* (Nutt.) Piper, B, H, 1881-C,
 Twd; Pdr; Oof,ps—frequent
Ambrosia artemisiifolia L., B, H, 1881-C, Pdr; O—common
Ambrosia psilostachya DC., B, H, 1942-C, Pdr—infrequent
Ambrosia trifida L., B[=; *A. trifida* L. var. *integrifolia*], H[=; *A.*
trifida L. var. *integrifolia* (Muhl.) Torr. & Gray], 1888-C, P; O—common
Antennaria neglecta Greene, 1887-C, Tdr,wd; Pdr—infrequent
Antennaria plantaginifolia (L.) Richardson, B[*A. plantaginifolia*
 Hook.], H, 1902-C, Tdr,wd; Pdr—infrequent
 **Anthemis arvensis* L., H
 **Anthemis cotula* L., B[*Maruta cotula* DC.], H, 1881-C,
 Orw,rc,ps—frequent
 **Anthemis nobilis* L., B
 **Arctium minus* Bernh., B[*Lappa officinalis* Allioni var. *major*], H[*A.*
lappa L.], 1888-C, Ted; Wrp; O—common
 **Artemisia annua* L., 2000-C, Wrp—infrequent
 **Artemisia biennis* Willd., B, H, 1898?-C, Twf—infrequent
 **Artemisia absinthium* L., 1998-C, Orw—rare
Artemisia dracunculoides L., B[*A. dracunculoides* Pursh], H[*A. dracunculoides*
 Pursh], 1928-1928
Artemisia ludoviciana Nutt., B, H, 1881-C, Pdr,ms—frequent
Artemisia serrata Nutt., H, 1909-1917
 **Artemisia vulgaris* L., 1999-C, Orc,ur—rare
Aster × *amethystinus* Nutt., H
Aster azureus Lindley, H, 1876-C, P—infrequent
Aster cordifolius L., B, H, 1876-C, T—common
Aster cordifolius L. × *A. drummondii* Lindley, 1921-C, Twd,ed—infrequent
Aster ericoides L., B[*A. multiflorus* Ait.], H[*A. multiflorus* Ait.],
 1876-C, Pdr,ms; Orw,of—frequent
Aster laevis L., H, 1902-C, Pms,wt—frequent
Aster lanceolatus Willd., B[*A. simplex* Willd.], H[*A. paniculatus* L.],
 1909-C, Pwt—infrequent
Aster lateriflorus (L.) Britton, B[*A. miser* L.], H, 1876-C, T—common
Aster novae-angliae L., B, H[=; *A. novae-angliae* L. var. *roseus* (Desf.)
 DC.], 1876-C, Pms,wt—frequent
Aster oblongifolius Nutt., H[*A. oblongifolius* Nutt. var. *rigidulus*
 Gray], 1938-1938
Aster ontarionis Wieg., 1876-C, Twt—infrequent
Aster pilosus Willd., 1974-C, P; Orw,of—common
Aster praealtus Poir., B[*A. carneus* Nees.], 1999-C, Pwt—rare
Aster prenanthoides Muhl. ex Willd., B, H, 1876-C, Wsp—rare
Aster pubentior Cronq., H[*A. umbellatus* Mill. var. *pubens* Gray],
 1896-1920
Aster puniceus L., H[*A. puniceus* L. var. *lucidulus* (Wendr.) Gray],
 1889-1922
Aster sagittifolius Willd., 1993-C, Ted—infrequent
Aster sericeus Vent., B, H, 1888-C, Pdr—rare
Aster umbellatus Miller, H
Bidens cernua L., B[*B. chrysanthemoides* Michx.], H[=; *B. chrysanthemoides*
 Michx.], 1897-C, Wrp—frequent
Bidens connata (L.) Britton, B, H, 1920-C, Wrp—frequent

- Bidens frondosa* L., B, H, 1888–C, **Wrp**—common
Bidens polylepis Blake, 1917–C, **Pms**; **Orw**—infrequent
Bidens tripartita L., B[B. *comata* L. var. *comosa*], 1920–C, **Wrp**—infrequent
Bidens vulgata Greene, 1896–C, **Pwt**—infrequent
Boltonia asteroides (L.) L'Her., B[B. *glastifolia* L'Her.], H, 1876–1876
 Boltonia decurrens* (T. & G.) A. Wood, 2000–C, **Pwt—rare
Brickellia eupatorioides (L.) Shinnery, B[Kubnia *eupatorioides* L.], H[Kubnia *eupatorioides* L.; K. *eupatorioides* L. var. *glutinosa* (Ell.)], 1888–C, **Twed**; **Pdr**—frequent
Cacalia plantaginea (Raf.) Shinnery, B[C. *tuberosa* Nutt.], H[C. *tuberosa* Nutt.], 1894–C, **Tes**; **Pdr,ms**—infrequent
 Carduus acanthoides* L., 1999–C, **Oof—rare
 Carduus nutans* L., 1894–C, **Ops—infrequent
 Carthamus tinctorius* L., 2000–C, **Wrp; **Our**—rare
 **Centaurea cyanus* L., B, 1904–1924
 Cichorium intybus* L., 2000–C, **Orw—infrequent
Cirsium altissimum (L.) Sprengel, B, H[Cnicus *altissimus* (L.) Willd.], 1888–C, **P**; **O**—common
 Cirsium arvense* (L.) Scop., H[Cnicus *arvensis* (L.) Hoffm.], 1898–C, **P; **O**—common
Cirsium discolor (Muhl. ex Willd.) Sprengel, H[Cnicus *altissimus* (L.) Willd. var. *discolor* (Muhl.) Gray], 1896–C, **P**; **O**—common
Cirsium flodmanii (Rydb.) Arthur, 1910–1910
Cirsium hillii (Canby) Fern., H[Cnicus *odoratus* Muhl.], 1897–C, **Pdr**—rare
 Cirsium vulgare* (Savi) Tenore, H[Cnicus *lanceolatus* (L.) Hoffm.], 1896–C, **P; **O**—common
Conyza canadensis (L.) Cronq., H[*Erigeron canadensis* L.], 1897–C, **O**—common
Conyza ramosissima Cronq., B[*Erigeron divaricatus* Michx.], H[*Erigeron divaricatus* Michx.], 1942–C, **O**—infrequent
Coreopsis palmata Nutt., B, H, 1893–C, **Pms**—frequent
 Coreopsis tinctoria* Nutt., 1892–C, **Oof—rare
Coreopsis tripteris L., H, 1912–C, **Twed**—rare
 Crepis capillaris* (L.) Wallr., 1948–C, **Our—rare
 Crepis tectorum* L., 1999–C, **Our—rare
Dysodia papposa (Vent.) A.S. Hitchc., B[*Dysodia chrysanthemoides* Lag.], H, 1906–1906
Echinacea pallida Nutt., B[E. *angustifolia* DC.], H[E. *angustifolia* DC.], 1891–C, **Pdr,ms**—infrequent
 +*Echinacea purpurea* (L.) Moench, 1998–C, **Orw**—rare
Eclipta alba (L.) Hassk., 1998–C, **Wmd**—rare
Erechtites hieracifolia (L.) Raf. ex DC., B, H, 1943–C, **Our**—infrequent
Erigeron annuus (L.) Pers., B, H, 1880–C, **Pms**; **O**—common
Erigeron philadelphicus L., B, H, 1884–C, **Tes,ed**; **Wrp**; **Our**—infrequent
Erigeron strigosus Muhl. ex Willd., B, H[E. *ramosus* (Walt.) B.S.P.], 1888–C, **Pdr,ms**; **Orw,of**—common
Eupatorium altissimum L., H, 1907–C, **Orw**—infrequent
Eupatorium maculatum L., H[E. *purpureum* L. var. *maculatum* (L.) Darl.], 1896–1942
Eupatorium perfoliatum L., B, H, 1907–C, **Pwt**—infrequent
Eupatorium purpureum L., B, H, 1897–C, **T**—frequent
Eupatorium rugosum Houtt., B[E. *ageratoides* L.], H[E. *ageratoides* L.], 1896–C, **T**—common
Euthamia graminifolia (L.) Nutt. ex Cass, B[*Solidago lanceolata* L.], H[*Solidago graminifolia* (L.) Ell.], 1884–C, **Pwt**—infrequent
 +*Gaillardia pulchella* Foug., 1998–C, **Orw**—rare
 Galinsoga quadriradiata* Ruiz & Pavon, 1970–C, **Our,rc,cr—infrequent
Gnaphalium obtusum L., 1942–C, **Twed,ed**; **Oof**—infrequent
Grindelia squarrosa (Pursh) Dunal, 1904–C, **Orc**—rare
Helenium autumnale L., B, H, 1909–C, **Pwt**—infrequent
Helianthus annuus L., B, H, 2000–C, **O**—frequent
Helianthus decapetalus L., H[H. *tracheliifolius* Willd.], H[*Helianthus grosseserratus* Martens, B, H, 1888–C, **Pms,wt**; **Orw**—common
Helianthus maximiliani Schrader, 2000–C, **Orc**—infrequent
Helianthus rigidus (Cass.) Desf., B[=; H. *laetiflorus* Pers.], H[H. *diffusus* Sims; H. *laetiflorus* Pers.], 1896–C, **Pdr,ms**; **Orw**—infrequent
Helianthus strumosus L., H, 1897–C, **Twed**—frequent
Helianthus tuberosus L., H, 1890–C, **Twed,ed**; **Pms**; **Orw**—frequent
Heliopsis helianthoides (L.) Sweet, B[H. *laevis* Pers.], H[H. *scabra* Dunal], 1888–C, **Pdr,ms**—frequent
Hieracium longipilum Torrey, B, H, 1888–1898
 Hieracium piloselloides* Villars., 2000–C, **Wrp—rare
Hieracium scabrum Michx., H, 1902–C, **Tms**—rare
Iva xanthifolia Nutt., 1926–C, **Twed,ed**—rare
Krigia biflora (Walter) Blake, 1907–1907
Lactuca biennis (Moench) Fern., H[L. *spicata* Lam.], H[*Lactuca canadensis* L., B, H, 1897–C, **Pwt**; **Orw**—common
Lactuca floridana (L.) Gaertner, H, 1873–C, **T**—frequent
Lactuca ludoviciana (Nutt.) Riddell, H, 1888–C, **Oof**—rare
 Lactuca scariola* L., B[L. *scariola* L.], H[L. *scariola* L.], 1913–C, **O—frequent
Lactuca tatarica (L.) C.A. Meyer ssp. *puchella* (Pursh) Stebbins, 1927–C, **Pms,wt**—rare
 Lapsana communis* L., 1966–C, **Orc—rare
 Leucanthemum vulgare* Lam., B, H[*Chrysanthemum Leucanthemum* L.], 1887–C, **O—infrequent
Liatris aspera Michx., B[L. *scariosa* (L.) Willd.], H[L. *scariosa* (L.) Willd.], 1897–C, **Pdr,ms**—infrequent
Liatris cylindracea Michx., B, H, 1888–1907
Liatris pycnostachya Michx., B, H, 1888–C, **Pms,wt**—infrequent
Liatris squarrosa (L.) Michx., 1906–1906
 Matricaria matricarioides* (Less.) Porter, 1994–C, **Our,rc—common
Nothocalais cuspidata (Pursh) Greene, B[*Troximon cuspidatum* Pursh.], H[*Troximon cuspidatum* Pursh.], 1869–C, **Pdr,ms**—rare
Prenanthes alba L., B[*Nabalus albus* Hook.], H, 1869–C, **T**—common
Prenanthes aspera Michx., B[*Nabalus asper* Torr. & Gray], H, 1877–1906
Prenanthes racemosa Michx., H, 1885–C, **Pwt**—infrequent
 +*Ratibida columnifera* (Nutt.) Wootton & Standley, 1998–C, **Orw**—rare
Ratibida pinnata (Vent.) Barnh., H[*Lepachys pinnata* (Vent.) Torr. & Gray], 1888–C, **Pdr,ms**—frequent
Rudbeckia hirta L., B, H, 1897–C, **Twed**; **Pdr,ms**; **Orw**—frequent
Rudbeckia laciniata L., B, H, 1920–C, **Twf**—frequent
Rudbeckia subtomentosa Pursh, H, 1897–C, **Pms,wt**—rare
Rudbeckia triloba L., B, H, 1896–C, **Twf,ed**; **Wrp**—frequent
Senecio aureus L., B, H
Senecio pauperculus Michx., 1873–1907
Senecio plattensis Nutt., 1897–C, **Ted**; **P**—infrequent
Senecio pseudoreus Rydb. var. *semicordatus* (Mack. & Bush) T. Bar-
 kley, 1884–C, **Pwt**—rare
 Senecio vulgaris* L., 1998–C, **Wrp; **Our,cr**—infrequent
Silphium integrifolium Michx., 2000–C, **Pwt**—rare
Silphium laciniatum L., B, H, 1895–C, **Pms,wt**—frequent
Silphium perfoliatum L., B, H, 1897–C, **Pms,wt**; **Wrp**—frequent
Solidago canadensis L., B, H[=; S. *canadensis* L. var. *procera* (Ait.) Torr. & Gray], 1874–C, **P**; **O**—common

- Solidago flexicaulis* L., B[*S. latifolia* L.], H[*S. latifolia* L.], 1876-C, Tdf,mf—infrequent
Solidago gigantea Aiton, H[*S. serotina* Ait.; *S. serotina* Ait. var. *gigantea* (Ait.) Gray], 1876-C, P; O—common
Solidago missouriensis Nutt., B, H, 1869-C, Pdr—rare
Solidago nemoralis Aiton, H, 1895-C, Twd; Pdr—frequent
Solidago riddellii Frank ex Riddell, B, H, 1896-C, Pwt—rare
Solidago rigida L., B, H, 1876-C, Pdr,ms—frequent
Solidago speciosa Nutt., H[*S. speciosa* Nutt. var. *angustata* Torr. & Gray], 1878-C, Pdr—rare
Solidago ulmifolia Muhl. ex Willd., B, H, 1869-C, Tmf—frequent
 **Sonchus arvensis* L., 1928-C, Orw—infrequent
 **Sonchus asper* (L.) Hill, H, 1885-C, Our,rw—frequent
 **Sonchus oleraceus* L., H, 1890-C, Our,rw—frequent
 **Tanacetum vulgare* L., H, 1924-C, Our,rc—rare
 **Taraxacum laevigatum* (Willd.) DC., 1918-C, Twd; Our,ps—infrequent
 **Taraxacum officinale* Weber, B[*T. dens-leonis* Desf.], H, 1873-C, O—common
 **Tragopogon dubius* Scop., 1928-C, Our,rw—frequent
 **Tragopogon pratensis* L., 1921-1921
Verbesina alternifolia (L.) Britton, B[*Actinomeris squarrosa* Nutt.], H[*Actinomeris alternifolia* (L.) DC.], 1896-C, Twf,wd—rare
Vernonia baldwinii Torrey, 2000-C, Pdr—rare
Vernonia fasciculata Michx., B, H, 1895-C, Pwt—infrequent
 **Xanthium strumarium* L., B, H[X. *canadense* Mill.], 1871-C, Wrp; O—common

BALSAMINACEAE

- Impatiens capensis* Meerb., B[*I. fulva* Nutt.], H[*I. biflora* Walt.], 1896-C, Twf; Wrp,sp—common
Impatiens pallida Nutt., H[*I. aurea* Muhl.], 1907-C, Twf; Wrp,sp—frequent

BERBERIDACEAE

- **Berberis thunbergii* DC., 2000-C, Tdf,wd; Ops—frequent
 **Berberis vulgaris* L., 1922-1923
Caulophyllum thalictroides (L.) Michx., B, H, 1890-C, Tmf—rare
Podophyllum peltatum L., B, H, 1881-C, Tmf,wf—frequent

BETULACEAE

- Corylus americana* Walter, B, H, 1893-C, Tdr,wd,ed; Orw—infrequent
Ostrya virginiana (P. Miller) K. Koch, B[*O. virginica* Willd.], H, 1891-C, T—common

BIGNONIACEAE

- **Campsis radicans* (L.) Seem. ex Bureau, 1968-C, Ted—rare
 **Catalpa speciosa* Warder, 1905-C, Twf—infrequent

BORAGINACEAE

- **Cynoglossum officinale* L., B[*C. morissoni* DC.], 1897-C, Twd—rare
Hackelia virginiana (L.) I.M. Johnston, H[*Echinosperrum virginianum* (L.) Lehm.], 1894-C, T—common
 **Lappula echinata* Gilib., B[*Echinosperrum lappula* Lehm.], H[*Echinosperrum lappula* (L.) Lehm.], 1895-C, Orw,rc—infrequent
Lithosperrum canescens (Michx.) Lehm., B, H, 1881-C, Pdr,ms—infrequent
Lithosperrum incisum Lehm., B[*L. longiflorum* Spreng.], H[*L. angustifolium* Michx.], 1881-C, Twd; Pdr—rare
Lithosperrum latifolium Michx., B, H
Mertensia virginica (L.) Pers. ex Link, B[*M. virginica* DC.], H, 1881-C, Tmf,wf—frequent

- Onosmodium molle* Michx. var. *bispidissimum* (Mack.) Cronq., B[*O. carolinianum* DC.], H[*O. carolinianum* (Lam.) DC.], 1895-C, Pdr—infrequent

BRASSICACEAE

- **Alliaria petiolata* (Bieb.) Cavara & Grande, 1998-C, Tdf,mf,wf—infrequent
 **Alyssum alyssoides* (L.) L., H[*A. calycinum* L.], 1999-C, Orc—rare
 **Arabidopsis thaliana* (L.) Heynh., 2000-C, Our—rare
Arabis canadensis L., H, 1998-C, Tdf,ed—infrequent
Arabis glabra (L.) Bernh., 1999-C, Ops—rare
Arabis hirsuta (L.) Scop., H, 1897-C, Tmf; Orc,ps—infrequent
Arabis laevigata (Muhl. ex Willd.) Poirer, 1903-1903
Arabis shortii (Fern.) Gl., H[*A. dentata* Torr. & Gray], 1895-C, Tmf,wf—infrequent
 **Armoracia rusticana* (Lam.) Gaertner, Meyer & Schreber, H[*Nasturtium armoracia* (L.) Fries], 1897-C, Ted—rare
 **Barbarea vulgaris* R. Br., H, 1890-C, Twf; Wrp; Orw,cr,of—common
 **Berteroa incana* (L.) DC., 1927-C, Orw—infrequent
 **Brassica campestris* L., 1924-C, O—infrequent
 **Brassica juncea* (L.) Czern., 1904-C, Orw—frequent
 **Brassica nigra* (L.) W.D.J. Koch, B, H, 1891-C, O—common
 **Camelina microcarpa* Andr. ex DC., 1962-C, Orc—rare
 **Camelina sativa* (L.) Crantz, B, H
 **Capella bursa-pastoris* (L.) Medicus, B, H, 1892-C, O—common
Cardamine bulbosa (Schreber) BSP, B[*C. rhomboidea* DC.], H, 1887-C, Wrp,sp—infrequent
 **Cardamine flexuosa* With., 1998-C, Our—rare
Cardamine pennsylvanica Muhl. ex Willd., H[*C. flexuosa* With.], 1897-C, Wrp,sp—rare
 **Cardaria draba* (L.) Desv., 1927-C, Our—rare
 **Chorispora tenella* (Pallas) DC., 1975-C, Our—rare
 **Conringia orientalis* (L.) Dum., 1911-1954
Dentaria laciniata Muhl. ex Willd., B, H, 1887-C, Tmf,wf—frequent
Descurainia pinnata (Walter) Britton var. *brachycarpa* (Richardson) Fern., H[*Sisymbrium canescens* Nutt.], 1897-C, Our,rc—frequent
 **Descurainia sophia* (L.) Webb ex Prantl, 1999-C, Orc—rare
Draba reptans (Lam.) Fern., B[*D. caroliniana* Walt.], H[*D. caroliniana* Walt.], 1892-1937
 **Erysimum cheiranthoides* L., B, H, 1897-C, Orc—infrequent
 **Erysimum diffusum* Ehrh., 1999-C, Orc—rare
 **Erysimum hieracifolium* L., 1999-C, Orw,rc—rare
 **Erysimum repandum* L., 1940-C, Our—frequent
 **Hesperis matronalis* L., H, 1962-C, Twf,wd,ed; Orw—frequent
Iodanthus pinnatifidus (Michx.) Steudel, H[*Thelypodium pinnatifidum* (Mich.) Wats.], 1895-C, Twf—rare
 **Lepidium campestre* (L.) R. Br., 1943-C, O—infrequent
Lepidium densiflorum Schrader, H[*L. intermedium* Gray], 1891-C, O—common
 **Lepidium perfoliatum* L., 1950-1958
Lepidium virginicum L., B, H, 1912-C, O—common
 **Nasturtium officinale* R. Br., H, 1998-C, Wrp—rare
 **Rorippa austriaca* (Crantz) Besser, 1951-C, Twd—rare
Rorippa palustris (L.) Besser, H[*Nasturtium palustre* (Leys.) DC.], 1897-C, Pwt; Wrp,md—common
Rorippa sessiliflora (Nutt.) A.S. Hitchc., H[*Nasturtium sessiliflorum* Nutt.], 2000-C, Wrp—rare
 **Rorippa sylvestris* (L.) Besser, 1926-1926
 **Sibara virginica* (L.) Roll., 2000-C, Wrp—rare
 **Sinapis alba* L., H[*Brassica alba* (L.) Boiss.]

- **Sinapis arvensis* L., B, H[*Brassica sinapistrum* Boiss.], 1893–C, **Our**—rare
 Sisymbrium altissimum* L., 1898–C, **Our,rw—frequent
 Sisymbrium loeselii* L., 1976–C, **Our,rw—infrequent
 Sisymbrium officinale* (L.) Scop., B, H, 1897–C, **Our,rw—frequent
 Thlaspi arvensis* L., 1909–C, **Our,rc,cr—common

CAMPANULACEAE

- Campanula americana* L., B, H, 1888–C, **T**; **Wrp**—common
Campanula aparinoides Pursh, B, H, 1896–C, **Pwt**; **Wsp**—rare
 Campanula rapunculoides* L., 1958–C, **Ted; **Our,rw**—infrequent
Lobelia cardinalis L., B, H, 1888–1913
Lobelia inflata L., H, 1896–C, **Twd,ed**—frequent
Lobelia siphilitica L., B, H, 1881–C, **Twf,es,ed**; **Pwt**; **Wrp**;
Orw—common
Lobelia spicata Lam., B, H[*L. spicata* Lam. var. *hirtella* Gray], 1942–C, **Twd**; **Pdr,ms**—infrequent
Triodanis perfoliata (L.) Nieuw., B[*Specularia perfoliata* A. DC.], H[*Specularia perfoliata* (L.) A. DC.], 1897–C, **Orc,cr,of**—frequent

CAPPARIDACEAE

- **Cleome hassleriana* Chodat, 2000–C, **Wrp**—rare
Polanisia dodecandra (L.) DC., B[P. *graveolens* Raf.], H, 1892–1962

CAPRIFOLIACEAE

- **Lonicera* × *bella* Zabel, 1998–C, **Ted**—infrequent
Lonicera dioica L. var. *glaucescens* (Rydb.) Butters, B[*L. parviflora* Lam. var. *douglasii*], H[*L. glauca* Hill], 1881–C, **Tmf,df,wd**—infrequent
 Lonicera maackii* (Rupr.) Herder, 1993–C, **T; **Our,rw**—common
 Lonicera tatarica* L., 1891–C, **T; **Our,rw**—common
Sambucus canadensis L., B, H, 1897–C, **Twf,ed**; **Orw**—common
Symphoricarpos occidentalis Moench, H, 1998–C, **Pms**; **Orw**—infrequent
Symphoricarpos orbiculatus Moench, H[*S. vulgaris* Michx.], 1998–C, **Tmf,wd**; **Oof**—rare
Triosteum perfoliatum L., B, H, 1881–C, **Tdf,wd**—infrequent
 Viburnum lantana* L., 1998–C, **Tmf,wf; **Our**—rare
Viburnum lentago L., B, H, 1881–C, **Tdf,mf,ed**; **Our,rw**—infrequent
 Viburnum opulus* L., 1993–C, **Tmf,wf; **Our**—infrequent
Viburnum rafinesquianum Schultes, B[*V. pubescens* Pursh], H[*V. pubescens* Pursh], 1895–C, **Tmf**—infrequent

CARYOPHYLLACEAE

- **Agrostemma githago* L., B[*Lychnis githago* Lam.], H[*Lychnis githago* (L.) Lam.], 1895–1895
 Arenaria serpyllifolia* L., 2000–C, **Wrp—rare
 **Cerastium glomeratum* Thuill., B[*Cerastium viscosum* L.]
Cerastium nutans Raf., 1897–C, **Orc**—rare
 Cerastium vulgatum* L., 1924–C, **Our,rw,ps—common
 Dianthus armeria* L., 2000–C, **Pdr—infrequent
 Holosteum umbellatum* L., 1999–C, **Our—rare
 Myosoton aquaticum* (L.) Moench, 1998–C, **Our—rare
Paronychia canadensis (L.) Wood, H[*Anychia canadensis* (L.) B.S.P.], 1892–C, **Tdf**—rare
 Sagina procumbens* L., 2000–C, **Wrp—rare
 Saponaria officinalis* L., H, 1961–C, **Orw—common
Silene antirrhina L., B, H, 1894–C, **Orc**—infrequent
 Silene cserei* Baumg., 1962–C, **Orw,rc—infrequent
 **Silene dichotoma* Ehrh., 1907–1907
Silene nivea (Nutt.) Orth, H, 1897–C, **Twf**; **Wsp**—rare
 Silene noctiflora* L., 1890–C, **Orc—infrequent

- **Silene pratensis* (Raf.) Gren. & Godrun, 1892–C, **O**—common
Silene stellata (L.) Aiton, B, H, 1879–C, **Tmf,wf,ed**; **Wrp**—infrequent
 Silene vulgaris* (Moench) Garcke, 1897–C, **Oof—rare
 **Spergula arvensis* L., B
 Spergularia marina* (L.) Griseb., 1999–C, **Our—rare
Stellaria longifolia Muhl. ex Willd., H
 Stellaria media* (L.) Vill., H, 1895–C, **Our—common
 **Vaccaria pyramidata* Medicus, H[*Saponaria vaccaria* L.], 1895–1928

CELASTRACEAE

- Celastrus scandens* L., B, H, 1897–C, **Tmf,wf,ed**; **Orw**—frequent
 Euonymus alatus* (Thunb.) Sieb., 1999–C, **Tmf,wd,ed—rare
Euonymus atropurpureus Jacq., B, H, 1891–C, **Twf,ed**; **Orw**—infrequent

CERATOPHYLLACEAE

- Ceratophyllum demersum* L., H, 1998–C, **Wsz**—frequent

CHENOPODIACEAE

- Atriplex patula* L., 1907–C, **Wrp**; **Our,cr**—infrequent
 Bassia hyssopifolia* (Pallas) Kuntze, 1998–C, **Orc—rare
 Chenopodium album* L., B, H, 1888–C, **O—common
Chenopodium berlandieri Moq., 1897–C, **Twf**; **Our**—common
 **Chenopodium botrys* L., H, 1892–1895
 Chenopodium bushianum* Aellen, 1961–C, **Twf—rare
Chenopodium desiccatum A. Nelson, 1942–1942
Chenopodium foggii H.A. Wahl, 1897–1907
 Chenopodium glaucum* L., 1999–C, **Orc—rare
Chenopodium hybridum L., B, H, 1895–C, **Twf**; **Wrp**—frequent
Chenopodium missouriensis Aellen, 1898–1898
Chenopodium rubrum L., 1960–1960
Chenopodium standleyanum Aellen, B[*C. album* L. var. *boscianum* Gr.], H[*C. boscianum* Moq.], 1896–C, **Twf,ed**; **Our**—frequent
 **Chenopodium urbicum* L., H, 1894–1894
Cycloloma atriplicifolium (Sprengel) Coulter, 1892–1942
 Kochia scoparia* (L.) Schrader, 1927–C, **Orw,rc—infrequent
 **Monolepis nuttalliana* (Roemer & Schultes) Greene, 1917–1917
 Salsola collina* Pallas, 1959–C, **Orw,rc—frequent
 Salsola iberica* Sennen & Pau, 1904–C, **Orw,rc—rare

CISTACEAE

- Helianthemum bicknellii* Fern., H, 1897–C, **Tmf,wd**; **Pdr**—rare

CONVOLVULACEAE

- Calystegia sepium* (L.) R. Br., B, H[*Convolvulus sepium* L.], 1881–C, **Our,rw**—common
 Convolvulus arvensis* L., H, 1895–C, **Our,rw—common
Cuscuta cephalanthii Engelm., H, 1999–C, **Oof**—rare
Cuscuta coryli Engelm., H
Cuscuta glomerata Choisy, B, H, 1888–1942
Cuscuta gronovii Willd., B, H
Cuscuta pentagona Engelm., 1909–C, **Twf**—infrequent
 Ipomoea hederacea* (L.) Jacq., 1998–C, **Ted; **Oof**—rare

CORNACEAE

- Cornus alternifolia* L.f., H, 1896–C, **Tmf,wf**—frequent
Cornus amomum P. Miller ssp. *obliqua* (Raf.) J.S. Wilson, B[*C. sericea* L.], H[*C. sericea* L.], 1892–C, **Ted**; **Wrp**; **Orw**—frequent
Cornus drummondii C.A. Meyer, H[*C. asperifolia* Michx.], 1914–C, **Ted**; **Orw,of**—frequent
Cornus foemina P. Miller ssp. *racemosa* (Lam.) J.S. Wilson, B[*C.*

- paniculata* L'Her.], H[*C. candidissima* Marsh.], 1894–C, **Ted**—frequent
Cornus rugosa Lam., B[*C. circinata* L'Her.], H[*C. circinata* L'Her.]
 +*Cornus stolonifera* Michx., 2000–C, **Oof**—rare
- CRASSULACEAE**
 Sedum kamtschaticum* Fisch. & C.A. Meyer, 1999–C, **Orw—rare
- CUCURBITACEAE**
Echinocystis lobata (Michx.) T. & G., B, H[*E. echinata* (Muhl.) B.S.P.], 1885–C, **Twf**—rare
Sicyos angulatus L., B, 1902–C, **Twf**—infrequent
- ELAEAGNACEAE**
 Elaeagnus angustifolia* L., 1951–C, **Our—rare
 Elaeagnus umbellata* Thunb., 1891–C, **Twf,ed; **Orw,of**—frequent
- ERICACEAE**
Monotropa uniflora L., B, H, 1889–C, **Tdf,mf**—infrequent
- EUPHORBIACEAE**
Acalypha rhomboidea Raf., 1884–C, **Wrp**; **Our**—common
Acalypha virginica L., B, H, 1933–C, **Twf**—rare
Croton glandulosus L. var. *septentrionalis* Mueller-Arg., 2000–C, **Pdr**—rare
Euphorbia corollata L., B, H, 1880–C, **P**; **Orw,rc**—frequent
Euphorbia cyathophora Murray, H[*E. heterophylla* L.], 1933–C, **Orc,of**—infrequent
 Euphorbia cyparissias* L., H, 1891–C, **Orc—rare
Euphorbia dentata Michx., 1928–C, **O**—frequent
 Euphorbia esula* L., 1907–C, **Pdr—rare
Euphorbia glyptosperma Engelm., H, 1897–C, **Twf**; **Our**—infrequent
Euphorbia maculata L., B[=; *E. hypericifolia* L.], H[=; *E. hypericifolia* L.], 1907–C, **Our,rw,cr**—common
Euphorbia marginata Pursh, H, 1956–1956
Euphorbia missurica Raf., H[*E. petaloidea* Engelm.], n.d.—n.d.
Euphorbia nutans Lag., 1888–C, **Our,rw,cr**—common
Euphorbia serpens HBK., 1998–C, **Our,cr**—frequent
 **Euphorbia serpyllifolia* Pers., B
- FABACEAE**
Amorpha canescens Pursh, B, H, 1897–C, **Twf**; **Pdr,ms**—infrequent
Amorpha fruticosa L., B, H, 1881–C, **Twf**—infrequent
Amphicarpaea bracteata (L.) Fern., H[*A. comosa* (L.) Riddell], 1897–C, **Twf**—frequent
Apios americana Medicus, B[*A. tuberosa* Moench], H[*A. tuberosa* Moench], 1896–C, **Twf,ed**—infrequent
Astragalus canadensis L., B, H, 1913–C, **Twf,ed**—infrequent
Astragalus crassiscarpus Nutt., B[*A. caryocarpus* Ker.], H[*A. caryocarpus* Ker.], 1884–C, **Pdr,ms**—infrequent
Baptisia bracteata Muhl. ex Ell. var. *glabrescens* (Larisey) Isely, B[*B. leucophaea* Nutt.], H[*B. leucophaea* Nutt.], 1881–C, **Pdr,ms**—infrequent
Baptisia lactea (Raf.) Thieret, B[*B. leucantha* Torr. & Gray], H[*B. leucantha* Torr. & Gray], 1897–C, **Pdr,ms**—infrequent
Cassia marilandica L., 1998–C, **Twf,ed**—rare
 +*Cercis canadensis* L., 2000–C, **Ted**; **Our**—infrequent
Chamaecrista fasciculata (Michx.) Greene, B[*Cassia chaemaecrista* L.], H[*Cassia chaemaecrista* L.], 1895–C, **Twf,ed**; **Pdr**; **Orw**—frequent
 Coronilla varia* L., 1994–C, **Pdr,ms; **Orw**—frequent
- Crotalaria sagittalis* L., 1998–C, **Ted**—rare
Dalea candida Willd., B[*Petalostemon candidus* Michx.], H[*Petalostemon candidus* (Willd.) Michx.], 1880–C, **Pdr,ms**—infrequent
Dalea leporina (Aiton) Bullock, H[*D. alopecuroides* Willd.], 1890–1890
Dalea purpurea Vent., B[*Petalostemon violaceus* Michx.], H[*Petalostemon violaceus* (Willd.) Michx.], 1880–C, **Pdr,ms**—frequent
Dalea villosa (Nutt.) Sprengel, H[*Petalostemon villosus* Nutt.]
Desmodium canadense (L.) DC., B, H, 1888–C, **Pdr**—frequent
Desmodium cuspidatum (Muhl. ex Willd.) Louden, 1881–1961
Desmodium glutinosum (Muhl. ex Willd.) Wood, B[*D. acuminatum* DC.], H[*D. grandiflorum* (Walt.) DC.], 1897–C, **Tdf,mf,wd**—infrequent
Desmodium illinoense Gray, H, 1907–C, **Pdr,ms**—infrequent
Desmodium paniculatum (L.) DC., H[*D. dillenii* Darl.]
Desmodium sessilifolium (Torr.) T. & G., B, H
Gleditsia triacanthos L., B, H, 1914–C, **Twf,wd,ed**; **Our,rw,of,ps**—common
Glycyrrhiza lepidota Pursh, H, 1898–C, **Orw**—rare
Gymnocladus dioica (L.) K. Koch, B[*G. canadensis* Lam.], H, 1906–C, **Tmf,wf**—infrequent
 Lathyrus latifolius* L., 1948–C, **Twf—rare
Lathyrus ochroleucus Hooker, 1949–1949
Lathyrus palustris L., B, H, 1897–C, **Pwt**; **Orw**—infrequent
Lathyrus venosus Muhl. ex Willd., H, 1896–1907
Lespedeza capitata Michx., H[*L. frutescens* (Willd.) Ell.], 1896–C, **Twf**; **Pdr,ms**—frequent
Lespedeza leptostachya Engelm., H, photo, C, **Pdr**—rare
 Lotus corniculatus* L., 1876–C, **Pdr,ms; **O**—common
Lotus purshianus Clem. & Clem., 1897–1897
 Medicago lupulina* L., B, H, 1898–C, **O—common
 Medicago sativa* L., H, 1882–C, **Oof,rw—frequent
 Melilotus alba* Medicus, H, 1904–C, **Pdr; **O**—common
 Melilotus officinalis* (L.) Pallas, H, 1895–C, **Pdr; **O**—common
Pedimelum argophyllum (Pursh) Grimes, H[*Psoralea argophylla* Pursh], 1894–C, **Pdr,ms**—rare
 Robinia pseudo-acacia* L., H, 1961–C, **Twf,ed; **Our,rw**—infrequent
Strophostyles helvula (L.) Ell., H[*S. angulosa* (Ort.) Ell.], 1891–C, **Orc**—rare
 **Trifolium arvense* L., B, H
 **Trifolium aureum* L., H[*T. agrarium* L.]
 Trifolium campestre* Schreber, B[*T. procumbens* L.], H[*T. procumbens* L.], 1880–C, **Twf—infrequent
 Trifolium hybridum* L., 1895–C, **Our—frequent
 Trifolium pratense* L., H, 1880–C, **O—common
 Trifolium repens* L., H, 1892–C, **O—common
Vicia americana Muhl. ex Willd., B, H, 1881–C, **Pwt**; **Orw**—frequent
 **Vicia sativa* L. var. *nigra* L., 1963–1963
 Vicia villosa* Roth, 1890–C, **Orc,of—rare
- FAGACEAE**
Quercus alba L., B, H, 1873–C, **Tdf,wd**—common
Quercus borealis Michx.f. var. *maxima* (Marsh.) Ashe, H[*Q. rubra* L.], 1873–C, **Tdf,mf**—common
Quercus macrocarpa Michx., B, H, 1873–C, **T**; **Ops**—common
Quercus velutina Lam., H[*Q. coccinea* Wang.], 2000–C, **Tdf,ed**—infrequent

GENTIANACEAE

- **Centaurium pulchellum* (Schwartz) Druce, 1999–C, **Our**—rare
Gentiana alba Muhl., B, H[G. *flavida* Gray], 1899–C, **Tdf,wd**—infrequent
Gentiana andrewsii Griseb., B, H, 1899–C, **Tes**; **Pwt**—infrequent
Gentiana × *billingtonii* Farw., B[G. *saponaria* L.]
Gentiana puberulenta J. Pringle, B[G. *puberula* Michx.], H[G. *puberula* Michx.], 1898–C, **Pdr,ms**—rare
Gentianopsis crinita (Froelich) Ma., B[Gentiana *crinita* Froel.], H
Gentianella quinquefolia (L.) Small ssp. *occidentalis* (A. Gray) J. Gillett, B[Gentiana *quinqueflora* Lam.], H[Gentiana *quinquefolia* L. var. *occidentalis*], 1902–C, **Tes**; **Pms,wt**—rare

GERANIACEAE

- **Erodium cicutarium* (L.) L'Her. 1914–1914
Geranium carolinianum L., 1929–C, **Our**—rare
Geranium maculatum L., B, H, 1881–C, **Tmf,wf**—common
Geranium pusillum L., 1929–1929
Geranium sibiricum L., 1979–C, **Twf**; **Our,rw**—rare

HALORAGIDACEAE

- Proserpinaca palustris* L., B, H

HIPPOCASTANACEAE

- Aesculus glabra* Willd., 2000–C, **Twf**—rare

HYDROPHYLLACEAE

- Ellisia nyctelea* L., B[E. *ambigua* Nutt.], H, 1887–C, **Twf**; **Our,rw**—frequent
Hydrophyllum virginianum L., B, H, 1881–C, **Tmf,wf**—common

HYPERICACEAE

- Hypericum majus* (Gray) Britton, H[H. *canadense* L. var. *majus* Gray], 2000–C, **Ted**—rare
 Hypericum perforatum* L., 1942–C, **Pwt; **Orw,rc,of**—infrequent
Hypericum prolificum (Spach) Steudel, 1989–C, **Twd**—rare
Hypericum punctatum Lam., H[H. *maculatum* Walt.], 1951–C, **Tmf,wd**—infrequent
Hypericum pyramidatum Aiton, B, H[H. *ascyron* L.], 1894–C, **Ted**; **Pdr**—infrequent

JUGLANDACEAE

- Carya cordiformis* (Wang.) K. Koch, B[C. *amara* Nutt.], H[Hicoria *minima* (Marsh.) Britt.], 1901–C, **Tmf,wf**—common
Carya ovata (P. Miller) K. Koch, B[C. *alba* Nutt.], H[Hicoria *ovata* (Mill.) Britt.], 1897–C, **Tdr,mf,wd**—common
Juglans cinerea L., B, H, 1883–C, **Tmf,wf**—infrequent
Juglans nigra L., B, H, 1897–C, **Tmf,wf**; **Our,rw**—common

LAMIACEAE

- Agastache foeniculum* (Pursh) Kuntze, 1948–1948
Agastache nepetoides (L.) Kuntze, H[Lophanthus *nepetoides* (L.) Benth.], 1897–C, **Twf**—frequent
Agastache scrophulariifolia (Willd.) Kuntze, B[Lophanthus *scrophulariaefolius* Benth.], H[Lophanthus *scrophulariaefolius* (Willd.) Benth.], 1884–C, **Twd,ed**—rare
 Ajuga reptans* L., 1999–C, **Twd—rare
Blephilia hirsuta Benth., B
Dracocephalum parviflorum Nutt., 1914–C, **Orc**—rare
 Glechoma hederacea* L., H[Nepeta *hederacea* (L.) B.S.P.], 1919–C, **Twf; **Wrp**; **O**—common
Hedeoma hispidum Pursh, H, 1907–C, **Twd**; **Orc**—frequent
Hedeoma pulegioides (L.) Pers., H, 1889–C, **Tdf,wd**—rare
 Lamium amplexicaule* L., 1998–C, **Our,rw—infrequent

- **Leonurus cardiaca* L., H, 1895–C, **Twf,ed**; **Wrp**—common
Lycopus americanus Muhl. ex Barton, B[L. *europaeus* L. var. *sinuatus* Gr.], H[L. *sinuatus* Ell.], 1889–C, **Pwt**; **Wrp**; **Orw**—frequent
Lycopus × *sberardii* Steele, 1999–C, **Wrp**—rare
Lycopus uniflorus Michx., 1889–C, **Pwt**—rare
Lycopus virginicus L., H[=; L. *rubellus* Moench (ISC specimen misidentified)], 1907–C, **Pwt**—frequent
Mentha arvensis L., B[M. *canadensis* L.], H[M. *canadensis* L.; M. *canadensis* L. var. *borealis* (Michx.) Wood], 1917–C, **Pwt**; **Wrp**—frequent
Monarda fistulosa L., B, H, 1881–C, **P**—common
 Nepeta cataria* L., B, H, 1881–C, **O—common
 Perilla frutescens* (L.) Britton, C, **Ops—rare
Physoctegia parviflora Nutt. ex Gray, 1907–C, **Wrp,md**—infrequent
Physoctegia virginiana (L.) Benth., B, H, 1999–C, **Wrp**—rare
 Prunella vulgaris* L., B[Brunella *vulgaris* L.], H[Brunella *vulgaris* L.], 1888–C, **T; **O**—frequent
Prunella vulgaris L. var. *lanceolata* (Bartram) Fern., 1897–C, **Twf**—rare
Pycnanthemum virginianum (L.) Dur. & Jackson, B[P. *lanceolatum* Pursh], H, 1881–C, **Pms,wt**—frequent
 Salvia nemorosa* L., 1999–C, **Ocr—rare
Salvia reflexa Hornem., H[S. *lanceolata* Willd.], 1895–C, **Orc**—rare
Scutellaria galericulata L., H, 1897–1942
Scutellaria lateriflora L., B, H, 1961–C, **Pwt**; **Wrp**—frequent
Scutellaria leonardii Epling, B[S. *parvula* Michx.], H[S. *parvula* Michx.], 1895–C, **Pdr,ms**; **Ops**—infrequent
Stachys palustris L., H, 1894–95–C, **Pms,wt**; **Wrp**—frequent
Stachys tenuifolia Willd., H[S. *aspera* Michx.; S. *aspera* Michx. var. *tenuifolia* (Willd.)], 1907–C, **Twf**—frequent
Teucrium canadense L., B, H, 1896–C, **Twd,ed**—frequent
Teucrium canadense L. var. *boreale* (Bickn.) Shinn., 1897–C, **Twd,ed**—frequent

LENTIBULARIACEAE

- Utricularia vulgaris* L., H, 1999–C, **Wsz,md**—infrequent

LINACEAE

- Linum sulcatum* Riddell, B, H, 1894–C, **Pdr**; **Ops**—rare

LYTHRACEAE

- Ammannia coccinea* Rottb., H, 1999–C, **Wmd**; **Ocr**—frequent
Lythrum alatum Pursh, B, H, 1895–C, **Pms,wt**—frequent
 Lythrum salicaria* L., 1998–C, **Pwt—rare

MALVACEAE

- **Alcea rosea* L., 1927–C, **Our**—rare
 Abutilon theophrasti* Medicus, B[A. *avicennae* Gaertn.], H[A. *avicennae* Gaertn.], 1881–C, **O—common
Callirhoe involucrata (Nutt. ex T. & G.) Gray, 1890–1969
Hibiscus laevis All., 1940–C, **Wmd**—rare
 Hibiscus trionum* L., H, 1881–C, **O—frequent
 Malva neglecta* Wallr., 1895–C, **Our,rc,cr—frequent
 Malva rotundifolia* L., B, H, 1907–C, **Our—infrequent
 **Malva sylvestris* L., B, H, 1881–1881
 + *Napaea dioica* L., 1998–C, **Twf**—rare
 Sida spinosa* L., 1998–C, **Our,cr—rare

MENISPERMACEAE

- Menispermum canadense* L., B, H, 1907–C, **Tmf,wf,ed**—rare

MORACEAE

- **Cannabis sativa* L., B, H, 1881–C, O—frequent
 **Humulus japonicus* Sieb., 1944–C, Ted—rare
Humulus lupulus L., B, H, 1881–C, Twd,ed—frequent
 **Maclura pomifera* (Raf. ex Sarg.) Schneider, 2000–C, Twf—rare
 **Morus alba* L., 1960–C, Twf,ed; Our,rw,ps—common
Morus rubra L., B, H, 1895–C, Tmf,wf—infrequent

NYCTAGINACEAE

- Mirabilis albida* (Walter) Heimerl, 1992–C, Ted; Pdr—rare
Mirabilis hirsuta (Pursh) MacM., 1892–C, Ted; Pdr—rare
Mirabilis nyctaginea (Michx.) MacM., H[*Oxybaphus nyctagineus* (Michx.) Sweet], 1897–C, O—common

NYMPHAEACEAE

- Nymphaea tuberosa* Paine, B[N. *odorata* Ait.]
Nuphar luteum (L.) Smith, B[N. *advena* Ait.]

OLEACEAE

- Fraxinus americana* L., B, H, 1924–C, Tdf,mf—frequent
Fraxinus nigra Marsh, H[F. *sambucifolia* Lam.], 1914–C, Tmf,wf—infrequent
Fraxinus pennsylvanica Marsh., H[F. *viridis* Michx.f. var. *pubescens*], 2000–C, Twf—rare
Fraxinus pennsylvanica Marsh. var. *lanceolata* (Borkh.) Sarg., H[F. *viridis* Michx.f.], 1896–C, Tmf,wf; Our,rw—common
 **Ligustrum obtusifolium* Siebold & Zucc., 1999–C, Ted—rare
 **Ligustrum vulgare* L., 1909–C, Wrp; Ops—rare

ONAGRACEAE

- Calylophus serrulatus* (Nutt.) Raven, B[*Oenothera serrulata* Nutt.], H[*Oenothera serrulata* Nutt.], 1895–C, Pdr—rare
Circaea lutetiana L. ssp. *canadensis* (L.) Ascherson & Magnus, B[C. *lutetiana* L.], H[C. *lutetiana* L.], 1895–C, Tmf,wf—common
Epilobium ciliatum Raf., H[E. *adenocaulum* Haussku.]
Epilobium coloratum Biehler, B, H, 1897–C, Tes; Pwt; Wrp—frequent
Epilobium leptophyllum Raf., H[E. *lineare* Muhl.]
Gaura biennis L., 1923–C, Orw—rare
Gaura parviflora Douglas, 1892–1988
Ludwigia polycarpa Short & Peter, B, H, 1897–1907
Oenothera laciniata Hill, 1963–1963
Oenothera parviflora L., 1999–C, Orc,of—infrequent
Oenothera rhombipetala Nutt. ex T. & G., 1924–1924
Oenothera villosa Thunb., B[O. *biennis* L.], H[O. *biennis* L.], 1881–C, O—common

OROBANCHACEAE

- Orobanche uniflora* L., H[*Aphyllon uniflorum* (L.) Gray], n.d.[1800's]–n.d.

OXALIDACEAE

- Oxalis dillenii* Jacq., 1897–C, Our—infrequent
Oxalis stricta L., B, H[O. *corniculata* L.], 1881–C, O—common
Oxalis violacea L., B, H, 1881–C, P—rare

PAPAVERACEAE

- **Cbelidonium majus* L., 1958–C, Twf—rare
Corydalis micrantha (Engelm.) Gray, 1890–C, Orc—infrequent
Dicentra cucullaria (L.) Bernh., B, H[*Dyclyptra cucullaria* (L.) DC.], 1881–C, Tmf—frequent
 **Fumaria officinalis* L., 1999–C, Orc—rare
Sanguinaria canadensis L., B, H, 1881–C, Tmf—frequent

PHRYMACEAE

- Phryma leptostachya* L., H, 1894–C, T—common

PHYTOLACCACEAE

- Phytolacca americana* L., 1907–C, Our—rare

PLANTAGINACEAE

- Plantago aristata* Michx., 1896–1968
 **Plantago lanceolata* L., B, H, 1890–C, Our,ps—common
 **Plantago major* L., B, H, 1961–C, Our—frequent
Plantago patagonica Jacq., 1998–C, Orc—rare
Plantago rugelii Dcne., H, 1909–C, Pdr,ms; O—common
Plantago virginica L., 1924–1955

PLATANACEAE

- Platanus occidentalis* L., B, H, 1897–C, Twf—frequent

POLEMONIACEAE

- Phlox divaricata* L., B[P. *procumbens* Lehm.], H, 1881–C, Tmf,wf—common
Phlox maculata L., H, 1907–1907
 **Phlox paniculata* L., 1909–C, Our,rw—rare
Phlox pilosa L., B, H, 1881–C, P—frequent
Polemonium reptans L., H, 1890–C, Tmf; Ops—infrequent

POLYGALACEAE

- Polygala incarnata* L., B, H, 1907–1907
Polygala sanguinea L., B, H, 1907–1907
Polygala senega L., H, 1898–1898
Polygala verticillata L., B, H, 1896–C, Twd,es; Pms—rare

POLYGONACEAE

- Polygonum achoreum* Blake, 1998–C, Orw,cr—frequent
Polygonum amphibium L. var. *emersum* Michx., B[P. *amphibium* L. var. *terrestre* Willd.], H[P. *amphibium* L.; P. *muhlenbergii* Wats.], 1897–C, Pwt; Wez—common
Polygonum amphibium L. var. *stipulaceum* (Coleman) Fern., H[P. *hartwrightii* Gray], 1947–1947
 **Polygonum aviculare* L., B, H, 1897–C, O—common
 **Polygonum convolvulus* L., B, H, 1892–C, Ocr—frequent
 **Polygonum cuspidatum* Sieb. & Zucc., 1947–C, Twf,ed; Our—rare
Polygonum erectum L., H, 1895–C, O—common
Polygonum hydropiper L., B, H, 1888–C, Twf; Wrp,md—frequent
Polygonum lapathifolium L., H[P. *lapathifolium* L. var. *incarnatum* (Ell.) Watson], 1877–C, Pwt; Wez,rp; Ocr—frequent
 **Polygonum orientale* L., B, H, 1902–1928
Polygonum pennsylvanicum L. var. *laevigatum* Fern., B[P. *pennsylvanicum* L.], H[P. *pennsylvanicum* L.], 1903–C, Pwt; Wez,rp; Ocr—common
 **Polygonum persicaria* L., B, H, 1888–C, O—common
Polygonum punctatum Ell., H[P. *acre* HBK.], 1907–C, Pwt; Wrp—frequent
Polygonum ramosissimum Michx., B, H, 1902–C, Orc—rare
Polygonum scandens L., H[P. *dumetorum* L. var. *scandens* (L.) Gray], 1890–C, Twf,ed; Our—common
Polygonum virginianum L., B, H, 1897–C, Tmf,wf—common
 **Rumex acetosella* L., B, H, 1897–C, Our—frequent
Rumex altissimus Wood, H, 1897–C, Pwt; Wez,rp; O—common
 **Rumex crispus* L., B, H, 1888–C, Pms,wt; Wez,rp,md; O—common
Rumex mexicanus Meisner, 1904–C, Twf; Pwt—rare
 **Rumex obtusifolius* L., 1912–1912
Rumex orbiculatus Gray, B[*Rumex brittanica* L.]
 **Rumex patientia* L., 1937–C, Ops—rare

**Rumex stenophyllus* Ledeb., 1999-C, Pwt; Oof—infrequent
Rumex verticillatus L., H, 1999-C, Twf—rare

PORTULACACEAE

Claytonia virginica L., B, H, 1893-C, Tmf,wf—common
 **Portulaca oleracea* L., H, 1888-C, Our—common

PRIMULACEAE

Androsace occidentalis L., 1998-C, Our,rc—rare
Lysimachia ciliata L., B, H[*Steironema ciliatum* (L.) Raf.], 1988-C,
 Twd,ed; Pms; Wrp; Orw,of—frequent
Lysimachia hybrida Michx., H[*Steironema lanceolatum* (Walt.) Gray
 var. *hybridum* (Michx.) Gray], 1907-C, Oof—rare
 **Lysimachia nummularia* L., 1892-C, Twf—rare
Lysimachia quadriflora Sims, B[L. *longifolia* Pursh.], H[*Steironema*
quadriflorum (Sims)], 1878-C, Pms,wt—infrequent
Lysimachia terrestris (L.) BSP., 1907-1907
Lysimachia thyrsoflora L., B, H, 1998-C, Pwt; Wez—rare

RANUNCULACEAE

Actaea pachypoda Ell., B[A. *alba* Bigel.], H[A. *alba* (L.) Bigel.],
 1881-1890
Actaea rubra (Aiton) Willd., H[A. *spicata* L. var. *rubra* Ait.], 1907-
 C, Tmf—rare
Anemone canadensis L., B[A. *pennsylvanica* L.], H[A. *pennsylvanica*
 L.], 1881-C, Ted; Pwt; Orw—common
Anemone caroliniana Walter, B, H, 1894-1942
Anemone cylindrica Gray, B, H, 1897-C, Twd; Pdr—frequent
Anemone quinquefolia L., B[A. *memorosa* L.], H[A. *memorosa* L.],
 1881-C, Tdf,mf—frequent
Anemone virginiana L., H, 1895-C, Tdf,mf,ed; Pdr—frequent
Aquilegia canadensis L., B, H, 1881-C, T; Our—common
Caltha palustris L., B, H, 1887-C, Wsp—rare
Clematis pitcheri T. & G., B[C. *viorna* L.], H, 1902-C, Ted; Orc—
 infrequent
Clematis virginiana L., B, H, 1881-C, Twf,ed; Orw—infrequent
 **Consolida ambigua* (L.) Ball & Heywood, 1902-C, Wrp—rare
Delphinium tricornis Michx., 1968-1968
Delphinium virescens Nutt., B[D. *azureum* Michx.], H[D. *azureum*
 Michx.], 1897-C, Pdr; Ops—infrequent
Hepatica nobilis P. Miller var. *acuta* (Pursh) Steyerl., B[H. *acutiloba*
 DC.], H[*Anemone hepatica* L. var. *acuta* (Pursh)], 1881-C,
 Tmf—frequent
Isopyrum biternatum (Raf.) T. & G., B, H, 1881-C, Tmf,wf—fre-
 quent
Pulsatilla patens (L.) P. Miller ssp. *multifida* (Pritz.) Zemels,
 H[*Anemone patens* L. var. *hirsutissima* (Pursh)], 1898-1919
Ranunculus abortivus L., H, 1892-C, Tmf,wf; Our—common
Ranunculus cymbalaria Pursh, B, H, 1907-1907
Ranunculus flabellaris Raf., B[R. *multifidus* Pursh.], H[R. *lacustris*
 Beck & Tracy], 1881-C, Wsz—rare
Ranunculus pensylvanicus L.f., 2000-C, Wrp—rare
 **Ranunculus repens* L., B, 1994-C, Orw—rare
Ranunculus sceleratus L., B, 1998-C, Twf; Wrp—frequent
Ranunculus septentrionalis Poirer, H, 1881-C, Tmf,wf—frequent
 **Ranunculus testiculatus* Crantz, 1999-C, Orc—rare
Thalictrum dasycarpum Fischer & Ave-Lall., B[T. *purpurascens* L.; T.
cornuti L.], H[T. *purpurascens* L.], 1894-C, Twf; Pms,wt;
 Orw—frequent
Thalictrum dioicum L., B, H, 1892-C, Tmf,wf—frequent
Thalictrum thalictroides (L.) Eames & Boivin, B[T. *anemonoides*
 Michx.], H[*Anemonella thalictroides* (L.) Spach], 1887-C,
 Tdf,mf—frequent

RHAMNACEAE

Ceanothus americanus L. var. *pitcheri* T. & G., B, H, 1888-C, Twd;
 Pdr,ms—rare
Ceanothus herbaceus Raf. var. *pubescens* (T. & G.) Shinnery, B[C. *ovatus*
 Bigelow], H[C. *ovatus* Desf. var. *pubescens* Torr. & Gray], 1881-
 1907
 **Rhamnus cathartica* L., 1961-C, T; Our,rw—common
 **Rhamnus utilis* Decne., 1999-C, Tes, wf—frequent

ROSACEAE

**Agrimonia eupatoria* L., B, H, 1907-1907
Agrimonia gryposepala Wallr., 1888-C, Tdf,wd,ed—frequent
Agrimonia pubescens Wallr., 1881-C, Tdf—infrequent
Agrimonia striata Michx., 1894-1907
Amelanchier arborea (Michx.) Fern., B[A. *canadensis* (L.) Torr. &
 Gray], H[A. *canadensis* (L.) Torr. & Gray], 1882-C,
 Tdf,mf,wd,ed—infrequent
Amelanchier humilis Wieg., 1875-1914
 **Cotoneaster multiflora* Bunge, 1999-C, Twd—rare
Crataegus calpodendron (Ehrh.) Medicus, 1891-C, Twd,ed; Ops—
 rare
Crataegus mollis (T. & G.) Scheele, H[C. *coccinea* L. var. *mollis* Torr.
 & Gray], 1884-C, Twf,wd,ed; Wrp; Ops—frequent
Crataegus punctata Schrader ex Link, B[C. *tomentosa* L. var. *punctata*
 Gray], H, 1893-C, Twd,ed—infrequent
Crataegus succulenta Schrader ex Link, 1999-C, Ops—rare
 **Duchesnea indica* (Andrews) Focke, 1994-C, Tmf,wf; Our—in-
 frequent
Fragaria vesca L. var. *americana* Porter, 1929-C, Twd—rare
Fragaria virginiana Duchesne, B, H[F. *virginiana* Duch. var. *illi-
 noensis* (Prince) Gray], 1881-C, T; P; O—common
Geum aleppicum Jacq. var. *strictum* (Aiton) Fern., 1998-C, P; Orc—
 rare
Geum canadense Jacq., B[G. *album* Gmel.], H[G. *album* Gmel.],
 1883-C, Tmf,df,ed; Pms,wt—common
Geum laciniatum Murray, H[G. *virginianum* L.], 1889-1897
Malus ioensis (Wood) Britton, B[Pyrus *coronaria* L.], H[Pyrus *coron-
 aria* L.], 1883-C, Twd,ed; Pdr; Ops—infrequent
 **Malus sylvestris* (L.) P. Miller, 1899-C, Twd,ed; O—frequent
 + *Physocarpus opulifolius* (L.) Maxim., 1998-C, Orw,of—rare
 **Potentilla argentea* L., 1948-C, Our,ps—rare
Potentilla arguta Pursh, B, H, 1894-C, Pdr,ms—infrequent
Potentilla norvegica L., B, H, 1888-C, Pdr,ms; Orw,rc,of—com-
 mon
 **Potentilla recta* L., 1933-C, O—frequent
Potentilla rivalis Nutt., H[P. *rivalis* Nutt. var. *pentandra* (Engel.)
 Watson], 1889-1889
Potentilla simplex Michx., B[P. *canadensis* L.], H[P. *canadensis* L.],
 1897-C, Twd,ed; Pms,wt—frequent
Prunus americana Marsh., B, H, 1887-C, Ted; Pwt; Orw,of—
 common
Prunus pensylvanica L.f., B, H, 1887-1887
Prunus mexicana S. Watson, 1998-C, Ted; Wrp—frequent
Prunus serotina Ehrh., B, H, 1881-C, Tdf,mf,ed; Orw—common
 **Prunus tomentosa* Thunb., 1998-C, Twd,ed; Our—infrequent
Prunus virginiana L., B, H, 1887-C, Tdf,mf,wd,ed; Orw—com-
 mon
Rosa arkansana Porter var. *suffulta* (Greene) Cockerell, H[Rosa *blan-
 da* Ait. var. *arkansana* (Porter) Best], 1902-C, Pdr,ms; Orw—
 frequent
Rosa blanda Aiton, B, 1895-C, Ted; Pdr,ms; Orw—frequent
Rosa carolina L., 2000-C, Ted; Pms; Orw—frequent
 **Rosa eglanteria* L., 1926-C, Twd—rare

- **Rosa multiflora* Thunb. ex Murray, 2000–C, Twd,ed; Orw,ps—common
Rosa × *rudiuscula* Greene, 1928–1933
Rosa setigera Michx., 1999–C, Ted—rare
Rubus ablatius Bailey, 1924–C, Ted; Orw—infrequent
Rubus allegheniensis Porter ex Bailey, 1989–C, Ted; Wrp; Orw—infrequent
 **Rubus caesius* L., 1998–C, T; Wrp; Oof—rare
Rubus frondosus Bigel., 1993–C, Ted—rare
Rubus idaeus L. var. *strigosus* (Michx.) Maxim., B[*R. strigosus* Michx.], 1924–C, Tes—rare
Rubus occidentalis L., B, H, 1904–C, T; P; O—common
 **Rubus parvifolius* L., 1888–C, Tmf,wf,ed; Orw—frequent
Rubus roribaccus (L.H. Bailey) Rydb. in Britton, 1924–1931

RUBIACEAE

- Cephalanthus occidentalis* L., B, H, 1870–1889
Galium aparine L., H, 1871–C, T—common
Galium boreale L., 1998–C, Tdf,mf—rare
Galium circaezans Michx., 2000–C, Tdf,wd—rare
Galium concinnum T. & G., H, 1873–C, Tmf,wf—common
Galium obtusum Bigelow, 1873–C, Pwt—frequent
Galium tinctorium L., H[*G. trifidum* L. var. *latifolium* Torr.]
Galium trifidum L., B, H
Galium triflorum Michx., H, 1887–C, Tmf,wf—common

RUTACEAE

- Ptelea trifoliata* L., 1998–C, Ted—rare
Zanthoxylum americanum P. Miller, B, H, 1883–C, T—common

SALICACEAE

- **Populus alba* L., 1913–C, Our,rw—infrequent
Populus deltoides Bartram ex Marsh., B[*P. angulata* Ait.; *P. monilifera* Ait.], H[*P. monilifera* Ait.], 1878–C, Tmf,wf; Our,rw—common
Populus grandidentata Michx., H, 1906–C, Tdf,wd,ed—infrequent
Populus tremuloides Michx., B, H, 1906–1914
Salix amygdaloides Andersson, 1891–C, Twf; Wrp; Orw—frequent
Salix bebbiana Sarg., 1874–C, Wsp—rare
Salix discolor Muhl., H, 1874–C, Pwt; Wrp; Orw—infrequent
Salix exigua Nutt. ssp. *interior* (Rowlee) Cronq., H[*S. longifolia* Muhl.], 1872–C, Twf,ed; Pwt; Wrp,md; Orw—common
 **Salix fragilis* L., 1913–C, Wrp; Orw—rare
Salix humilis Marsh., H, 1874–1937
Salix nigra Marsh., H, 1901–C, Twf; Pwt; Wrp; Orw—frequent
Salix petiolaris Smith, 1874–1938
Salix rigida Muhl., H[*S. cordata* Muhl.], 1874–C, Twf,ed; Pwt,rp; Orw—common

SANTALACEAE

- Comandra umbellata* (L.) Nutt., B, H, 1882–C, Twd; Pdr,ms—frequent

SAXIFRAGACEAE

- Heuchera richardsonii* L. var. *hirsuticaulis* (Wheelock) Rosend., Butters & Lak., B[*H. hispida* Pursh], H[*H. hispida* Pursh.], 1884–C, Tdf,ms,wd,es; Pms—infrequent
Mitella diphylla L., 1897–1897
Parnassia glauca Raf., B[*P. caroliniana* Michx.]
Penthorum sedoides L., B, H, 1892–C, Twf; Wrp,md; Orw—infrequent
Ribes americanum P. Miller, B[*R. floridum* L.], H[*R. floridum* L'Her.], 1881–C, Pwt; Wrp,sp; Orw—rare

- Ribes cynosbati* L., H, 1914–C, Tmf—rare
Ribes missouriense Nutt. ex T. & G., H[*R. gracile* Michx.], 1887–C, T; Ops—common

SCROPHULARIACEAE

- Agalinis purpurea* (L.) Pennell, B[*Gerardia purpurea* L.], 1907–1907
Agalinis tenuifolia (Vahl) Raf., B[*Gerardia tenuifolia* Vahl.], H[*Gerardia tenuifolia* Vahl.], 1897–C, Pwt—infrequent
Castilleja sessiliflora Pursh, B, H, 1886–1927
 **Chaenorrhinum minus* (L.) Lange, 1943–C, Orc—infrequent
Chelone glabra L., 1998–C, Wsp—rare
Dasistoma macrophylla (Nutt.) Raf., 1942–C, Ted—rare
 **Linaria vulgaris* Hill, H, 1881–C, Our,rw—rare
Lindernia anagallidea (Michx.) Pennell, 1999–C, Wmd—rare
Lindernia dubia (L.) Pennell, H[*Ilysanthes gratioides* (L.) Bentham], 1883–C, Wrp,md; Oof—frequent
Mimulus ringens L., B, H, 1884–C, Wrp,md—frequent
Pedicularis canadensis L., B, H, 1881–C, Tmf,wd—infrequent
Pedicularis lanceolata Michx., B, H, 1897–C, Pwt—rare
 + *Penstemon digitalis* Nutt., 1927–C, Ted; Oof—rare
Penstemon tubiflorus Nutt., 1951–1951
Scrophularia lanceolata Pursh, 1927–1927
Scrophularia marilandica L., B[*S. nodosa* L.], H[*S. nodosa* L. var. *marilandica* (L.) Gray], 1883–C, Tmf,wf,wd,ed—frequent
Tomanthera auriculata (Michx.) Raf., B[*Gerardia auriculata* Michx.], H[*Gerardia auriculata* Michx.], 1883–C, Pwt—rare
 **Verbascum blattaria* L., H, 1889–C, Twd,ed—rare
 **Verbascum thapsus* L., B, H, 1888–C, O—common
 **Veronica anagallis-aquatica* L., B[V. *anagallis* L.], H[V. *anagallis* L.], 1999–C, Wsp,rp—rare
 **Veronica arvensis* L., H, 1998–C, Our—common
Veronica catenata Pennell, 1883–C, Wrp,sp—rare
Veronica peregrina L., B, H, 1873–C, Twf; Wrp; Ocr—common
 **Veronica polita* Fries, 1998–C, Orw—rare
Veronicastrum virginicum (L.) Farw., B[*Veronica virginica* L.], H[*Veronica virginica* L.], 1888–C, Tmf,wd,ed; Pms,wt—frequent

SIMAROUACEAE

- **Ailanthus altissima* (P. Miller) Swingle, 2000–C, Our,rw—infrequent

SOLANACEAE

- **Datura stramonium* L., B, H[=; *Datura tatula* L.], 1881–C, Orc—rare
 **Datura wrightii* Regel, 2000–C, Wrp—rare
 **Lycium halimifolium* P. Miller, 1999–C, Our—rare
 **Nicandra physalodes* (L.) Gaertner, 1906–1957
 **Petunia axillaris* (Lam.) BSP., 1932–C, Our—rare
Physalis heterophylla Nees, 1889–C, P; Orw,rc,of—frequent
 **Physalis hispida* (Waterfall) Cronq., H[*P. lanceolata* Michx.], 1942–1942
 **Physalis pubescens* L. var. *integrifolia* (Dunal) Waterfall, H[*P. pubescens* L.], 1932–1942
Physalis virginiana P. Miller, B[*P. pennsylvanica* L.], H[=; *P. philadelphica* Lam.], 1881–C, P; Orw—common
Solanum americanum P. Miller, B[*S. nigrum* L.], H[*S. nigrum* L.], 1881–C, O—common
Solanum carolinense L., H, 1890–C, O—frequent
 **Solanum dulcamara* L., 1914–C, Twf; Wrp; Our,rw—infrequent
 **Solanum rostratum* Dunal, 1902–C, Wrp; Our,rw,rc,of—infrequent

STAPHYLEACEAE

Staphylea trifolia L., B, H, 1881–C, Tmf—infrequent

TILIACEAE

Tilia americana L., B, H, 1897–C, Tmf,wf—common

ULMACEAE

Celtis occidentalis L., B, H, 1897–C, Twf—common

Ulmus americana L., B, H, 1895–C, Tmf,wf; Our—common

**Ulmus pumila* L., 1973–C, Ted; Our,rw—common

**Ulmus pumila* L. × *U. americana* L., 2000–C, Ted—rare

**Ulmus pumila* L. × *U. rubra* Muhl., 2000–C, Ted; Our,rw—infrequent

Ulmus rubra Muhl., B[*U. fulva* Michx.], H[*U. fulva* Michx.], 1895–C, Tmf,wf—common

Ulmus thomasi Sarg., 1902–1911

URTICACEAE

Boehmeria cylindrica (L.) Sw., 1999–C, Twf—rare

Laportea canadensis (L.) Wedd., B[*L. canadensis* Gaudich.], H, 1897–C, Twf—common

Parietaria pennsylvanica Muhl. ex Willd., H, 1897–C, Twd; Our,cr—common

Pilea pumila (L.) Gray, B, H, 1907–C, Twf; Wsp—frequent

Urtica dioica L., H[*U. gracilis* Ait.], 1942–C, Twf; Orw,of—frequent

VERBENACEAE

Phyla lanceolata (Michx.) Greene, 1907–C, Twf; Wrp—infrequent

Verbena bracteata Lag. & Rodr., B[*V. bracteosa* Michx.], H[*V. bracteosa* Michx.], 1882–C, Our—common

Verbena canadensis (L.) Britton, H[*V. aubletia* L.f.], 2000–C, Orc—rare

Verbena × *deamii* Moldenke, 1999–C, Orc—rare

Verbena × *engelmannii* Moldenke, 1909–C, Wrp; Ops—rare

Verbena hastata L., B, H, 1882–C, Pwt; Wrp; Orw—frequent

Verbena × *moenchina* Moldenke, 1894–C, Orc—rare

Verbena × *perriana* Moldenke, 1896–1896

Verbena × *rydbergii* Moldenke, 1902–C, Wrp; Orc—infrequent

Verbena simplex Lehm., 1952–1952

Verbena stricta Vent., B, H, 1880–C, Pdr; Orc,ps—common

Verbena urticifolia L., B, H, 1882–C, Pwt; Orc,of—frequent

VIOLACEAE

**Viola arvensis* Murray, B, 1998–C, Orw—rare

+*Viola canadensis* (L.) Britton, 1903–C, Our—rare

Viola missouriensis Greene, H[*V. palmata* L. var. *obliqua* (Hill)], 1932–C, Twf; Our—rare

Viola nephrophylla Greene, 1907–1931

Viola pedata L., B, H, 1884–1947

Viola pedatifida G. Don, B[*V. delphinifolia* Nutt.], H[*V. pinatifida* Don], 1881–C, Pdr—infrequent

Viola pratincola Greene, H[*V. palmata* L. var. *obliqua* (Hill)], 1897–C, Our—rare

Viola pubescens Aiton, B, H, 1881–C, Tmf,wf—frequent

Viola rafinesquii Greene, 1999–C, Our—rare

Viola sororia Willd., B[*V. cucullata* Ait.], H[*V. palmata* L. var. *obliqua* (Hill)], 1891–C, Tmf,wf; Our—common

Viola sororia Willd. × *V. pedatifida* G. Don, 1999–C, Pdr; Ops—rare

**Viola tricolor* L., 1999–C, Our—rare

Viola viarum Pollard, H[*V. palmata* L.], 1897–C, Pdr—rare

VITACEAE

**Ampelopsis brevipedunculata* (Maxim.) Trautv., 2000–C, Our—rare
Parthenocissus quinquefolia (L.) Planchon, B[*Ampelopsis quinquefolia* (L.) Michx.], H[*Ampelopsis quinquefolia* (L.) Michx.], 1897–C, T; Wrp; Orw—frequent

**Parthenocissus tricuspidata* (Sieb. & Zucc.) Planchon, 1999–C, Our—rare

Parthenocissus vitacea (Kner) A.S. Hitchc., B[*Ampelopsis quinquefolia* (L.) Michx.], H[*Ampelopsis quinquefolia* (L.) Michx.], 1897–C, T; Pms; Orw—common

Vitis riparia Michx., H, 1881–C, T; Orw—common

ZYGOPHYLLACEAE

**Tribulus terrestris* L., 1940–1962

(MONOCOTS)

ALISMACEAE

Alisma plantago-aquatica L., B[*A. plantago* L. var. *americanum*], H[*A. plantago* L.], 1907–C, Wez,md—infrequent

Echinodorus cordifolius (L.) Griseb., 1998–C, Wmd—rare

Sagittaria australis (J.G. Smith) J.K. Small, 1907–C, Wez,sz; Orw—rare

Sagittaria brevirostra Mack. & Bush, B[*S. variabilis* Engelm.], H[*S. variabilis* Engelm.], 1871–C, Wez,sz,rp; Orw—infrequent

Sagittaria graminea Michx., B, H, 1883–1889

Sagittaria rigida Pursh, H[*S. heterophylla* Pursh]

ARACEAE

Acorus calamus L., H, 2000–C, Wez—rare

Arisaema dracontium (L.) Schott, B, H, 1883–C, Tdf,mf,wf—infrequent

Arisaema triphyllum (L.) Schott, B[*A. triphyllum* Torr.], H, 1881–C, Tmf,wf—common

COMMELINACEAE

**Commelina communis* L., 1925–C, Our,rc—infrequent

Tradescantia bracteata Small, B[*T. virginica* L.], H[*T. virginiana* L.], 1887–C, Pms,wt; Orw—infrequent

CYPERACEAE

Bulbostylis capillaris (L.) C.B. Clarke, 1959–1966

Carex aggregata Mack., 1999–C, Twd—rare

Carex albursina Sheldon, H[*C. laxiflora* Lam. var. *latifolia* Boott.], 1930–C, Tmf—rare

Carex amphibola Steudel var. *turgida* Fern., B[*C. grisea* Wahl.], H[*C. grisea* Wahl.], 1898–C, Tmf,wf—common

Carex annectens (Bickn.) Bickn. var. *xanthocarpa* (Bickn.) Wieg., C, Pwt—infrequent

Carex atherodes Sprengel, H[*C. trichocarpa* Muhl. ex Willd. var. *imberbis* Gray; *C. trichocarpa* Muhl. ex Willd. var. *aristata* (R. Br.) Bailey], 1938–C, Pwt; Wez—frequent

Carex atherodes Sprengel × *C. trichocarpa* Schkuhr, 1999–C, Wez—rare

Carex bebbii (Bailey) Fern., 1998–C, Pwt—infrequent

Carex bicknellii Britton, H[*C. straminea* Willd. var. *alata* (Torr.) Bailey], 1898–C, P—frequent

Carex blanda Dewey, 1897–C, T—common

Carex brevior (Dewey) Mack. ex Lunell, H[*C. straminea* Willd. var. *festucacea* (Willd.)], 1928–C, Ted; P—common

Carex buxbaumii Wahl., H[*Carex fusca* All.], 1923–C, Pwt—rare

Carex cephalophora (Dewey) Dewey, B[*C. cephalophora* Muhl.], H, 1898–C, Tdf,mf—frequent

Carex conjuncta Boott, H, n.d.[1890's]–C, Twf—infrequent

- Carex convoluta* Mack., B[*C. rosea* Schk.], 1902–C, Tdf,mf—common
Carex crawei Dewey, 1999–C, Pms; Orw—rare
Carex crawfordii Fern., 1999–C, Pwt—rare
Carex cristatella Britton, H[*C. tribuloides* Wahl. var. *cristata* (Schwein.) Bailey], n.d.[1880's]–C, Pwt; Orw—frequent
Carex davisii Schwein. & Torrey, H, 1895–C, Twf,ed; Wrp—frequent
Carex eburnea Boott, H, n.d.[1800's]–C, Tdf,es—rare
Carex frankii Kunth, 1994–C, Pwt—rare
Carex gravida Bailey, H[*C. gravida* Bailey var. *laxifolia* Bailey], 1897–C, Ted; Orw—frequent
Carex grayi Carey, B[*C. folliculata* L.], H, 1897–C, Twf—common
Carex haydenii Dewey, 1993–C, Pwt—infrequent
Carex hirtifolia Mack., H[*C. pubescens* Muhl. in Willd.], 1902–C, Tmf—infrequent
Carex hitchcockiana Dewey, 1992–C, Tmf—infrequent
Carex hystericina Muhl. ex Willd., B, H[*C. lurida* Wahl. (ISC specimen misidentified)], 1886–C, Wsp—rare
Carex jamesii Schwein., 1930–C, Tdf,mf—frequent
Carex lacustris Willd., H[*C. riparia* W. Curtis], 1880–C, Pwt; Orw—common
Carex laeviconica Dewey, H[*C. trichocarpa* Muhl. var. *laeviconica* (Dewey)], 1878–C, Twf; Pwt; Orw—frequent
Carex lanuginosa Michx., B, H, 1879–C, Pwt; Orw,of—common
Carex lasiocarpa Ehrh. var. *americana* Fern., H[*C. filiformis* L.], n.d.[1880's]–n.d.
Carex leavenworthii Dewey, 1999–C, Ted; Ops—rare
Carex lupulina Muhl. ex Willd., H, 1880–C, Twf—rare
Carex meadii Dewey, B[*C. straminea* Schk. var. *meadii*], H[*C. tetanica* Schkuhr var. *meadii* (Dewey) Bailey], 1898–C, Pdr,ms—frequent
Carex mesochorea Mack., 1998–C, Ops—rare
Carex molesta Mack., 1897–C, Pwt—frequent
Carex muskingumensis Schwein., H, 1880–1887
Carex normalis Mack., 1877–C, Tmf—infrequent
Carex oligocarpa Willd., 1896–C, Tmf—frequent
Carex pennsylvanica Lam., H, 1891–C, Tdf,mf—common
Carex prairiea Dewey, 1938–C, Pwt—rare
Carex projecta Mack., 1890–C, Tmf—rare
Carex sartwellii Dewey, B[*C. disticha* Huds.], H, 1994–C, Pwt—infrequent
Carex sparganioides Muhl. ex Willd., B, H, 1992–C, Tmf—infrequent
Carex sprengei Dewey, B[*C. longirostris* Torr.], H[*C. longirostris* Torr.], 1879–C, T—common
Carex stipata Muhl. ex Willd., 1962–C, Wsp—rare
Carex stricta Lam., B, H, 1998–C, Pwt; Wsp—infrequent
Carex suberecta (Olney) Britton, n.d.–C, Pwt—infrequent
Carex tenera Dewey, 1888–C, Twf—rare
Carex tetanica Schkuhr, 1993–C, Pwt—rare
Carex tribuloides Wahl, B[*C. lagopodioides* Schk.], 1895–C, Pwt—infrequent
Carex trichocarpa Schkuhr, H, 1999–C, Orw—rare
Carex vesicaria L., C, Pwt; Wez—frequent
Carex vulpinoidea Michx., B, H, n.d.[1880's]–C, Pwt; Orw—common
Cyperus acuminatus Torrey & Hooker, 1998–C, Orw,rc—infrequent
Cyperus aristatus Rottb., H, 1897–C, Wrp; Our,rc—frequent
Cyperus diandrus Schrank, H
Cyperus erythrorhizos Muhl., H, 1998–C, Wrp—rare
Cyperus esculentus L., H, 1909–C, Wrp; Our,rc—common
Cyperus filiculmis Vahl., H, 1993–C, Ted—rare
Cyperus odoratus L. var. *squarrosus* (Britton) Gilly, B[*C. michauxianus* Schultes.], 1920–C, Wrp—common
Cyperus rivularis Kunth, H[*C. diandrus* Torr. var. *castaneus* (Pursh) Torr.], 1897–C, Wrp; Orw—frequent
Cyperus schweinitzii Torrey, H, 1934–1934
Cyperus strigosus L., H[=; *C. strigosus* L. var. *robustior* Kunth], 1881–C, Wrp; Our,rw—frequent
Eleocharis acicularis (L.) R. & S., B[*E. acicularis* R. Br.], H
Eleocharis engelmannii Steudel, 1998–C, Oof—rare
Eleocharis erythropoda Steudel, B[*E. palustris* R. Br.], H[*E. palustris* (L.) R. Br.], 1998–C, Pwt; Wez; Orw—common
Eleocharis macrostachya Britton, 1998–C, Pwt; Wez; Orw—infrequent
Eleocharis obtusa (Willd.) Schultes, 1998–C, Orw—infrequent
Eriophorum angustifolium Honck., B[*Eleocharis polystachyon* L.], H[*Eleocharis polystachyon* L.]
Hemiarpha micrantha (Vahl) Pax, H, 1951–C, Wrp—infrequent
Scirpus acutus Muhl. ex Bigelow, 1974–C, Pwt—rare
Scirpus americanus Pers., H[*S. pungens* Vahl.], 1897–1897
Scirpus atrovirens Willd., B[*S. atrovirens* Muhl.], H, 1873–C, Pwt; Orw,of—common
Scirpus fluviatilis (Torrey) Gray, H, 2000–C, Wez—frequent
Scirpus pendulus Muhl., H[*Eriophorum lineatum* (Michx.) Benth. & Hook.], 1938–C, Pwt; Orw,of—frequent
Scirpus validus Vahl var. *creber* Fern., B, H[*S. lacustris* L.], 1881–C, Pwt; Wez—frequent
- DIOSCOREACEAE**
Dioscorea villosa L., B, H, 1898–C, Tmf—infrequent
- HYDROCHARITACEAE**
Elodea canadensis Michx., H
Elodea nuttallii (Planchon) St. John, 1886–C, Wsz—rare
- IRIDACEAE**
**Belamcanda chinensis* (L.) DC., H, n.d.[1800's]–C, Tmf,wd—rare
Iris shrevei Small, B[*I. versicolor* L.], H[*I. versicolor* L.], 1881–C, Pwt—frequent
Sisyrinchium campestre Bickn., B[*S. bermudiana* L. var. *anceps*; *S. bermudiana* L. var. *albidum*; *S. bermudiana* L. var. *mucronatum*], H[*S. angustifolium* Mill.], 1877–C, Pdr,ms; Oof—frequent
- JUNCACEAE**
Juncus balticus Willd. var. *littoralis* Engelm., 1998–C, Pwt—rare
Juncus dudleyi Wieg., 1891–C, Pwt—frequent
Juncus nodosus L., 1998–C, Pwt—rare
Juncus tenuis Willd., B, H, 1929–C, Ted; Our,rw—common
Juncus torreyi Cov., H[*J. nodosus* L. var. *megacephalus* Torr.], 1891–C, Pwt—frequent
Luzula multiflora (Retz.) Lej., 1901–1901
- JUNCAGINACEAE**
Triglochin maritimum L., H
- LEMNACEAE**
Lemma minor L., B, H, 1878–C, Wez,sz,md—common
Lemma trisulca L., H, 1986–C, Wez,sz,md—frequent
Spirodela polyrrhiza (L.) Schleiden, B[*Lemma polyrrhiza* L.], H, 1998–C, Wez,sz—rare
Wolffia columbiana Karsten, 1998–C, Wsz—rare
- LILIACEAE**
Allium canadense L., B[*A. canadense* Kalm.], H, 1895–C, Tmf,wf; Pms,wt—frequent

Allium tricoccum Aiton, B, H, n.d.[1800's]-C, Tmf—infrequent
 **Allium vineale* L., 1998-C, Our,rw—rare
 **Asparagus officinalis* L., H, 1892-C, Pdr,ms; Orw—infrequent
 **Convallaria officinalis* L., 1998-C, Ted; Our—rare
Erythronium albidum Nutt., B, H, 1884-C, Tmf,wf—common
 +*Erythronium americanum* Ker-Gawl., 1997-C, Tmf—rare
 **Hemerocallis fulva* (L.) L., 1998-C, Orw—frequent
Hypoxis hirsuta (L.) Cov., B[*Hypoxis erecta* L.], H[*H. erecta* L.], 1884-C, Pms,wt—rare
Lilium michiganense Farw., B[*L. superbum* L.], H[*L. canadense* L.; *L. superbum* L.], 1885-C, Tmf; Pwt—rare
Lilium philadelphicum L. var. *andinum* (Nutt.) Ker-Gawl., B, H, 1909-1929
Maianthemum canadense Desf., H
 **Ornithogalum umbellatum* L., 1999-C, Tmf—rare
Polygonatum biflorum (Walter) Ell., B[P. *giganteum* Dietrich.], H[P. *commutatum* (Schyult.) Dietr.], 1881-C, Tmf,wf,wd,ed; Orw—common
 **Scilla siberica* Andr., 1969-C, Our—infrequent
Smilacina racemosa (L.) Desf., B, H, 1881-C, Tmf,wf,wd—common
Smilacina stellata (L.) Desf., B, H, 1878-C, Twf—frequent
Smilax ecirrhata (Engelm. ex Kunth) S. Wats., 1895-C, Tmf,wf,wd—frequent
Smilax herbacea L., B, H[=; *S. herbacea* var. *pulverulenta* (Michx.) Gray], 1877-C, Tmf,wf,wd—infrequent
Smilax hispida Muhl., B, H, 1892-C, T; Wrp—common
Trillium cernuum L., H
Trillium flexipes Raf., H[T. *erectum* L.]
 +*Trillium nivale* Riddell, 2001-C, Tmf—rare
Trillium recurvatum Beck, 1958-1958
Uvularia grandiflora Small, B[U. *grandiflora* Smith], H, 1881-C, Tmf,wf—infrequent

NAJADACEAE

Najas flexilis (Willd.) Rostk. & Schmidt, H, 1886-C, Wsz—rare
Najas guadalupensis (Sprengel) Magnus, 1999-C, Wsz—rare

ORCHIDACEAE

Coeloglossum viride (L.) Hartman var. *virescens* (Muhl. ex Willd.) Luer, B[*Habenaria viridis* R. Br. var. *bracteata* Richenbach.], H[*Habenaria bracteata* (Willd.) R. Br.], 1886-C, Tmf,es,ed—rare
Corallorhiza odontorhiza (Willd.) Nutt., 1972-C, Tdf,mf—rare
Cypripedium calceolus L. var. *pubescens* (Willd.) Correll, B[C. *pubescens* Willd.], H[C. *pubescens* Willd.], 1870-1907
Cypripedium candidum Muhl. ex Willd., B, H, 1881-1924
Cypripedium reginae Walter, B[C. *spectabile* Swartz.], H, 1870-1883
 **Epipactis helleborine* (L.) Crantz, 2000-C, Our—rare
Galearis spectabilis (L.) Raf., B[*Orchis spectabilis* L.], H[*Orchis spectabilis* L.], 1873-C, Tmf,wf—infrequent
Liparis loeselii (L.) L.C. Rich., 2000-C, Twd—rare
Malaxis unifolia Michx., n.d.-n.d.
Platanthera hookeri (Torrey ex Gray) Lindley, n.d.-n.d.
Platanthera hyperborea (L.) R. Br. var. *huronensis* (Nutt.) Luer, 1890-1890
Platanthera praeclara Sheviak & Bowles, B[*Habenaria leucophaea* Gr.], H[*Habenaria leucophaea* (Nutt.) Gray], 1873-1907
Spiranthes cernua (L.) L.C. Rich. B, H, 1877-C, Pwt—rare
Spiranthes magnicamporum Sheviak, 1993-C, Pwt—rare
Spiranthes ovalis Lindley, 1993-C, Twd,ed; Orc—rare

POACEAE

×*Agrobordeum macounii* (Vasey) LePage, 1962-1964
 **Agropyron cristatum* (L.) Gaertner, 1966-1966
 **Agropyron pectiniforme* R. & S., 1961-1961
 **Agropyron repens* (L.) Beauv., B[*Triticum repens* L.], H, 1871-C, Pms; Orw—common
Agropyron smithii Rydb., 1874-C, Orw,of—infrequent
Agropyron trachycaulum (Link) Malte, 1890-1962
 **Agrostis gigantea* Roth, B[A. *vulgaris* With.], H[A. *alba* L.; A. *alba* L. var. *vulgaris* (With.) Thurb. in Watson], 1890-C, Pms,wt; Oof—frequent
Agrostis hyemalis (Walter) BSP., 1895-C, Tes—rare
Agrostis hyemalis (Walter) BSP. var. *tenuis* (Tuckerman) Gl., H[A. *hyemal* (Walt.) B.S.P.], 1942-1942
Agrostis perennans (Walter) Tuckerman, H, 1878-C, Tdf,wd,ed—frequent
 **Agrostis stolonifera* L. var. *palustris* (Hudson) Farw., 2000-C, Twf; Wrp—infrequent
Alopecurus aequalis Sobol., 2000-C, Wrp—rare
Alopecurus carolinianus Walter, 1920-1920
 **Alopecurus pratensis* L., 1890-C, Wrp—rare
Andropogon gerardii Vitman, B[A. *furcatus* Muhl.], H[A. *provincialis* Lam.], 1871-C, Twd,ed; P; Orw—common
 **Anthoxanthum odoratum* L., B
Aristida basiramea Engelm. ex Vasey, 1896-1896
Aristida longispica Poirer, H[A. *gracilis* Ell.]
Aristida oligantha Michx., 1934-C, Orw,rc—frequent
 **Arrhenatherum elatius* (L.) Presl, 1891-1900
 **Avena fatua* L., 1896-C, Orc—rare
Bouteloua curtipendula (Michx.) Torrey, B[B. *curtipendula* Gray], H, 1987-C, Ted; Pdr—infrequent
Bouteloua hirsuta Lag., B, H, 1871-C, Pdr—rare
Brachyletrium erectum (Schreber) Beauv., H, 1896-C, Tmf—rare
 **Bromus catharticus* Vahl, 1890-1890
 **Bromus commutatus* Schrader, 1859-1897
 **Bromus japonicus* Thunb. ex Murray, 1890-C, Orc,cr,of—frequent
 **Bromus inermis* Leysser, 1890-C, Ted,wd; P; O—common
Bromus kalmii Gray, B, H
Bromus latiglumis (Shear) A.S. Hitchc., 1887-C, Tmf,wf—rare
Bromus pubescens Muhl. ex Willd., B[B. *ciliatus* L. var. *purgans*], H[B. *ciliatus* L. var. *purgans* (L.) Gray], 1871-C, Tdf—rare
 **Bromus secalinus* L., B, H, 1871-1898
 **Bromus tectorum* L., 1894-C, Orc,cr,of—frequent
 +*Buchloe dactyloides* (Nutt.) Engelm., 1959-C, Our—infrequent
Calamagrostis canadensis (Michx.) Beauv., H, 1894-C, Pwt—frequent
Calamagrostis inexpansa Gray, 1999-C, Pwt—rare
Calamovilfa longifolia (Hooker) Scribner, H, 1889-1889
Cenchrus longispinus (Hackel) Fern., H[C. *tribuloides* L.], 1875-C, Orw,rc—infrequent
 **Chloris verticillata* Nutt., 1947-C, Our,rw—rare
Cinna arundinacea L., H, 1873-C, Twf—common
 **Cynodon dactylon* (L.) Pers., 1923-C, Wrp; Our—rare
 **Cynodon transvaalensis* Burtt-Davy., 1934-1934
 **Dactylis glomerata* L., B, H, 1882-C, O—common
Diarrhena americana Beauv. var. *obovata* Gl., H[D. *diandra* (Michx.)], 1998-C, Tdf,mf,wf—infrequent
Dichanthelium acuminatum (Sw.) Gould & Clark, 1999-C, Oof—rare
Dichanthelium acuminatum (Sw.) Gould & Clark var. *implicatum* (Scribner) Gould & Clark, B[*Panicum dichotomum* L.], H[*Panicum dichotomum* L.], 1871-C, Twd; P; Orc—frequent

- Dichanthelium acuminatum* (Sw.) Gould & Clark var. *villosum* (Gray) Gould & Clark, 1871–C, **Pwt**—infrequent
- Dichanthelium depauperatum* (Muhl.) Gould, 1877–1877
- Dichanthelium latifolium* (L.) Gould & Clark, B[*Panicum latifolium* L.], H[*Panicum latifolium* L.], 1871–C, **Tdf,wd**—rare
- Dichanthelium leibergii* (Vasey) Freckm., 1870–C, **Pwt**—rare
- Dichanthelium oligosanthes* (Schultes) Gould, 1999–C, **Pdr**—rare
- Dichanthelium oligosanthes* (Schultes) Gould var. *scribnerianum* (Nash) Gould, H[*Panicum scoparium* Lam.], 1870–C, **Twd; P; Orw,rc,of**—common
- Dichanthelium oligosanthes* (Schultes) Gould var. *wilcoxianum* (Vasey) Gould & Clark, 1965–C, **Pdr**—rare
- Dichanthelium perlongum* (Nash) Freckm., 1896–1907
- **Digitaria bicornis* (Lam.) R. & S., 1998–C, **Ocr**—rare
- **Digitaria ischaemum* (Schreber ex Schweigger) Schreber ex Muhl., B[*Panicum glabrum* Gaudin], H[*Panicum glabrum* (Schrad.) Gand.], 1887–C, **Our**—common
- **Digitaria sanguinalis* (L.) Scop., B[*Panicum sanguinale* L.], H[*Panicum sanguinale* L.], 1875–C, **Our,cr**—common
- **Echinochloa crusgalli* (L.) Beauv., B[*Panicum crus-galli* L.], H[*Panicum crus-galli* L.], 1888–C, **Pwt; Wrp; Orw,cr,of**—common
- Echinochloa muricata* (Beauv.) Fern., 1871–C, **Pwt; Wrp; Orw,cr,of**—frequent
- **Eleusine indica* (L.) Gaertner, 1890–C, **Our,cr,ps**—rare
- ×*Elyhordeum iowense* Pohl, 1964–1965
- Elymus canadensis* L., B, H[=; *E. canadensis* L. var. *glaucofolius* (Muhl.) Gray], 1871–C, **P; Orw**—common
- Elymus riparius* Wieg., 2000–C, **Twf; Wrp**—rare
- Elymus villosus* Muhl. ex Willd., H[*E. striatus* Willd.], 1888–C, **Tmf,wf**—common
- Elymus virginicus* L., H[=; *E. canadensis* L. var. *glabrifolius* Vasey], 1886–C, **Tmf,wf; Pms; Orc**—common
- **Eragrostis cilianensis* (All.) Link ex E. Mosher, B[*E. poaeoides* Beauv. var. *megastachya*], H[*E. major* Host.], 1871–C, **Our**—frequent
- Eragrostis frankii* C.A. Meyer ex Steudel, B, H, 1875–C, **Wrp**—infrequent
- Eragrostis hypnoides* (Lam.) BSP., B[*E. reptans* Nees], H, 1870–C, **Wrp**—common
- Eragrostis pectinacea* (Michx.) Nees, H[=; *E. purshii* Schrad.], 1871–C, **Wrp; Our**—common
- **Eragrostis poaeoides* Beauv. ex R. & S., B, 1875–C, **Our**—infrequent
- Eragrostis spectabilis* (Pursh) Steudel, 1942–C, **Pdr**—rare
- Eragrostis trichodes* (Nutt.) Wood, 1951–C, **Orc**—rare
- **Eriochloa villosa* (Thunb.) Kunth, 1998–C, **Ocr,of**—infrequent
- **Festuca arundinacea* Schreber, 1956–C, **Orw**—infrequent
- **Festuca myuros* L., 2000–C, **Wrp**—rare
- Festuca obtusa* Biehler, H[*F. nutans* Willd.], 1924–C, **T**—common
- Festuca octoflora* Walter var. *tenella* (Willd.) Fern., B[*F. tenella* Willd.], H, 1888–1945
- Festuca ovina* L., 1900–C, **Wrp**—rare
- Festuca paradoxa* Desv., H[*F. shortii* Kunth], 1871–1871
- **Festuca pratensis* Hudson, 1902–C, **Wrp**—rare
- **Festuca rubra* L., 2000–C, **Wrp**—rare
- **Festuca trachyphylla* (Hackel) Krajina, 2000–C, **Wrp**—rare
- Glyceria grandis* S. Watson, 1900–C, **Pwt; Wsp**—infrequent
- Glyceria septentrionalis* A.S. Hitchc., H[*G. fluitans* (L.) R. Br.], 1884–C, **Wez**—rare
- Glyceria striata* (Lam.) A.S. Hitchc., B[*G. nervata* Trin.], H[*G. nervata* (Willd.) Trin.], 1875–C, **Twf; Pwt**—frequent
- Hierochloa odorata* (L.) Beauv., B[*Hierochloa borealis* Roem & Schultes]
- **Holcus lanatus* L., 1893–1893
- Hordeum jubatum* L., B, H, 1894–C, **Our,rw,cr**—common
- **Hordeum pusillum* Nutt., 1917–C, **Orc**—infrequent
- Hystrix patula* Moench, B[*Gymnostichum bystrix* Schreb.], H[*Asprella bystrix* (L.) Willd.], 1895–C, **Tmf**—frequent
- Koeleria macrantha* (Ledeb.) Schultes, H, 1895–C, **Pdr**—infrequent
- Leersia oryzoides* (L.) Sw., H[*Homalocenchrus oryzoides* (L.) Poll.], 1884–C, **Pwt; Wez,rp**—common
- Leersia virginica* Willd., H[*Homalocenchrus virginica* (Willd.) Britt.], 1875–C, **Twf**—common
- Leptochloa fascicularis* (Lam.) Gray var. *acuminata* (Nash) Gl., 1965–C, **Orc**—infrequent
- **Lolium perenne* L., H, 1888–C, **Our**—infrequent
- **Lolium perenne* L. var. *italicum* Parn., H[*L. perenne* L. var. *italicum* Vasey], 2000–C, **Wrp**—rare
- **Lolium temulentum* L., 1880–1880
- **Miscanthus sacchariflorus* (Maxim.) Hackel, 2000–C, **Orw**—infrequent
- Muhlenbergia asperifolia* (Nees & Meyer) Parodi, 1999–C, **Pwt**—rare
- Muhlenbergia bushii* Pohl, 1960–C, **Tdf,mf**—infrequent
- Muhlenbergia cuspidata* (Torrey) Rydb., 1889–C, **Pdr**—rare
- Muhlenbergia frondosa* (Poir.) Fern., 1889–C, **Ted; Pwt**—common
- Muhlenbergia mexicana* (L.) Trin., 1889–C, **Tdf; Pdr**—frequent
- Muhlenbergia racemosa* (Michx.) BSP., B[*M. glomerata* Trin.], H, 1889–C, **Pwt; Orw,rc**—frequent
- Muhlenbergia schreberi* J.F. Gmelin, H[*M. diffusa* Schreb.], 1896–C, **Ted; Our**—frequent
- Muhlenbergia sobolifera* (Muhl. ex Willd.) Trin., H
- Muhlenbergia sylvatica* (Torrey) Torrey ex Gray, H
- Muhlenbergia tenuiflora* (Willd.) BSP., H, 1889–C, **Tmf**—rare
- Oryzopsis racemosa* (Smith) Ricker, H[*O. melanocarpa* Muhl.], 1889–C, **Tdf**—rare
- Panicum capillare* L., B, H, 1934–C, **Pwt; Wrp; Orw,cr,of**—common
- Panicum dichotomiflorum* Michx., H[*P. proliferum* Lam.], 1875–C, **Pwt; Wrp; Orw,cr,of**—common
- **Panicum miliaceum* L., 1911–C, **Wrp**—rare
- Panicum virgatum* L., H, 1934–C, **Pmf,wf; Orw**—common
- Paspalum setaceum* Michx. var. *ciliatifolium* (Michx.) Vasey, 1964–C, **Orw**—rare
- Phalaris arundinacea* L., H, 1907–C, **Pwt; Wez,rp; Orw**—common
- **Pbleum pratense* L., B, H, 1891–C, **Our,rw**—frequent
- Phragmites australis* (Cav.) Trin. ex Steudel, B[*P. communis* Trin.], H[*P. vulgaris* (Lam.) B.S.P.], 1998–C, **Pwt; Orw**—infrequent
- **Poa annua* L., 1932–C, **Wrp; Our**—common
- **Poa bulbosa* L., 1929–1929
- **Poa compressa* L., H, 1907–C, **Pdr,ms**—frequent
- Poa languida* A.S. Hitchc., 1897–1897
- Poa palustris* L., H[*P. serotina* Ehr.], 1871–C, **Orw**—rare
- **Poa pratensis* L., B, H, 1880–C, **P; O**—common
- **Poa pratensis* L. ssp. *angustifolia* (L.) Lej., 2000–C, **Wrp**—rare
- Poa sylvestris* Gray, 1871–C, **Twf**—rare
- **Poa trivialis* L., 1960–C, **Orw**—rare
- Poa wolfii* Scribner, 1897–C, **Wsp**—rare
- **Puccinellia distans* (L.) Parl., 2000–C, **Wrp**—rare
- Schizachyrium scoparium* (Michx.) Nash, B[*Andropogon scoparius* Michx.], H, 1871–C, **Ted,wd; Pdr**—frequent
- **Sclerochloa dura* (L.) Beauv., 2000–C, **Wrp**—rare
- **Setaria faberi* Herrm., 1949–C, **O**—common
- **Setaria glauca* (L.) Beauv., H, 1883–C, **O**—common
- **Setaria italica* (L.) Beauv., H, 1888–C, **Pms; Ocr**—infrequent
- **Setaria viridis* (L.) Beauv., B, H, 1900–C, **O**—common
- **Setaria verticillata* (L.) Beauv., 1927–C, **Our,cr**—rare

Sorghastrum nutans (L.) Nash, B[*Sorghum nutans* Gray], H[*Chrysopogon nutans* (L.) Benth.], 1883-C, Ted; P—common
 **Sorghum bicolor* (L.) Moench, 1890-C, Oof,cr; Wrp—rare
 **Sorghum halepense* (L.) Pers., 1890-1890
Spartina pectinata Link, B[*S. cynosuroides* Willd.], H[*S. cynosuroides* (L.) Willd.], 1870-C, Pwt; Orw—frequent
Sphenopholis obtusata (Michx.) Scribner, H[*Eatonia obtusata* (L.) Pers.], 1962-C, Tes; Pwt—frequent
Sphenopholis obtusata (Michx.) Scribner var. *major* (Torrey) K.S. Erdman, 1871-C, Twf,wd; Orc—frequent
Sporobolus asper (Michx.) Kunth, H, 1896-C, Pdr; O—frequent
Sporobolus cryptandrus (Torrey) Gray, H, 1972-C, Orw,rc—rare
Sporobolus heterolepis (Gray) Gray, H, 1875-C, P—infrequent
Sporobolus neglectus Nash, 1873-C, Our,rw,rc—rare
Sporobolus vaginiflorus (Torrey ex Gray) Wood, H[*S. vaginaeflorus* (Torr.) Vasey], 1896-C, Our,rw,rc—rare
Stipa spartea Trin., B, H, 1875-C, Pdr; Orw—frequent
Stipa viridula Trin., 1891-1976
Tridens flavus (L.) A.S. Hitchc., 1980-C, Twd; Oof—rare
Zizania aquatica L., H, 1887-1892

PONTEDERIACEAE

Heteranthera dubia (Jacq.) MacM., 1880-1889
Pontederia cordata L., H, n.d.[1880's]-n.d.

POTAMOGETONACEAE

Potamogeton foliosus Raf., 1889-C, Wsz—rare
Potamogeton gramineus L., H[*P. heterophyllus* Schreb.; *P. obtusifolius* Mertens and Koch (ISC specimen misidentified)], n.d.[1800's]-n.d.
Potamogeton illinoensis Morong, H[=; *P. lucens* L.]
Potamogeton nodosus Poirer, n.d.[1800's]-C, Wsz,md—frequent
Potamogeton pectinatus L., 1998-C, Wsz—infrequent
Potamogeton pusillus L., 1998-C, Wsz—rare
Potamogeton zosteriformis Fern., H[*P. zosteraefolius* Schum.], 1999-C, Wsz—rare

SPARGANIACEAE

Sparganium chlorocarpum Rydb., H[*S. simplex* Huds. (ISC specimen misidentified)], 1885-C, Wez—rare
Sparganium eurycarpum Engelm., H, 1889-C, Wez—frequent

TYPHACEAE

Typha angustifolia L., 1998-C, W; Orw—frequent
Typha × *glauca* Godron, 2000-C, W; Orw—frequent
Typha latifolia L., B, H, 1889-C, W; Orw—common

ZANNICHELLIACEAE

Zannichellia palustris L., H, 1889-C, Wsz—rare

Appendix B. Historic reports, ISC specimens and plant species observations excluded from official list of Ames vascular plant species. Names in brackets indicate nomenclature not in current usage. Reason for exclusion: 1 = unable to resolve synonymy; 2 = no evidence for naturalization; 3 = reported in Ames by Bessey (1871) or Hitchcock (1890) at a site outside our current (1990–2000) inventory boundary; 4 = known from Iowa but occurrence in central Iowa is unlikely; 5 = occurrence in Iowa is unlikely; 6 = unable to verify identification of species from herbarium material.

A) Published reports in Bessey (1871)

- | | |
|--|--|
| <i>Asplenium rhizophyllum</i> L. [<i>Camptosorus rhizophyllum</i> Link.] 3 | [<i>Lappa officinalis</i> All. var. <i>major</i>] 1 |
| <i>Aster dumosus</i> L. 4 | <i>Lobelia paludosa</i> Nutt. 5 |
| <i>Aster patens</i> Aiton 5 | <i>Panicum rigidulum</i> Nees [<i>Panicum agrostoides</i> L.] 5 |
| <i>Athyrium thelypteroides</i> (Michx.) Desv. [<i>Asplenium thelypteroides</i> Michx.] 4 | [<i>Phaseolus diversifolius</i> Pers.] 1 |
| [<i>Arabis hesperidoides</i> Gray] 1 | [<i>Phaseolus perennis</i> Walt.] 1 |
| <i>Carex adusta</i> Boott. 5 | [<i>Physalis viscosa</i> L.] 1 |
| <i>Carex bromoides</i> Willd. [<i>Carex bromoides</i> Schk.] 5 | <i>Polypodium virginianum</i> L. [<i>Polypodium vulgare</i> L.] 3 |
| [<i>Crataegus tomentosa</i> L.] 1 | <i>Prenanthes crepidinea</i> Michx. [<i>Nabalus crepidinus</i> DC.] 5 |
| <i>Dichanthelium xanthophysum</i> (Gray) Freckmann [<i>Panicum xanthophysum</i> Gray] 5 | [<i>Ribes rotundifolium</i> Michx.] 5 |
| <i>Equisetum palustre</i> L. 5 | [<i>Rosa lucida</i> Ehrhart] 1 |
| <i>Fagopyrum esculentum</i> Moench. 2 | [<i>Rubus villosus</i> Ait.] 1 |
| <i>Helianthus giganteus</i> L. × <i>mollis</i> Lam. [<i>Helianthus doronicoides</i> Lam.] 5 | <i>Sambucus racemosa</i> L. ssp. <i>pubens</i> (Michx.) House [<i>Sambucus pubens</i> Michx.] 4 |
| <i>Lepidium ruderales</i> L. 5 | <i>Sanicula marilandica</i> L. 4 |
| <i>Linum usitatissimum</i> L. 2 | <i>Vitis vulpina</i> L. [<i>Vitis cordifolia</i> Michx.] 4 |

B) Published reports in Hitchcock (1890)

- | | |
|--|---|
| <i>Agalinis nuttallii</i> Shinners [<i>Gerardia longifolia</i> Benth.] 5 | <i>Myriophyllum spicatum</i> L. 3 |
| <i>Asclepias engelmanniana</i> Woodson [<i>Acerates floridana</i> (Lam.)] 5 | <i>Nuphar luteum</i> (L.) Sibth. and Smith ssp. <i>variegatum</i> (Engelm. ex Dur.) E. O. Beal [<i>Nymphaea advena</i> Solander] 3 |
| <i>Aesculus glabra</i> Willd. 3 | <i>Nymphaea tuberosa</i> Paine [<i>Castalia tuberosa</i> (Paine) Greene] 3 |
| <i>Artemisia campestris</i> L. ssp. <i>caudata</i> (Michx.) Hall & Clem [<i>Artemisia caudata</i> Michx.] 3 | <i>Oenothera rhombipetala</i> Nutt. ex T. & G. 3 |
| <i>Beckmannia syzigachne</i> (Steudel) Fern. [<i>Beckmannia erucaeformis</i> (L.) Host var. <i>uniflorus</i> Scrib. in Vasey] 4 | <i>Parnassia glauca</i> Raf. [<i>Parnassia caroliniana</i> Michx.] 3 |
| <i>Blephilia hirsuta</i> (Pursh) Bentham 3 | <i>Phalaris canariensis</i> L. 2 |
| <i>Brasenia schreberi</i> J.F. Gmelin [<i>Brasenia nymphoides</i> (Thunb.) Ball] 3 | [<i>Polygonum amphibium</i> L.] 1 |
| <i>Bromus ciliatus</i> L. 4 | <i>Potamogeton nodosus</i> Poir. [<i>Potamogeton fluitans</i> Roth.] 3 |
| <i>Carex intumescens</i> Rudge 4 | <i>Potentilla anserina</i> L. 3 |
| <i>Crataegus tomentosa</i> L. 1 | <i>Quercus muhlenbergii</i> Engelm. 3 |
| <i>Eleocharis cyperinum</i> L. 1 | <i>Ranunculus acris</i> L. 2 |
| <i>Fagopyrum esculentum</i> Moench 2 | <i>Raphanus sativus</i> L. 2 |
| <i>Foeniculum vulgare</i> Hill [<i>Foeniculum officinale</i> L.] 2 | [<i>Rubus villosus</i> Ait.] 1 |
| [<i>Helianthus strumosus</i> L. var. <i>mollis</i> (Willd.) Torr. & Gray] 1 | <i>Rumex maritimus</i> L. 3 |
| [<i>Heteranthera graminea</i> (Michx.) Vahl.] 1 | <i>Senecio obovatus</i> Muhl. ex Willd. [<i>Senecio aureus</i> L. var. <i>obovatus</i> (Muhl.) Torr. & Gray] 5 |
| <i>Hydrophyllum appendiculatum</i> Michx. 3 | <i>Senecio pauperculus</i> Michx. [<i>Senecio aureus</i> L. var. <i>balsamitae</i> (Muhl.) Torr. & Gray] 3 |
| <i>Ipomoea purpurea</i> (L.) Roth 2 | <i>Silphium integrifolium</i> Michx. 3 |
| <i>Lechea minor</i> L. 5 | <i>Sphenopholis nitida</i> (Biehler) Scribn. [<i>Eatonia pennsylvanica</i> (Sprengel)] 5 |
| <i>Linum usitatissimum</i> L. 2 | <i>Trillium nivale</i> Riddell 3 |
| <i>Lycopus rubellus</i> Moench. 5 | <i>Vallisneria americana</i> Michx. [<i>Vallisneria spiralis</i> L.] 3 |
| <i>Megalondonta beckii</i> (Torrey ex Sprengel) Greene [<i>Bidens beckii</i> Torr. in Sprengel] 3 | |

C) Herbarium Voucher Specimens (ISC)

- | | |
|---|---|
| <i>Amaranthus hybridus</i> L. 2 | <i>Cotinus obovatus</i> Raf. 2 |
| <i>Anaphalis margaritacea</i> (L.) Bentham & Hooker 6 | <i>Crataegus monogyna</i> Jacq. 2 |
| <i>Anethum graveolens</i> L. 2 | <i>Cucurbita maxima</i> Duches. ex Lam. 2 |
| <i>Arabis lyrata</i> L. 4 | <i>Cucurbita pepo</i> L. 2 |
| <i>Berberis amurensis</i> Rupr. 2 | <i>Cuscuta coryli</i> Engelm. 6 |
| <i>Berberis esculenta</i> 2 | <i>Elymus submuticus</i> (Hook.) Smyth 6 |
| <i>Berberis fischeri</i> 2 | <i>Foeniculum vulgare</i> Hill 2 |
| <i>Berberis macrophylla</i> 2 | <i>Gentiana alba</i> Muhl. × <i>G. puberulenta</i> J. Pringle 6 |
| <i>Carum carvi</i> L. 2 | <i>Hordeum vulgare</i> L. 2 |
| <i>Centaurea calcitrapa</i> L. 1, 2 | <i>Linum usitatissimum</i> L. 2 |
| <i>Cicer arietinum</i> L. | <i>Lonicera prolifica</i> (Kirchner) Rehder 2 |
-

Appendix B. Continued.

<i>Morus nigra</i> L. 1, 6	<i>Solanum jamesii</i> Torr. 2
<i>Notboscordum bivalve</i> (L.) Britton 6	<i>Sorghum sudanense</i> (Piper) Stapf 2
[<i>Oenothera biennis</i> L.] 1, 6	<i>Symphoricarpos albus</i> (L.) Blake 2
<i>Phalaris canariensis</i> L. 2	<i>Syringa persica</i> L. 2
<i>Raphanus sativus</i> L. 2	<i>Syringa vulgaris</i> L. 2
<i>Salix alba</i> L. 2	<i>Tragopogon porrifolius</i> L. 6
<i>Secale cereale</i> L. 2	<i>Trifolium medium</i> L. 2
<i>Shepherdia argentea</i> (Pursh) Nutt. 2	<i>Trifolium striatum</i> L. 2
<i>Silene gallica</i> L. 5, 6	<i>Tripsacum dactyloides</i> (L.) L. 2
<i>Sisyrinchium angustifolium</i> Miller 6	<i>Viburnum dentatum</i> L. 4
<i>Smilax rotundifolia</i> L. 5, 6	<i>Vicia cracca</i> L. 2
D) Observations (1990–2000)	
<i>Avena sativa</i> L. 2	
<i>Borago vulgaris</i> L. 2	
<i>Brassica oleracea</i> L. 2	
<i>Filipendula rubra</i> (Hill) B.L. Robinson 2	
<i>Glycine max</i> (L.) Merr.	
<i>Lycopersicon esculentum</i> P. Millet 2	
<i>Raphanus sativus</i> L. 2	
<i>Syringa vulgaris</i> L. 2	
<i>Taxus</i> sp. 2	
<i>Triticum aestivum</i> L. 2	
<i>Zea mays</i> L. 2	

Appendix C. Descriptions and map (fig. 3) of sites containing significant plant assemblages in Ames, Iowa. Sites 1–26 currently exist; the plant communities of sites B and H have largely been destroyed. All sites occur in Story County except for the west end of site 21.

No.	Site Name	Location	Habitat Types	Rare and Infrequent Plant Species
1	Cooper's Marsh	T84N R23W sec 21 se1/4 sw1/4 sw1/4; 42°03'50"N, 93°32'10"W	Pwt; Wsz, ez	<i>Agalinis tenuifolia</i> , <i>Campanula aparinoides</i> , <i>Carex atherodes</i> × <i>trichocarpa</i> , <i>C. crawei</i> , <i>C. crawfordii</i> , <i>Potamogeton zosteriformis</i> , <i>Tomanthera auriculata</i> , <i>Utricularia vulgaris</i>
2	Ketelsen Marsh	T84N R23W sec 31 ne1/4; 42°02'40"N, 93°34'00"W	Pwt; Wsz, ez	<i>Bidens vulgata</i> , <i>Boltonia decurrens</i> , <i>Carex bebbii</i> , <i>C. stricta</i> , <i>C. suberecta</i> , <i>Echinodorus cordifolius</i> , <i>Eleocharis macrostachya</i> , <i>Eupatorium perfoliatum</i> , <i>Glyceria septentrionalis</i> , <i>Hibiscus laevis</i> , <i>Juncus nodosus</i> , <i>Lysimachia thyriflora</i> , <i>Pedicularis lanceolata</i> , <i>Scirpus fluviatilis</i> , <i>Solidago riddellii</i> , <i>Sparganium chlorocarpum</i> , <i>S. eurycarpum</i> , <i>Spirodela polyrhiza</i>
3	Peterson Pits	T84N R24W sec 13 w1/2 and ne1/4; 42°05'10"N, 93°35'40"W	Twf, wd; Pdr; Wez, sz, rp; Orc	<i>Agastache scrophulariifolia</i> , <i>Androsace occidentalis</i> , <i>Arisaema dracontium</i> , <i>Boehmeria cylindrica</i> , <i>Carex leavenworthii</i> , <i>Clematis pitcheri</i> , <i>Dracocephalum parviflorum</i> , <i>Echinocystis lobata</i> , <i>Eragrostis trichodes</i> , <i>Geum aleppicum</i> var. <i>strictum</i> , <i>Hemicarpha micrantha</i> , <i>Lilium michiganense</i> , <i>Najas guadalupensis</i> , <i>Plantago patagonica</i> , <i>Potamogeton foliosus</i> , <i>Sium suave</i> , <i>Spiranthes ovalis</i> , <i>Strophostyles helvula</i> , <i>Verbena</i> × <i>deamii</i> , <i>V. × rydbergii</i> , <i>V. × moebina</i> , <i>Zannichellia palustris</i>
4	Raymond-Rolling Prairie	T84N R24W sec 14 e1/2; 42°05'10"N, 93°36'10"W	Pdr, ms	<i>Asclepias viridiflora</i> , <i>Asplenium rhizophyllum</i> , <i>Aster azureus</i> , <i>Astragalus crassicaerpus</i> , <i>Cirsium hillii</i> , <i>Croton glandulosa</i> , <i>Dalea candida</i> , <i>Eragrostis spectabilis</i> , <i>Gentiana puberulenta</i> , <i>Helianthemum bicknellii</i> , <i>Lespedeza leptostachya</i> , <i>Linum sulcatum</i> , <i>Mirabilis albida</i> , <i>M. hirsuta</i> , <i>Notbocalais cuspidata</i> , <i>Viola pedatifida</i> , <i>V. viarum</i>
5	Hallett's Quarry	T84N R24W sec 22; 42°04'00"N, 93°37'30"W	Twf; Orc	<i>Cuscuta cephalanthii</i> , <i>Dichantheium acuminatum</i> var. <i>acuminatum</i> , <i>Eclipta alba</i> , <i>Eleocharis engelmannii</i> , <i>Helianthemum bicknellii</i> , <i>Lactuca ludoviciana</i> , <i>Lysimachia hybrida</i> , <i>Verbena canadensis</i>
6	Inis Grove Park	T84N R24W sec 26 and 35; 42°03'00"N, 93°36'50"W	Tdf, mf, wf, es; Wsp	<i>Arabis hirsuta</i> , <i>Aralia nudicaulis</i> , <i>Astragalus canadensis</i> , <i>Carex conjuncta</i> , <i>C. normalis</i> , <i>Lilium michiganense</i> , <i>Lonicera dioica</i> var. <i>glaucescens</i> , <i>Polygala verticillata</i> , <i>Spiranthes ovalis</i>
7	North River Valley Park	T84N R24W sec 35 e1/2 and 36 sw1/4; 42°02'20"N, 93°36'00"W	Twf	<i>Arabis sbortii</i> , <i>Botrychium dissectum</i> f. <i>dissectum</i> , <i>Botrychium dissectum</i> f. <i>obliquum</i> , <i>Panax quinquefolius</i>
8	Holub Prairie	T83N R23W sec 5 ne1/4; 42°01'50"N, 93°32'30"W	Twf; Pwt	<i>Agalinis tenuifolia</i> , <i>Carex frankii</i> , <i>Scirpus acutus</i> , <i>Spiranthes cernua</i> , <i>S. magnicamporum</i>
9	Interstate 35 East–Between Lincoln Way and Highway 30	T83N R23W sec 7 e1/2; 42°01'00"N, 93°34'00"W	Twf, wd	<i>Asplenium rhizophyllum</i> , <i>Botrychium dissectum</i> f. <i>dissectum</i> , <i>Botrychium dissectum</i> f. <i>obliquum</i> , <i>Galearis spectabilis</i> , <i>Liparis loeselii</i>
10	Stargrass Prairie	T83N R23W sec 17 sw1/4; 41°59'40"N, 93°33'10"W	Prairie reconstruction with some natural prairie	<i>Asclepias amplexicaulis</i> , <i>Cassia marilandica</i> , <i>Paspalum setaceum</i> var. <i>ciliatifolium</i> , <i>Prunus mexicana</i> , <i>Rudbeckia subtomentosa</i>
11	Pohl Memorial State Preserve at Ames High School	T84N R24W sec 34 nw1/4 sw1/4; 42°02'20"N, 93°38'20"W	Pdr, ms	<i>Asclepias tuberosa</i> ssp. <i>interior</i> , <i>A. viridiflora</i> , <i>Aster azureus</i> , <i>A. sericeus</i> , <i>Astragalus crassicaerpus</i> , <i>Baptisia bracteata</i> var. <i>glabrescens</i> , <i>B. lactea</i> , <i>Bouteloua hirsuta</i> , <i>Calylophus serrulata</i> , <i>Carex meadii</i> , <i>Ceanothus americanus</i> var. <i>pitcheri</i> , <i>Dichantheium oligosanthes</i> var. <i>oligosanthes</i> , <i>D. oligosanthes</i> var. <i>wilcoxianum</i> , <i>Echinacea pallida</i> , <i>Gentiana puberulenta</i> , <i>Hypoxis hirsuta</i> , <i>Koeleria macrantha</i> , <i>Linum sulcatum</i> , <i>Lithospermum incisum</i> , <i>Pediomelum argophyllum</i> , <i>Notbocalais cuspidata</i> , <i>Tridens flavus</i> , <i>Vernonia baldwinii</i> , <i>Viola pedatifida</i> , <i>V. pedatifida</i> × <i>sororia</i>

Appendix C. Continued.

No.	Site Name	Location	Habitat Types	Rare and Infrequent Plant Species
12	Brookside Park	T83N R24W sec 3 n1/2; 42°01'50"N, 93°37'50"W	Twf	<i>Carex grayi</i> , <i>Cuscuta pentagona</i> , <i>Juglans cinerea</i>
13	Pammel Woods	T83N R24W sec 4 nw1/4; 42°02'00"N, 93°39'10"W	Tdf, mf, wf	<i>Arisaema dracontium</i> , <i>Brachyletrum erectum</i> , <i>Diarrhena americana</i> var. <i>obovata</i>
14	Emma McCarthy Lee Park	T83N R24W sec 5 ne1/4; 42°01'50"N, 93°39'40"W	Twf, mf, ed	<i>Arisaema dracontium</i>
15	Clear Creek Woods	T83N R24W sec 5 ne1/4; 42°01'40"N, 93°40'10"W	Tdf, mf, wf	<i>Arisaema dracontium</i> , <i>Napaea dioica</i>
16	Munn Woods	T83N R24W sec 5 sw1/4; 42°01'30"N, 93°40'30"W	Tdf, mf, wf, es	<i>Agrostis hyemalis</i> , <i>Campanula aparinoides</i> , <i>Corallorhiza odoratior</i> , <i>Gentiana quinquefolia</i> var. <i>occidentalis</i> , <i>Monotropa uniflora</i> , <i>Muhlenbergia tenuiflora</i> , <i>Polygala verticillata</i>
17	Reactor Woods	T84N R24W sec 32; 42°02'40"N, 93°39'50"W	Tdf, mf, wf, es	<i>Actaea rubra</i> , <i>Arabis canadensis</i> , <i>Aralia racemosa</i> , <i>Asplenium platyneuron</i> , <i>Athyrium felix-femina</i> var. <i>angustum</i> , <i>Bromus pubescens</i> , <i>Carex albursina</i> , <i>C. conjuncta</i> , <i>C. hirtifolia</i> , <i>C. hitchcockiana</i> , <i>C. sparganioides</i> , <i>Coeloglossum viride</i> var. <i>virescens</i> , <i>Diarrhena americana</i> var. <i>obovatus</i> , <i>Dichanthelium latifolium</i> , <i>Dryopteris carthusiana</i> , <i>Galearis spectabilis</i> , <i>Gentiana alba</i> , <i>G. andrewsii</i> , <i>Hieracium scabrum</i> , <i>Juglans cinerea</i> , <i>Lonicera dioica</i> var. <i>glaucescens</i> , <i>Oryzopsis racemosa</i> , <i>Panax quinquefolius</i> , <i>Populus grandidentata</i> , <i>Taenidia intergerrima</i>
18	Union Pacific Railroad (North)	T84N R24W sec 16, 21 and 28; 42°03'50"N, 93°38'50"W	Pms, wt	<i>Carex sartwellii</i> , <i>Lilium michiganense</i> , <i>Oxypolis rigidior</i> , <i>Sium suave</i> , <i>Symphoricarpos occidentalis</i>
19	Northridge Seep	T84N R24W sec 33 nw1/4 nw1/4 nw1/4; 42°02'50"N, 93°39'20"W	Wsp, rp	<i>Aster prenanthoides</i> , <i>Caltha palustris</i> , <i>Campanula aparinoides</i> , <i>Carex stipata</i> , <i>C. stricta</i> , <i>C. tenera</i> var. <i>echinoides</i> , <i>Chelone glabra</i> , <i>Poa sylvestris</i> , <i>P. wolfii</i> , <i>Salix bebbiana</i> , <i>Silene nivea</i>
20	Squaw Creek	T84N R24W sec 29 e1/2 and sec 20 w1/2; 42°03'50"N, 93°40'10"W	Tdf, mf, wf, es, ed; Pdr; Wrp	<i>Asplenium rhizophyllum</i> , <i>Botrychium dissectum</i> f. <i>obliquum</i> , <i>Calylophus serrulata</i> , <i>Carex conjuncta</i> , <i>C. grayi</i> , <i>C. lupulina</i> , <i>Cuscuta pentagona</i> , <i>Elodea nuttallii</i> , <i>Gnaphalium obtusifolium</i> , <i>Hedeoma pulegioides</i> , <i>Hemicarpha micrantha</i> , <i>Iodanthus pinnatifidus</i> , <i>Lilium michiganense</i> , <i>Linum sulcatum</i> , <i>Mirabilis albida</i> , <i>M. hirsuta</i> , <i>Muhlenbergia bushii</i> , <i>Paronychia canadensis</i> , <i>Spiranthes ovalis</i> , <i>Veronica amagallisaquatica</i> , <i>V. catenata</i>
21	Union Pacific Railroad (West)	T84N R24W sec 31 sw1/4; T84N R25W sec 36; 42°02'20"N, 93°42'00"W	Pms, wt	<i>Agalinis tenuifolia</i> , <i>Aster praealtus</i> , <i>Calamagrostis inexpansa</i> , <i>Carex lacustris</i> , <i>C. prairiea</i> , <i>C. sartwellii</i> , <i>C. tetanica</i> , <i>C. trichocarpa</i> , <i>Dichanthelium leibergii</i> , <i>Eryngium yuccifolium</i> , <i>Gentiana andrewsii</i> , <i>Gentianella quinquefolia</i> var. <i>occidentalis</i> , <i>Geum aleppicum</i> , <i>Helianthemum autumnale</i> , <i>Lactuca tatarica</i> ssp. <i>pulchella</i> , <i>Lilium michiganense</i> , <i>Liatrix pycnostachya</i> , <i>Oxypolis rigidior</i> , <i>Prenanthes racemosa</i> , <i>Senecio pseud aureus</i> , <i>Solidago missouriensis</i> , <i>Spiranthes magnicamporum</i> , <i>Symphoricarpos occidentalis</i> , <i>Tomanthera auriculata</i> , <i>Verbena × engelmannii</i>
22	Worle Creek (West)	T83N R24W sec 17 se1/4; 41°59'50"N, 93°39'50"W	Wrp; Ops	<i>Agastache scrophulariifolia</i> , <i>Carex aggregata</i> , <i>C. eburnea</i> , <i>C. leavenworthii</i> , <i>C. lupulina</i> , <i>Crataegus calpodendron</i> , <i>C. succulenta</i> , <i>Fragaria vesca</i> var. <i>americana</i>
23	Worle Creek (East)	T83N R24W sec 16 w1/2; 42°00'00"N, 93°39'20"W	Tdf, mf, wf, wd, es; Pdr	<i>Actaea rubra</i> , <i>Arisaema dracontium</i> , <i>Brachyletrum erectum</i> , <i>Coreopsis tripteris</i> , <i>Dichanthelium latifolium</i> , <i>Oryzopsis racemosa</i> , <i>Ribes cynosbati</i> , <i>Rubus idaeus</i> var. <i>strigosus</i>

Appendix C. Continued.

No.	Site Name	Location	Habitat Types	Rare and Infrequent Plant Species
24	Zumwalt Station City Park	T83N R24W sec 16; 41°59'40"N, 93°40'00"W	Tdf, mf, wd; Ops	<i>Carex hirtifolia</i> , <i>Fragaria vesca</i> var. <i>americana</i> , <i>Hypericum prolificum</i> , <i>Monotropa uniflora</i> , <i>Ribes cynosbati</i>
25	Black's Prairie	T83N R24W sec 28 nw1/4 nw1/4 sw1/4; 41°58'20"N, 93°39'30"W	Pwt	<i>Asclepias sullivantii</i> , <i>Carex tetanica</i> , <i>Dichantheleium leibergii</i> , <i>Eryngium yuccifolium</i> , <i>Hypoxis hirsuta</i> , <i>Oxalis violacea</i> , <i>Oxypolis rigidior</i>
26	Adam's Prairie	T83N R24W sec 21 ne1/4 ne1/4 ne1/4; 41°59'40"N, 93°38'20"W	Pwt	<i>Carex annectens</i> var. <i>xanthocarpa</i> , <i>C. buxbaumii</i> , <i>C. haydenii</i> , <i>C. sartwellii</i> , <i>Eryngium yuccifolium</i> , <i>Gentiana puberulenta</i> , <i>Hypoxis hirsuta</i>
B	Ames Peat Bog	T84N R24W sec 36 n1/2; 42°02'50"N, 93°35'10"W	Tdf, mf, wf	<i>Aster puniceus</i> , <i>A. umbellatus</i> , <i>Botrychium dissectum</i> f. <i>obliquum</i> , <i>Corallorhiza odontorhiza</i> , <i>Epilobium coloratum</i> , <i>Eupatorium maculatum</i> , <i>Monotropa uniflora</i> , <i>Pedicularis lanceolata</i> , <i>Populus tremuloides</i>
H	Hayden Farm	T84N R24W sec 27 e1/2 nw1/4; 42°03'40"N, 93°37'50"W	Pdr, ms, wt; Wsp; Orc	<i>Acorus calamus</i> , <i>Agalinis purpurea</i> , <i>Asclepias sullivantii</i> , <i>Astragalus crassicaarpus</i> , <i>Bouteloua hirsuta</i> , <i>Caltha palustris</i> , <i>Cypripedium candidum</i> , <i>Dichantheleium perlongum</i> , <i>Glyceria septentrionalis</i> , <i>Koeleria macrantha</i> , <i>Liatris cylindracea</i> , <i>Lilium michiganense</i> , <i>L. philadelphicum</i> var. <i>andinum</i> , <i>Lysimachia terrestris</i> , <i>Pedimelum argophylla</i> , <i>Polygala incarnata</i> , <i>Sagittaria australis</i> , <i>Sium suave</i>

Dear Ames City Council Members,

I have attended various Ames 2040 meetings, zoom meeting, and open house events over the past months to stay updated and learn about the planning process. I have appreciated the time you and staff have committed to this planning process and asking for input on this. Thank you for all you work.

After reviewing the material, I disagree with the classification for the area south of HWY 30, west of State Street (south of ISU Curtiss Farm) as “RN-3” in the “Ames Future Land Use Map”. I have reviewed the Ames 2040 Draft Plan section discussing “Open Space” and I think this area should be change to “Open Space” classification because of the Characteristics and Goals outline on Page 50 (attached to this letter). Several key items discussed on this page are:

Characteristics

- » *Large areas of public land intended to remain undeveloped and natural in character, including public greenways.*
- » *Privately or publicly-owned environmentally sensitive areas that should not be developed.*
- » *Agricultural uses are common.*
- » *Specific policy directions are included in the Urban Fringe Policy*

Goals

- » *Set aside land intended to remain primarily undeveloped and natural in character as permanent open space.*
- » *Preserve natural areas as passive open space in accordance with planned greenways or in support of larger natural preservation areas.*

Development Guidelines

- » *Agricultural or other similar low intensity development zoning districts would apply. During zoning and site plan review, evaluate proposals for separation distances adequate to minimize noise, glare, and hazards that would impair the quality of open space.*
- » *Retain natural areas, open space, and habitat in the City. See also Open Space Chapter. Permit development only when serving environmental, park, or agricultural purposes.*
- » *Allow minor encroachment of residential zoning for existing uses and limit allowances for new residential with a precise study of environmental constraints and plans to locate structures outside of sensitive areas to retain the natural, aesthetic, and environmental value of the area and property. Multiple developable sites would require a land use map designation amendment.*

Additionally the Ames 2040 draft plan addresses several environmental concerns starting on page 80 that would conflict the “RN-3” Future land use classification for this area. For example, the Natural Resources section on page 81 says:

“Natural Resources

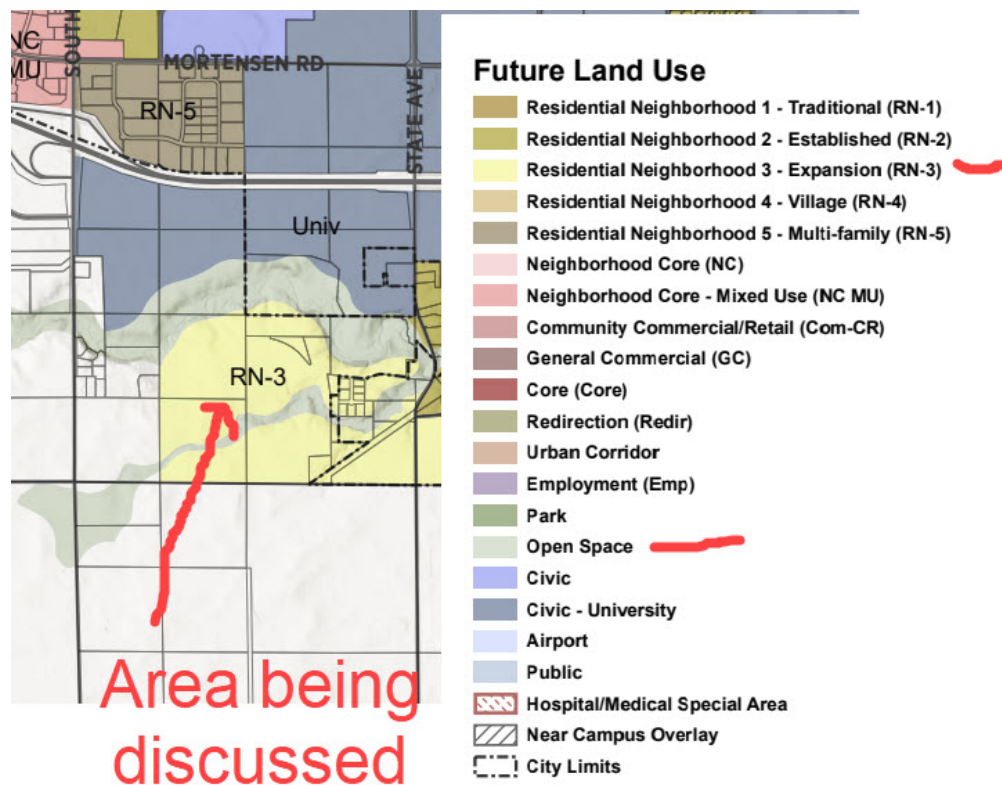
Preserving the City’s existing natural resources is vital to the community. They provide habitat for wildlife, minimize stormwater run-off, stabilize soils, influence climactic effects, offer visual appeal and serve some recreational purposes. In recognizing their value, this plan identifies the natural features present in Ames and reviews some of the current initiatives for their preservation.

When considering natural features, some lots are better for development than others from an environmental, developmental cost, and long-term maintenance standpoint (e.g., land containing steep slopes, floodplain).

The following pages identify the natural features to be considered and are combined to create the Critical Natural Resource Areas map. The map identifies areas that are suitable for development or may influence how development proceeds within identified growth areas.”

I would ask you to drive thru this area and notice the creek, 200 year old oak trees and terraces because the land slope are too steep to farm without negatively impacting the environment. Also the prior “Worle Creek Sanitary Sewer Extension Study” listed on the City of Ames Website here <https://www.cityofames.org/government/departments-divisions-i-z/public-works/engineering/worle-creek> list various environmental, wildlife species/habitat concerns and archaeological area of interest that I believe support this area being classified as “Open Space”

In closing, I am asking the area south of Hwy 30, west of State Street (south of ISU Curtiss Farm) be changed from RN-3 to Open Space on the Ames Future Land Use Map (see included map below for reference).



Thank you for your time and consideration

Sincerely,

Kent Vickre

Attachments:

Ames Plan 2040 Draft, Page 50—Land Use: Categories

Ames Plan 2040 Draft, Page 52—Conditions

LAND USE: CATEGORIES

Open Space

CHARACTERISTICS

- » Large areas of public land intended to remain undeveloped and natural in character, including public greenways.
- » Privately or publicly-owned environmentally sensitive areas that should not be developed.
- » Agricultural uses are common.
- » May include public recreation facilities.
- » Specific policy directions are included in the Urban Fringe Policy.

APPLICABLE EXISTING ZONING CATEGORIES

- » Government
- » Agriculture
- » Potential conservation or fringe overlays in areas where residential uses might be existing or permitted.

Development Guidelines are applicable for consideration of changes to land use designations, zoning consistency, and in some cases specific project elements.

Public Actions are intended to identify potential initiatives for the City that relate to broad City goals and the vision of the Plan. They do not apply to individual projects.

GOALS

- » Set aside land intended to remain primarily undeveloped and natural in character as permanent open space.
- » Limit public open space to passive activities and conservation efforts.
- » Preserve natural areas as passive open space in accordance with planned greenways or in support of larger natural preservation areas.



DEVELOPMENT GUIDELINES

- » Agricultural or other similar low intensity development zoning districts would apply. During zoning and site plan review, evaluate proposals for separation distances adequate to minimize noise, glare, and hazards that would impair the quality of open space.
- » Retain natural areas, open space, and habitat in the City. See also Open Space Chapter. Permit development only when serving environmental, park, or agricultural purposes.
- » Allow minor encroachment of residential zoning for existing uses and limit allowances for new residential with a precise study of environmental constraints and plans to locate structures outside of sensitive areas to retain the natural, aesthetic, and environmental value of the area and property. Multiple developable sites would require a land use map designation amendment.
- » Areas within the Ames Urban Fringe are predominantly natural and agricultural uses and are subject to the policies of the Ames Urban Fringe Plan and associated 28E agreements unless addressed more specifically by other provisions.

PUBLIC ACTIONS

- » Use greenways as corridors for pedestrian and bicycle transportation and recreation.
- » Acquire strategic open space areas when possible to maintain corridors or protect important environmental assets.
- » Use Greenways and Open Space as conservation development techniques in new growth areas.

CONDITIONS

Climate

Ames has launched numerous initiatives for managing conditions that contribute to climate change and continues to establish programs and projects that can be demonstrations for the State of Iowa and beyond. The City encourages sustainability through the programs and services provided to the community. From hybrid public transit buses, to bike lanes, to electric vehicle charging stations, the City continues to look for ways to help its citizens make green decisions. Balancing the need to be fiscally responsible with a commitment to a cleaner, greener community, Ames is committed to being a steward for a better environment.

Climate Action Initiatives. In 2019, the City completed a Greenhouse Gas Inventory, Vulnerability Assessment, and Renewable Energy Potentials Study. These projects provide a baseline metric to measure changing conditions. This plan identifies future initiatives to better understand the community's influence on the climate. Work has continued and the City contracted with a consultant in 2021 to prepare a Climate Action Plan.

EcoSmart. EcoSmart is the City of Ames' comprehensive strategy to reduce energy consumption and decrease its carbon footprint. Many of the city's efforts are new, while others have been around for decades. The programs and initiatives represent the City's commitment to protecting and enhancing the community's natural environment.

Natural Resources

Preserving the City's existing natural resources is vital to the community. They provide habitat for wildlife, minimize stormwater run-off, stabilize soils, influence climactic effects, offer visual appeal and serve some recreational purposes. In recognizing their value, this plan identifies the natural features present in Ames and reviews some of the current initiatives for their preservation.

When considering natural features, some lots are better for development than others from an environmental, developmental cost, and long-term maintenance standpoint (e.g., land containing steep slopes, floodplain).

The following pages identify the natural features to be considered and are combined to create the Critical Natural Resource Areas map. The map identifies areas that are suitable for development or may influence how development proceeds within identified growth areas.

Natural resource mapping for Plan 2040 relied upon geographic information system (GIS) data from multiple sources. This information is updated and relied upon by the City on a regular basis.

Natural features shown in the upcoming maps include:

- i.** *Floodplains*
- ii.** *Wetlands and Streams*
- iii.** *Impaired Stream Segments*
- iv.** *Hydric Soils*
- v.** *Slopes and Topography*
- vi.** *Watersheds*
- vii.** *Species Richness*
- viii.** *Sandy Soils and Green Infrastructure*
- ix.** *Vegetation*
- x.** *Critical Natural Resource Areas*





PHONE 515.232.7575 | FAX 515.292.9754
4720 MORTENSEN ROAD SUITE 105 | AMES IA 50014
INFO@HAVERKAMP-PROPERTIES.COM

To: City Council, City of Ames
CC: Kelly Diekmann, Planning and Housing Director

From: Brent Haverkamp

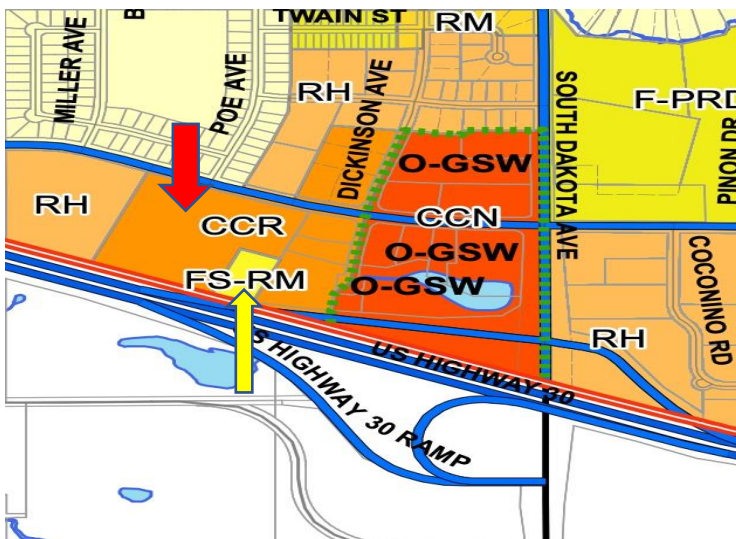
Date: October 6, 2021

RE: Request for Map Change to the Ames Plan 2040

I am the sole owner and Manager of West Towne Condos, L.C. (“West Towne”), an apartment and business community that resides in West Ames off Mortensen Rd. Currently this property resides in the Community Commercial/Residential (CCR) Zoning designation.

The CCR Zoning has the following definitions, Sec.29.806: “Residential uses are permitted only in combination with a commercial building and only above the first floor, which shall be devoted to commercial space.” One of the permitted uses for the first floor is defined as “Short-Term Lodging.”

When this property was developed, the first-floor spaces were finished with a mixture of commercial and “Short-Term Lodging.” You can see the designated area on the map below (red arrow). This is a unique zoning designation that is not widely used in the City of Ames.



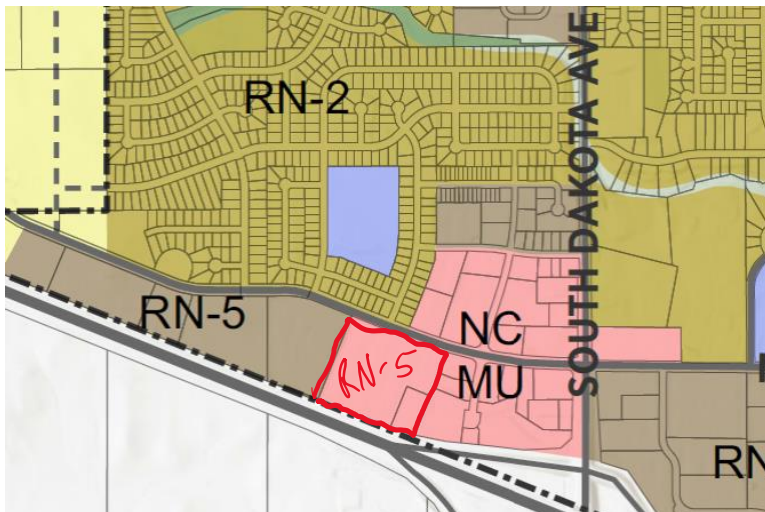
While the West Towne property that was developed starting in 2006 is included in this CCR Zoning, the three additional buildings that were developed in 2012 in the very same lot are zoned for medium density zoning (yellow arrow).

In conversations with Kelly Diekmann from Planning and Housing we believe that a change to the Ames Plan 2040 would be the best solution possible.

The Plan 2040 proposes a designation of Neighborhood Core which is much like the current CCR land use designation, meaning that it would continue to restrict the first floor to Short-Term Lodging.

We believe that normal high-density zoning would help to best serve the community. There are multiple reasons that have led us to make this request to better serve the residents of Ames.

- There is a certain amount of difficulty in attracting the type of resident who is looking for Short-Term Lodging as opposed to more permanent rental housing. They tend to be a person who is more transient in nature and not providing the long-term benefit to the community that we all would like to see.
- In working with federal financing authorities such as Fannie, Freddie, and HUD, they view the transient nature of Short-Term Lodging in a negative light and will often not finance such a property.
- Short-term lodging both in Ames and the greater region has been developing into it's own sub-industry with the addition of businesses such as TownePlace, GrandStay, Staybridge Suites, to the point where it no longer makes sense to have Short-Term Lodging mixed in with residential.



In addition, as you can see from the map above, the land immediately adjacent to the west is both currently, and proposed to be, zoned for high density zoning similar to much of the rest of Ames multi-family sites.

We would like to see the Council change the Plan 2040 to carry the RN-5 zoning designation further to the east encompassing the West Towne property.

Sincerely,

Brent Haverkamp

Planning & Zoning Commission Comments

Sept 15, 2021

There was a general discussion of Ames Plan 2040 and this is a summary provided by staff of the meeting.

Discussion Topics Included:

- **Protecting the Character of Existing Neighborhoods**

Concern that existing housing (that is able to serve lower income residents) be retained given that new construction is at a different price point. General interest in increasing housing options, including “affordable” starter homes.

Staff commented that Ames Plan 2040 was not a neighborhood “protectionist” plan. Not a lock-down against change but rather an opportunity for strategic change especially in transition areas and along corridors. Staff noted that it emphasizes compatibility for future infill within these single-family areas. The Redirection Areas could be larger scale redevelopment.

- **Owner occupancy vs. renter occupancy**

Discussion of stabilizing character of home ownership within a neighborhood and large increase in rental units as a percentage of the City housing stock.

Staff commented on the 60-40 housing split and enrollment increase at ISU as it impacts Ames’ demographics. The trend indicates more and more rental housing households compared to ownership housing. The production of multi-family housing greatly exceeded single-family units in the past decade (78% to 22%). Staff commented on the demographics and generational proportions that impacted some of the housing development trends of the past 12 years (since the recession). Staff commented that housing projections support more single-family than multi-family going forward, although this is not stated as a policy within the Plan. The Plan also articulates a desire to minimize or avoid niche housing that is not readily adaptable to the market changes (like purpose-built student housing outside of student concentrated areas around campus.) This could be an issue with senior housing in the future.

Discussion of housing and job sector growth and the number of commuters that come into Ames to work. Need for housing that supports the City’s workforce.

There was a short discussion of prior in and out commuting assessments for Ames.

- **Compatibility as an Implementation Strategy**

P&Z members were glad to see compatibility addressed as a component of the Plan and will look forward to seeing how it help shapes infill in the future.

How would the matrix be utilized?

Staff commented that the matrix was developed as a response to the question, “What does context sensitive mean?” Its utility is yet to be determined, but it will likely act as an educational piece or bridge piece until the Zoning Ordinance is updated to address compatibility. Transition between

scale of the building as well as intensity of use will be analyzed on a case-by-case basis over the life of the Plan.

This approach will be particularly useful in addressing potential impacts of infill development. It could feed into design guidelines and may rely on sub-area plans or corridor plans to address.

- **Flexibility of the Plan**

P&Z finds value in the flexibility of the Plan. Flexibility allows the plan to adapt to future needs and be resilient over the next 20 years, while providing the same expectations of density as the current LUPP. It seems to achieve the goal of describing our goals but includes more flexibility on reaching them. One comment noted that it seemed vague.

Staff commented that the Plan provides guidance on where you can subdivide and annex and the location of commercial nodes with transition outward from the node. The transition between uses for infill projects will be analyzed on a case-by-case level and therefore is less predictable. The design of the Plan was in response to a perception that the current 1997 Plan was too rigid.

Some P&Z members wondered how the development community would respond to this subjectivity; they were concerned about predictability in process. How would this Plan change approval processes?

Staff commented that there has not been comments on that specifically, to date. Early input from developers is that the City needs more general locations to grow and that the past plan was viewed as too rigid. Staff explained that the Plan has expectations on growth areas but provides flexibility within the designations as to how the details are fleshed out.

Staff indicated that no change to the permitting process is anticipated.

- **Character of City Gateways**

Ames needs to carefully consider land use around gateway entry points to the City- especially as the City expands to the west and to the north.

Staff discussed how the City has approached gateways in the past- as a corridor gateway rather than specific gateway entry points. Staff emphasized that the new chapter on Community Character will rely upon subsequent implementation measures and City actions to achieve much of the vision.

- **Implementation Chapter**

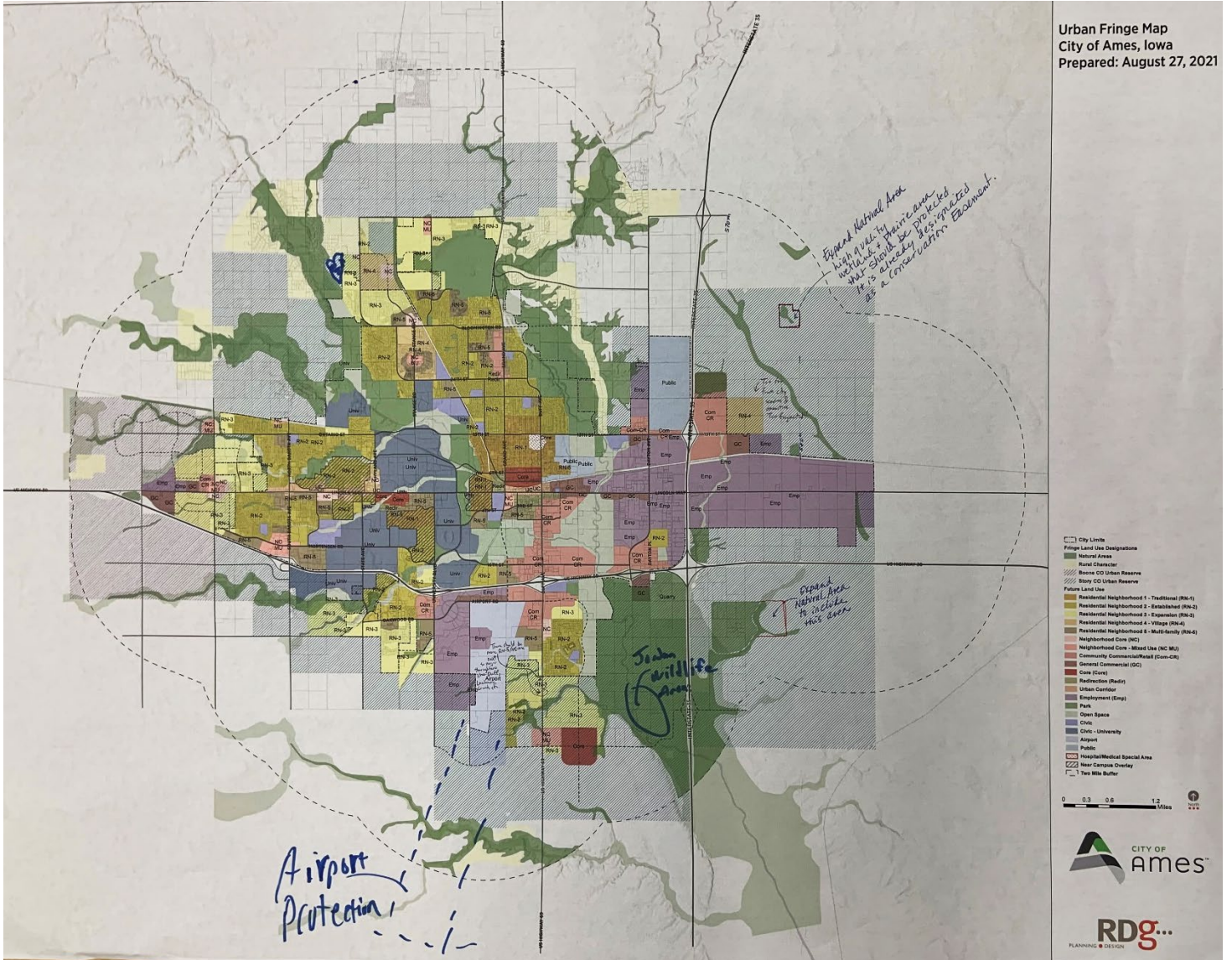
Discussion of future review of Plan, perhaps every five years.

Staff indicated that the Implementation chapter is still to be drafted. Staff anticipates a review period every five years to be included as part of the chapter. Additionally, the Plan highlights transparency and intentional involvement in the process of doing subsequent implementation measures. The City plans to do this by identifying interest groups, in order to promote public awareness and public involvement. The City values transparency and will continue its efforts in that regard.

- **Fringe Plan**

Staff discussed the existing Fringe Plan and development of a new Plan. The Fringe Plan Map identifies Urban Reserve areas, in response to growth scenarios. Staff noted the likelihood of working with Boone and Story County on a new Fringe Plan.

Attachment C Open House Maps Comments



STAFF REPORT

**REQUEST TO INITIATE ZONING TEXT AMENDMENT RELATING TO SETBACKS
FOR ACCESSORY STRUCTURES AND DETACHED GARAGES ON SINGLE- AND
TWO-FAMILY LOTS**

October 12, 2021

BACKGROUND:

Grant Thompson of 407 Pearson Avenue in Country Club Estates contacted Council Member Betcher (Attachment A) and other City Council members regarding his inability, by Code, to demolish and rebuild an existing, nonconforming garage in the same location (Attachment B). The accessory structure is considered nonconforming with regard to the setbacks. Mr. Thompson has stated that the garage is deteriorating, and he would like to replace it in the same location. Remodeling and rehabilitation of the garage would be permitted by the Zoning Ordinance; however, replacement of a nonconforming structure is prohibited.

According to County Assessor records, the house and the garage were constructed in 1927. The current garage is approximately 6 feet from the rear (west) property line and estimated to be several inches from the side (north) property line. The base zoning district, "RL" Residential Low Density, requires a minimum setback of 20 feet from the rear property line and 8 feet from the side property line (the side setback is determined by the number of stories in the primary structure: a two-story building has an 8-foot side setback). **Although the Zoning Ordinance has exceptions for accessory buildings that allow reduced setbacks of as little as 3 feet, they do not apply in this situation. There is no allowance to rebuild or place a structure at a setback of less than 3 feet anywhere within single-family zoning** (Attachment C- excerpt from the Zoning Ordinance pertaining to accessory structures and diagram of setbacks).

The homeowner could build a new garage on the property by complying with the setbacks but doing so would significantly reduce the usable area of the rear yard. Alternatively, a nonconforming structure can be maintained and rehabilitated rather than removed and replaced. The nonconforming standards apply uniformly across the city for all types of structures. While having a garage is not a right guaranteed by the Zoning Ordinance, nor is it even required, it is generally recognized as desirable along with having usable yard space on a property. As such, the homeowner is requesting consideration of a text amendment.

OPTIONS:

Mr. Thompson is requesting that the City initiate a Text Amendment for accessory structures, specifically detached garages. A nonconforming garage is not a unique to Mr. Thompson's property. Staff did a visual survey with aerial photography for areas north of

Downtown and south of Campus that are known to have a significant number of detached garages and determined that over 500 properties are likely nonconforming for either a rear setback or side setback standard. (See Attachment D) There would be additional such structures in other neighborhoods. Changing either the garage setback standards and/or the nonconforming standards could affect all such properties, potentially in a beneficial way about having flexibility for siting accessory buildings. A corresponding negative impact could also be had on properties adjacent to those with nonconforming accessory structures.

Staff also reviewed ordinances from other communities when considering how the current regulations apply. The current standards are similar to the other communities, some cities allow for uniform reduction of setbacks to three feet, while other still require larger setbacks of five feet. Clearly, the standards come down to local preferences about spacing and setbacks compared to flexibility for a property owner in siting accessory buildings. All of the comparable cities appear to allow for rear yard setback encroachment to a greater extent than Ames, but also have additional rear yard building size limitations that Ames does not have. See Attachment E for more information.

Option 1: Modify Setbacks for All Accessory Structures (New and Existing)

The intent is to amend the rules for setbacks for all accessory structures. There is a range of changes that could occur in this category for rear setbacks, side setbacks, or both.

A) The simplest change, which would be partially beneficial to Mr. Thompson, is to adjust the rear yard exception to apply across the rear yard (from side lot line to side lot line, behind the primary structure) regardless of whether it is partially in a side yard. This would allow for a rear 3-foot setback for any structure located behind the home, but still require a 6- or 8-foot side yard setback that applies across the City.

B) Council could also consider changes to side yard setbacks as well when the structure is located within a rear yard by allowing for side setbacks to also be reduced to 3 feet. These types of change might involve revising definitions, revising the setback exceptions, or both.

Option 2: Create Reconstruction Standards for Nonconforming Accessory Structures

The intent is to modify the rules to allow for existing, nonconforming structures to be rebuilt essentially as they exist today or in a similar manner that does not exacerbate a nonconformity. A rebuilt structure would still need to comply with current building code requirements. The nonconforming location would thus be “grandfathered” in perpetuity. Staff would recommend tailoring such a change to accessory structures only for a limited size. This option could meet Mr. Thompson’s interests, depending on the final language to allow for reconstruction. This option is beneficial to a property owner with a nonconforming structure, but does not overtime create conformity with spacing that is applied to all new buildings.

Option 3: Amend the Zoning Ordinance to Address both Option 1 and 2

The City Council would choose this option in order to provide reduced setbacks for all garages, regardless of whether they are nonconforming, and allow for an extra exception for reconstructing nonconforming garages. This option would likely meet Mr. Thompson’s interest. The intent is to look at rewriting the code with a combination of Option 1 and Option 2. This would benefit people looking for reduced setbacks for new structures and also grandfather all existing structures.

Option 4: Modify “Minor Area Modification” Exceptions to include Accessory Structures.

The City allows for the Zoning Board of Adjustment to approve small encroachments into required Setbacks for existing principal structures, of up to 2 feet into a side yard and rear yards by up to 5 feet. These exceptions do not apply to detached accessory structures. Adding language for accessory structures would be a minor change and grant partial relief in nonconforming situations after a noticed hearing and approval by the ZBA. This would allow for case by case review with a public hearing. This option would possibly partially meet Mr. Thompson’s interest because it would allow for reduced setbacks but not necessarily rebuilding it in a zero lot line condition.

Option 5: Decline the Request

The City Council can decline to take any further action. This would result in no changes to current rear and side yard setback requirements. Over time, the encroaching structures would gradually be removed and replaced as they reached the end of their useful lives. If someone was able to demonstrate a hardship they could apply for a variance, but the threshold for a variance approval is a vary high bar.

STAFF COMMENTS:

The setback standards currently apply equally to new structures and replacement structures throughout the City. As written, the regulations for accessory structures and nonconformities are designed to allow current nonconforming structures to remain until such time as replacement is required. At that time, compliance with setbacks is necessary.

Staff finds that Option 1A has the greatest overall applicability for residential properties and clarifies for all properties that a three-foot rear yard setback is allowed, even if it is not located directly behind a home. This would clean up a confusing section of Code and provide the intended flexibility for rear yard structures with minimal impact to adjacent properties. Additionally, the City Council could also consider including 1B to allow for three-foot side yard setback under the same rear yard circumstances.

If we pursue this either Option 1A or Options 1A & B Combined, staff would also assess our current size limitations and coverage limitations to assure they align with any reduced setback allowance. Any version of Option 1 would be relatively straight forward as a change and not require substantial community outreach to implement. Staff would

proceed with a zoning text amendment over the next few months if this option is selected by City Council.

If City Council selects Options 2, 3, or 4, it would be important for City Council to define intended outreach for the change and its priority for the proceeding with the item if there is a significant outreach component.

Attachment A Request to Council

Good evening Council Member (Dr.) Betcher,

My name is Grant Thompson. I live at 407 Pearson Ave and I believe that we met at the Ag Ave Block Party earlier this summer when we signed your petition to run again.

I am writing regarding the Ames municipal code as it relates to buildings and planning. We have a 1.5 car garage that is a non-conforming structure, meaning that it was grandfathered in when the current setbacks for buildings and accessory structures was passed. The garage is original to the house as far as we know (late 1920s) and is in disrepair with cracked floors, rotting sills, and is not standing straight and has been this way since we bought the home in 2018 when I was hired at ISU.

Today I was speaking with Benjamin Campbell, a Planner with the City and learned that essentially there is absolutely no way for it to be rebuilt without conforming to the modern side and rear yard setbacks. Given the size of our lot and the configuration of our house and yard, there is really no way to rebuild a new garage that meets the setbacks. I was told that when a non-conforming structure is lost for any reason - rebuild, derecho, fire, act of god, etc. the grandfathering of the structure is lost too. All new structures must conform.

Benjamin suggested that the only way to really address this was to discuss with my council representative and go from there.

On one of my many walks through the south campus neighborhood, I noticed that a large number of homes have garages that are non-conforming and could not be rebuilt in their current locations due to city code.

While garages are "nice-to-haves" and not "necessary" strictly speaking, they are desirable and have not only an affect on home price, but also desirability for future buyers. For some buyers, a no garage home may be a deal-breaker. In my case, if the garage is torn down, there's an immediate financial loss to the property and a desirability-loss when we'd eventually move.

My point is that the code seems to unfairly penalize many older homes - like many of those in the south campus neighborhood - that have been around longer than the current relevant city code.

We enjoy the numerous amenities in the south campus neighborhood - walkability, campus, campustown, Reiman Gardens, etc. and would like to remain here for the long-term if possible. My wife works at Workiva and I'm on campus, so it's a gem of a spot. Yet, the pending loss of a garage that will eventually deteriorate as all structures do, makes it a complicated choice.

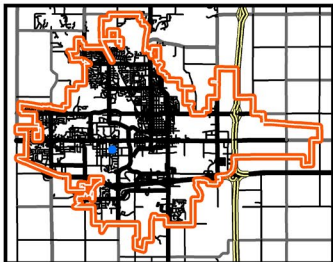
While not the intent of the municipal code, it seems to inhibit the upgrading of older homes in historic neighborhoods in favor of newer construction and suburban sprawl with larger, modern, and conforming structures. I don't know what it would take, but it seems that some interpretation, amendment, or such could be written and passed to at least allow rebuilds under certain circumstances.

I would be happy to visit with you about this and think that, if you are willing, visiting my home and a short walk in the neighborhood would help illustrate this point. I am starting with you as my ward rep, but would also be happy to include the at-large reps at this time if you think that would be advisable.

Thank you for your community service and for listening to this concern.

With best regards,
-Grant Thompson, PhD, PLA

Attachment B Map



407 Pearson Avenue



25 12.5 0 25 Feet

Legend

 407 Pearson Avenue

Attachment C
Zoning Code Requirements for Accessory Structures

Sec. 29.408 Other General Development Standards

(7) Requirements for Private Garages and Other Accessory Buildings.

(a) The following requirements apply to private garages and accessory buildings in Agricultural, Residential and Hospital/Medical districts:

(i) Location Within Setbacks.

- a. No detached garage or accessory building is allowed in the front yard, or within the side yard setback adjacent to public right-of-way in the case of corner lots.
- b. A detached garage or accessory building wholly or partially within the side yard shall meet all the same side setbacks as required for the principal building except in the case of a corner lot. In the case of a corner lot a garage or accessory building may be placed within 3 feet of the side lot lines, provided the garage is set back a minimum of 25 feet from the abutting streets and provided the garage or accessory building is located in the side yard that does not abut the front yard where the principal building is addressed.
- c. A detached garage or accessory building wholly within the rear yard shall be a minimum of 3 feet from the abutting property line.
- d. In cases in which the rear yard of a lot abuts the front yard of an adjoining lot, a detached garage or accessory building in the rear yard shall be not less than 6 feet from the adjoining property line for the distance of the required front yard setback on the adjoining lot.
- e. In no case shall a detached garage or an accessory building in the rear yard be placed closer than 15 feet to any lot line that abuts a street.

(ii) Height.

- a. A detached garage or accessory building on the same lot with a 1 story principal building shall not exceed the height of that principal building.
- b. Detached garages or accessory buildings on the same lot with a principal building that is taller than 1 story shall not exceed 80% of the height of the principal building or 20 feet, whichever is lower.

(iii) Size.

- a. Detached garages and accessory buildings in the rear yard shall not occupy more than 25% of the rear yard.
- b. The maximum gross floor area shall not exceed 900 square feet for a detached garage or accessory building/structure to a Single Family Dwelling or 1,200 square feet for accessory uses to a Two Family Dwelling.
- c. In any Agricultural or Residential district the cumulative garage door opening width shall not exceed 30 feet for a Single Family Dwelling. Doors less than 8 feet in width, such as for lawn and garden equipment, are exempt. A cumulative width of all garage door openings exceeding 30 feet may be approved if
 - (i) the cumulative garage door openings that are generally parallel to and visible from the street are 20 feet in width or less, and

- (ii) the additional garage door openings are located generally perpendicular to the street or are not visible from the street.
 - d. Two Family Dwellings are limited to a garage door width of 20 feet per dwelling unit. Doors less than 8 feet in width, such as for lawn and garden equipment, are exempt.
- (iv) General Requirements.
 - a. Driveways to streets. The driveway leading from a street to the entrance of a detached or attached garage shall be at least 20 feet long measured from the property line.
 - b. Driveways to alleys. The garage door opening to a detached or attached garage that opens to an alley shall be located either 8 feet from the property line abutting the alley or a minimum of 20 feet from the property line abutting the alley.
 - c. No detached garage or accessory building shall contain habitable space and/or a bathroom, except for recreational uses requiring plumbing such as a pool house.
 - d. The construction of a detached garage or accessory building shall not precede the construction of the principal building on the same lot.
- (b) The following requirements apply to private garages and accessory buildings to legally nonconforming Single Family and Two Family Dwellings in Commercial and Industrial Districts:
 - (i) No detached garage or accessory building is permitted in the front yard.
 - (ii) A detached garage or accessory building is permitted in the side or rear yard on the same lot with a Single Family or Two Family Dwelling in Commercial Districts, provided it maintains the same side and rear yard setbacks that a principal building of a commercial nature would be required to maintain.
 - (iii) A detached garage or accessory building is permitted in the side or rear yard on the same lot with a Single Family or Two Family Dwelling in an Industrial District, provided the same side and rear yard setbacks for a permitted structure in the district are maintained.
- (c) When a special use permit is required for an institutional use, garages and accessory buildings/structures shall be exempt from that requirement, if the accessory structure does not exceed 900 square feet. Garages and accessory structures for an institutional use exceeding 900 square feet require approval of a special use permit.
- (d) The following requirements apply to shared common lot line garages and accessory buildings in Agricultural, Residential and Hospital/Medical districts:
 - (i) Location Within Setbacks.
 - a. Shared common lot line garages shall be permitted only on lots where an existing common lot line garage exists, or on lots where substantial proof can be submitted indicating a shared common lot line garage had previously existed.
 - b. No detached garage or accessory building is allowed in the front yard, or within the side yard setback adjacent to public right-of-way in the case of corner lots.
 - (ii) Height.
 - a. A detached garage or accessory building on the same lot with a one story principal building shall not exceed the height of that principal building.

- b. Detached garage or 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.
- (iii) Size.
- a. Detached garages and accessory buildings in the rear yard shall not occupy more than 25% of the combined rear yard of the two subject lots.
 - b. The structure should not exceed a maximum of 1,200 square feet shared between the two properties.
 - c. In any Agricultural or Residential district the cumulative garage door width shall not exceed eighteen (18) feet per lot. Doors less than eight feet in width, such as for lawn and garden equipment, are exempted from this requirement.
- (iv) General Requirements.
- a. Driveways to streets. The driveway leading from a street to the entrance of a detached or attached garage shall be at least 20 feet long measured from the property line.
 - b. Driveways to alleys. The driveway leading from an alley to the entrance of a detached or attached garage shall be at least 8 feet long.
 - c. No detached garage or accessory building shall contain habitable space and/or a bathroom, except for recreational uses requiring plumbing such as a pool house.
 - d. The construction of a detached garage or accessory building shall not precede the construction of the principal building on the same lot.
- (v) Special Setbacks.
- a. In cases in which the rear yard of a lot abuts the front yard of an adjoining lot, a detached garage or accessory building in the rear yard shall be not less than 6 feet from the adjoining property line for the distance of the required front yard setback on the adjoining lot.
 - b. In no case shall a detached garage or an accessory building in the rear yard be placed closer than 15 feet to any lot line that abuts a street.
- (vi) Agreement. All shared driveways and shared common lot line garages shall be acknowledged as such and the respective owners of the affected lots shall have the right to use such driveways and shared common lot line garages jointly. Cross easements shall be granted over, across and under that portion of each owner's lot where such shared driveway is located. In addition, the rights and responsibilities for the construction, maintenance, repair and rebuilding of such driveway and shared lot line garage shall be addressed in the cross easement documents and submitted to staff.

Placement Options for Accessory Buildings in Residential Zoning Districts

LEGEND -

Areas where Placement Prohibited:



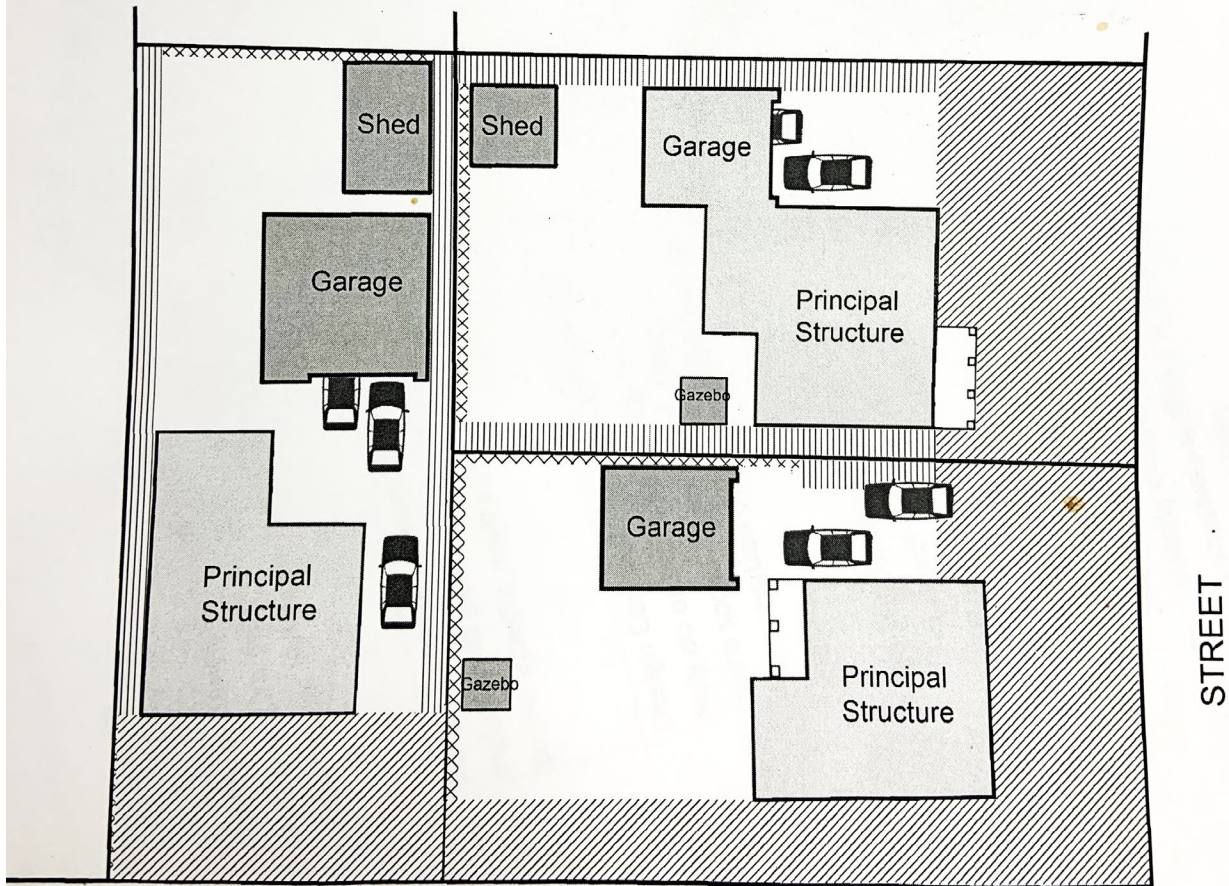
Front Yard



Rear - 3' from property line (including eaves)



Side - 6' from property line (one-story principal structure)
8' from property line (two-story principal structure)



STREET

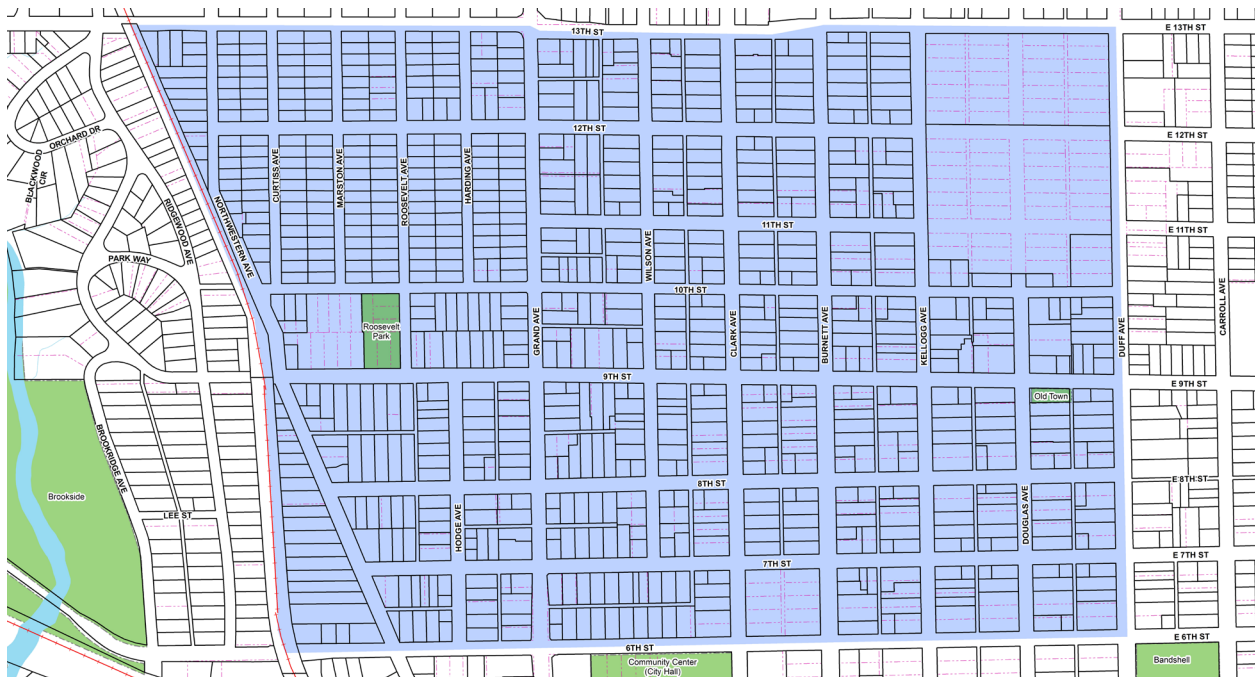
STREET

Attachment D Neighborhoods with Potentially Nonconforming Accessory Structures

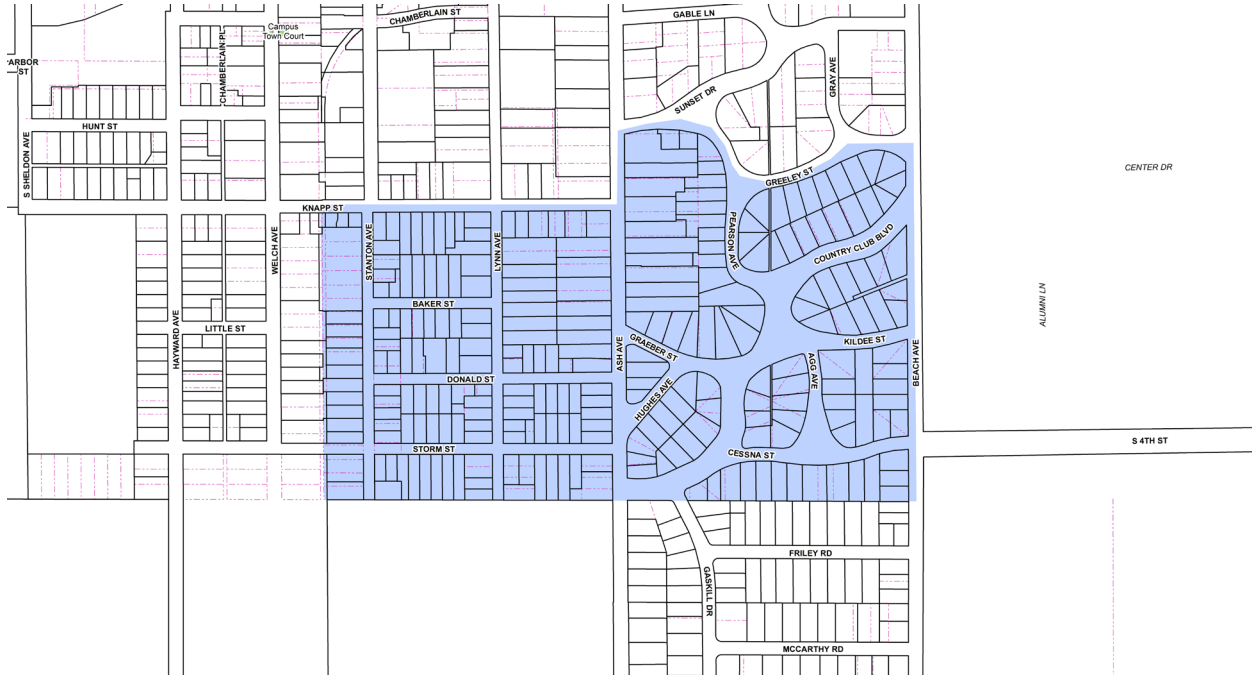
Legally nonconforming accessory structures are found throughout older parts of Ames. Staff did a visual survey of aerials in the areas highlighted below to estimate how many accessory structures that are not wholly behind primary structures are encroaching into side and rear setbacks.

The neighborhoods in and around Oldtown are zoned “UCRM” Urban Core Residential Medium Density and “RM” Residential Medium Density. The neighborhood south of the Iowa State campus is zoned mostly “RL” Residential Low Density with a few properties at the north end zoned “RH” Residential High Density. In all four zones (RL, RM, UCRM, and RH), the front setback is 25 feet, and the side setbacks are 6 feet for a one-story structure and 8 feet for a two-story structure. In RL and UCRM the rear setback is 20 feet; in RM and RH, the rear setback is 25 feet.

In the Oldtown area, out of a total 845 residential properties, 477 had structures which were not wholly behind the primary structure, and which encroached into the rear or side setbacks. The map below includes non-residential properties, which are not included in the 845 figure.



In the South Campus area, out of 263 residential properties, 139 had structures which were not wholly behind the primary structure, and which encroached into at least one of the setbacks. The old Crawford Elementary School on Stanton Avenue was excluded from the 263 figure.



Attachment E
Regulations for Accessory Structures of Selected Cities

Ankeny

Sec. 191.07(1) – One-family and two-family residence districts and use areas.

No accessory building in one-family and two-family residential zone districts and use areas shall be erected in any yard other than a rear yard, except as provided herein. **All accessory buildings including garages shall be set back a minimum of three feet (3) from side and rear lot lines of adjoining lots in any residential zone district and use area and accessory buildings** except for garages which front an alley shall be setback a minimum of five-feet from alley right-of-way lines. Garages which front an alley in any residential zone district or use area shall be set back either seven feet (7) or a minimum of 18-feet from the alley right-of-way. Accessory buildings and structures on corner lots shall conform to front yard setback regulations on both streets. (See Section [191.05](#).) Accessory buildings on one and two-family residential lots shall not occupy more than ten-percent (10%) of the total square footage of the lot. No single accessory building for one-family and two-family lots shall exceed 1010 square feet in size, and all conforming one-family and two-family residential lots shall be permitted up to 720 square feet of detached accessory building use.

Des Moines

Sec. 135-2(C) - Outbuilding and Detached Garage.

A fully enclosed building on a lot that is detached from the principal structure on the same lot. A principal structure is required, unless otherwise stated. Typical outbuildings include detached garages, pool houses, workshops, barns, or sheds.

1. **Side and Rear Setback. Minimum side and rear setback of an outbuilding shall be five feet.**
2. Alley. Where a garage is accessed off an alley with pavement narrower than 20 feet, the garage shall be set back from the alley lot line to allow 24 feet from the opposite edge of alley pavement to the garage door.
3. Height. The maximum height of the outbuilding may be generally no taller than one-half story less than the principal building; however, in the event that the principal building is one story in height, the outbuilding may not exceed the height of the principal building.
4. Residential Districts. The lot coverage of all accessory structures, including an outbuilding, shall not exceed 576 square feet or 25% of the rear yard, whichever is greater, on a lot zoned Neighborhood (N) or Neighborhood Mix (NX).
5. Character. The outbuilding shall be compatible in color and character with the primary structure on the lot.
6. Accessory Household Unit. If a permitted AHU is contained within an outbuilding, then the requirements of subsections 4, 5, and 8 of section 135-2.22.2.F of this article shall also apply.

West Des Moines

Sec. 9-7-4(9) Bulk Regulations, Minimum Setbacks And Building Separations For Accessory Buildings And Structures In Residential Districts:

- a. See chapter 14, "Accessory Structures", of this title for additional standards and construction requirements for accessory buildings and structures.
- b. Accessory buildings and structures that meet the minimum separation distance from the principal building are considered detached accessory structures. In such case, the detached accessory structure must meet the setback requirements as noted in [table 7.5](#) of this subsection C9.
- c. Accessory structures that do not meet the minimum separation from the principal structure are considered part of the principal structure, no matter if they are physically separate from the principal structure. In such case, the accessory structure must meet the setback requirements for a principal structure except as noted below.
 - (1) Accessory structures (other than fences and walls) that do not exceed thirty inches (30") in height as measured from grade to the highest element and any railing or trellis designed to be open fifty percent (50%) or more may follow the detached accessory structure setbacks, no matter their proximity to the principal structure.
 - (2) Accessory structures that are considered part of the principal structure and which exceed thirty inches (30") in height must be setback a minimum of twenty feet (20') from the rear property line(s) and must meet the pertinent side and front yard setback of the principal structure.
- d. Accessory structures cannot encroach into any buffer area or perimeter setback.
- e. In a footprint development, detached accessory structures and fences are not allowed within footprint lots and are only allowed for development use on common property.
- f. Accessory buildings over one thousand (1,000) square feet, which are only permitted in Residential Estate, Agricultural/Open Space zoning and for religious, institutional, or civic uses within residential districts, shall meet the minimum front yard setback of their respective zoning district and be set back a minimum of twenty feet (20') from the side and rear property lines.
- g. Accessory buildings over one thousand five hundred (1,500) square feet in multi-family Residential Districts must meet primary building setbacks and separations including setbacks adjusted for primary building height.

**TABLE 7.5
DETACHED ACCESSORY STRUCTURES
Single Family Zoning Districts**

Required Standards	OS	RE	RS		R-1	SF-CR	SF-VJ	MH ²	VJHB
			<8,000'	>8,000'					
Front yard setback ¹	50'	50'	30'	35'	30'	20'	20'	20'	20'
Rear and side yard setback	5'	5'	5'	5'	5'	5'	5'	5'	5'

Setback from alleys where the structure accesses the alley	20'	20'	20'	20'	20'	20'	20'	20'	20'
Minimum separation between accessory buildings or structures under 1,000 sq. ft. and all other buildings	10'	10'	10'	10'	10'	10'	10'	10'	10'

Sec. 9-14-6: ACCESSORY BUILDINGS:

- A. Accessory buildings shall be allowed only in conjunction with the principal structure, and primary use to which it relates under the same terms and conditions as the principal structure, and primary use in any zoning district unless otherwise noted in this chapter.
- B. **Setbacks for accessory buildings, in all zoning districts, which are not specifically spelled out below, shall meet the requirements set elsewhere in this title under setback and bulk density regulations.**
 - 1. **On corner lots unless noted otherwise, detached accessory buildings shall meet the front yard setback along each street frontage, as required for the principal structure.**
 - 2. **On detached accessory buildings, when the exterior wall parallel to the property line exceeds eight and one-half feet (8¹/₂') in height, including the foundation or retaining wall, or exceeds twenty four feet (24') in length, that wall shall be set back from the property line a distance equal to the total exterior wall height. This setback minimum shall not preclude other yard setback or easement requirements.**
 - 3. **When the vehicle entrance for a garage faces a street or alley, the setback from the alley shall be a minimum of twenty feet (20').**
- C. Accessory buildings, constructed as part of the principal building, or connected to the principal building by a breezeway or similar structure, or constructed within ten feet (10') or less of the principal structure, shall be considered an attached accessory building. Attached accessory buildings that include a roof (such as a covered porch, screen room, sunroom, garage and carport) will be considered part of the primary building and unless noted otherwise, must meet the primary building setbacks.
- D. Accessory buildings in residential zoning districts may occupy up to ten percent (10%) of the total lot area in which it is located. Except, in RS, R-1, SF-VJ, and SF-CR Zoning Districts and for religious, institutional, or civic uses within residential districts, the square footage for an accessory building, or the combined square footage of all detached accessory buildings on the property, shall not exceed one thousand (1,000) square feet.
- E. In RS, R-1, SF-VJ, and SF-CR Zoning Districts, the maximum roof peak height of detached accessory buildings shall not exceed twenty feet (20'). The height of retaining walls or the foundation shall be included in the height measurement.
- F. In RS, R-1, SF-VJ, and SF-CR Zoning Districts, exterior walls of detached accessory buildings shall not exceed twelve feet (12') in height. The wall height shall be measured from existing grade, and the height of retaining walls or the foundation shall be included in the height measurement.

- G. Existing detached garages with a side or rear yard setback of at least three feet (3'), which meet all of the other provisions of this section, may be repaired or reconstructed with the same setback requirements. However any additions must meet the current setback requirements.
- H. The design of accessory buildings shall be in keeping with the character of the zoning district they are located in, with comparable architectural design, materials and details to the principal structure, including roof slope, overhangs, etc. Any metal cladding shall be prefinished and have the appearance of the materials used on the primary building. Galvanized metal is prohibited as the exterior finish material in residential zoning districts.
- I. A carport cannot exceed one story in height and must be entirely open on two (2) or more sides except for structural supports. There can be no enclosed use above a carport. No other items other than a motor vehicle may be kept in the carport unless those items are kept in an enclosed section of the carport and are not visible. A carport is considered an accessory building and shall meet the requirements for accessory structures set elsewhere in this title. Carports are not considered enclosed garage space for residential uses. The design of a carport shall be in keeping with the character of the zoning district they are located in, with comparable architectural design, materials and details to the principal structure, including roof slope, overhangs, etc. Exposed metal structure is prohibited. Any metal cladding shall be prefinished and have the appearance of the materials used on the primary building. Galvanized metal is prohibited as the exterior finish material in residential zoning districts.
- J. All light fixtures mounted on, or in proximity to, accessory buildings shall be downcast or shielded and located to eliminate glare and spillover lighting beyond the property line.
- K. Driveway and parking areas that lead to accessory buildings, which are utilized by motorized vehicles licensed for use on public roadways, shall be concrete, asphalt, or a similar paved surface. New gravel driveways and parking areas are prohibited.
- L. Dog runs, dog pens and housing, play sheds, play structures, swing sets, and similar, shall abide by the setback and height provisions for accessory buildings.

Iowa City

Sec. 14-4C-3(B)(2)(c)(1)(A):

Along street-side lot lines, accessory buildings must comply with the front, principal building setback requirement. **Along side or rear lot lines that are not street-side lot lines, accessory buildings must be set back at least five feet (5') from the side or rear lot line. This five foot (5') setback requirement may be reduced if an accessory building is set back at least sixty feet (60') from the edge of the street pavement. In such cases, the building may be located within three feet (3') of a side or rear property line.** However, garages and carports entered directly from an alley must be set back at least five feet (5') from the alley right-of-way line, regardless of how far back the structure is from the street.

COUNCIL ACTION FORM

SUBJECT: GRANT AGREEMENT WITH THE DEPARTMENT OF HOUSING & URBAN DEVELOPMENT (HUD) FOR HOME AMERICAN RESCUE PLAN FUNDS (HOME-ARP).

BACKGROUND:

On March 11, 2021, President Biden signed the American Rescue Plan (ARP) Act into law, which provides over \$1.9 trillion in relief to address the continued impact of the COVID-19 pandemic. As of part of this Act, Congress appropriated \$5 billion to provide housing, services, and shelter to individuals experiencing homeless and other vulnerable populations across the country. This supplemental funding is being allocated by formula to 651 jurisdictions, long with local governments that qualified for HOME Investment Partnerships Program (PJs) allocations for fiscal year 2021.

On April 8, 2021, the City of Ames was notified that we would be receiving \$1,269,248 of the HOME-ARP funding. This funding is in addition to the City's regular 2021-22 HOME funding of \$350,543. Six other entitlements in Iowa will received just over a combined \$10,000,000 and the State of Iowa will receive just over \$29,000,000.

HOME-ARP funding gives jurisdictions significant new resources to address their homeless assistance needs by creating affordable housing or non-congregate shelter units and providing tenant-based rental assistance or supportive services. HOME-ARP funds must be used for individual or families from the following qualifying populations: homeless; at-risk of homelessness; fleeing or attempting to flee domestic violence, dating violence, sexual assault, stalking, or human trafficking; other populations where providing assistance would prevent the family's homelessness or would serve those with the greatest risk of housing instability; and veterans and families that include a veteran family members that meet one of the preceding criteria.

HOME-ARP funds can be used for four-eligible activities:

- including the production or preservation of affordable housing.
- tenant-based rental assistance; supportive services,
- including homeless prevention services and housing counseling services; and
- the purchase or development of non-congregate shelter for individuals and families experiencing homelessness.

Additionally, HOME-ARP provides for up to 15 percent of the allocation for administrative and planning cost of the participating jurisdiction (PJ) and for subrecipients administering all or a portion of the grant. ARP can provide up to 5 percent of the grant for operating cost of Community Housing Development Organizations (CHDO's) and other non-profit

organizations, including homeless providers. Funds are also available to these organizations for administrative capacity building.

At the time of this notification in April, HUD had not issued an implementation notice nor provided any detailed program guidelines and/or program training. **On September 22, 2021, the City of Ames received its official notification along with the HOME-ARP Grant Agreement.** As a Participating Jurisdiction (PJ), the City may use up to five percent of its total award, approximately \$63,462, for administrative and planning costs once the grant agreement has been signed and returned to our designated field office. **Once the City has completed a HOME-ARP Allocation Plan, that is approved by HUD, the additional administrative funds of the award will become available.**

During April to September time period, HUD has published very detailed and very restrictive program regulations, and requirements. To date staff has participated in four HOME-ARP Webinars to try and gain knowledge and expertise in the complexities of the program requirements. More is likely to be needed and required before implementing any new programs. In addition to these requirements, the City will be required to amend its 2021-2022 CDBG/HOME Annual Action Plan to include all activities to be implemented.

Over the next several weeks staff will be meeting with our Legal, Finance, Purchasing, Inspections, Public Works, and other Departments to seek their support and assistance in the possible implementation of this program. Additionally, staff will contact the ASSET Team and other community partners (not eligible for funding) for their possible assistance in developing an Allocation Plan. **Due the variety of potential eligible activities, it is very likely that staff will need to create a competitive grant application process for these funds.**

For your review is the HOME Investment Partnerships-American Rescue Plan (HOME-ARP) Grant Agreement (see Attachment A). HUD as outlined in the transmittal letter to the City of Ames, that the Grant Agreement does not constitute approval of the activities that will be described in the HOME-ARP Allocation Plan.

With approval of the Grant Agreement, the City as the PJ is responsible for ensuring that all grant funds are used in accordance with all program requirements, and an executed Grant Agreement is a legally binding agreement between the Department of Housing and Urban Development and the City of Ames. PJs will have until September 30, 2030, to access these funds, any remaining funds will be returned to the US Treasury.

ALTERNATIVES:

1. City Council can adopt a resolution authorizing the Mayor to sign the 2021 HOME Investment Partnerships-American Rescue Plan (HOME-ARP) Grant Agreement with HUD to receive \$1,269,248 in funding to address homelessness and supportive services needs for the Ames community. And direct staff to proceed with next steps to create a HOME Allocation Plan and an amendment to the City 2021-22 CDBG/HOME Annual Action Plan.
2. City Council reject adoption of a resolution authorizing the Mayor to sign the 2021

HOME Investment Partnerships-American Rescue Plan (HOME-ARP) Grant Agreement with HUD to receive \$1,269,248 in funding to address homelessness and supportive services needs for the Ames community.

CITY MANAGER'S RECOMMENDED ACTION:

This is another funding opportunity for the City of Ames to help address the continued impact of the COVID-19 pandemic, specifically for the homelessness, and other vulnerable populations in our community. **Due the variety of potential eligible activities, it is very likely that staff will need to create a competitive grant application process for these funds.**

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

ATTACHMENT A

U.S. Department of Housing and Urban Development
Office of Community Planning and Development

HOME ARP Grant Agreement

Title II of the Cranston-Gonzalez National Affordable Housing Act
Assistance Listings #14.239 – HOME Investment Partnerships Program

1. Grantee Name and Address Ames 515 Clark Avenue Ames, IA 50010-0811		2. Grant Number (Federal Award Identification Number (FAIN)) M21-MP190010																
		3a. Tax Identification Number 426004218	3b. Unique Entity Identifier (formerly DUNS) 061320917															
		4. Appropriation Number 861/50205	5. Budget Period Start and End Date FY 2021 – 09/30/2030															
6. Previous Obligation (Enter "0" for initial FY allocation)			\$0															
a. Formula Funds		\$																
7. Current Transaction (+ or -)			\$1,269,248.00															
a. Administrative and Planning Funds Available on Federal Award Date		\$63,462.40																
b. Balance of Administrative and Planning Funds		\$126,924.80																
c. Balance of Formula Funds		\$1,078,860.80																
8. Revised Obligation			\$															
a. Formula Funds		\$																
9. Special Conditions (check applicable box) <input type="checkbox"/> Not applicable <input type="checkbox"/> Attached		10. Federal Award Date (HUD Official's Signature Date) 09/20/2021																
11. Indirect Cost Rate* <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left; border-bottom: 1px solid black;">Administering Agency/Dept.</th> <th style="text-align: left; border-bottom: 1px solid black;">Indirect Cost Rate</th> <th style="text-align: left; border-bottom: 1px solid black;">Direct Cost Base</th> </tr> </thead> <tbody> <tr><td>—</td><td>—%</td><td></td></tr> <tr><td>—</td><td>—%</td><td></td></tr> <tr><td>—</td><td>—%</td><td></td></tr> <tr><td>—</td><td>—%</td><td></td></tr> </tbody> </table>		Administering Agency/Dept.	Indirect Cost Rate	Direct Cost Base	—	—%		—	—%		—	—%		—	—%		12. Period of Performance Date in Box #10 - 09/30/2030	
Administering Agency/Dept.	Indirect Cost Rate	Direct Cost Base																
—	—%																	
—	—%																	
—	—%																	
—	—%																	

* If funding assistance will be used for payment of indirect costs pursuant to 2 CFR 200, Subpart E-Cost Principles, provide the name of the department/agency, its indirect cost rate (including if the de minimis rate is charged per 2 § CFR 200.414), and the direct cost base to which the rate will be applied. Do not include cost rates for subrecipients.

The HOME-ARP Grant Agreement (the "Agreement") between the Department of Housing and Urban Development (HUD) and the Grantee is made pursuant to the authority of the HOME Investment Partnerships Act (42 U.S.C. 12701 et seq.) and Section 3205 of the American Rescue Plan (P.L. 117-2) (ARP). HUD regulations at 24 CFR part 92 (as may be amended from time to time), the CPD Notice entitled "Requirements for the Use of Funds in the HOME-American Rescue Plan Program" (HOME-ARP Implementation Notice), the Grantee's HOME-ARP allocation plan (as of the date of HUD's approval), and this HOME-ARP Grant Agreement, form HUD-40093a, including any special conditions (in accordance with 2 CFR 200.208), constitute part of this Agreement. HUD's payment of funds under this Agreement is subject to the Grantee's compliance with HUD's electronic funds transfer and information reporting procedures issued pursuant to 24 CFR 92.502 and the HOME-ARP Implementation Notice. To the extent authorized by HUD regulations at 24 CFR part 92, HUD may, by its execution of an amendment, deobligate funds previously awarded to the Grantee without the Grantee's execution of the amendment or other consent. The Grantee agrees that funds invested in HOME-ARP activities under the HOME-ARP Implementation Notice are repayable in accordance with the requirements of the HOME-ARP Implementation Notice. The Grantee agrees to assume all of the responsibility for environmental review, decision making, and actions, as specified and required in regulation at 24 CFR 92.352 and 24 CFR Part 58, as well as the HOME-ARP Implementation Notice.

The Grantee must comply with the applicable requirements at 2 CFR part 200, as amended, that are incorporated by the program regulations and the HOME-ARP Implementation Notice, as may be amended from time to time. Where any previous or future amendments to 2 CFR part 200 replace or renumber sections of part 200 that are cited specifically in the program regulations or HOME-ARP Implementation Notice, activities carried out under the grant after the effective date of the 2 CFR part 200 amendments will be governed by the 2 CFR part 200 requirements, as replaced or renumbered by the part 200 amendments.

The Grantee shall comply with requirements established by the Office of Management and Budget (OMB) concerning the Universal Numbering System and System for Award Management (SAM) requirements in Appendix I to 2 CFR part 200, and the Federal Funding Accountability and Transparency Act (FFATA) in Appendix A to 2 CFR part 170.

Funds remaining in the grantee's Treasury account after the end of the budget period will be cancelled and thereafter not available for obligation or expenditure for any purpose. Per 31 U.S.C. 1552, the Grantee shall not incur any obligations to be paid with such assistance after the end of the Budget Period.

13. For the U.S. Department of HUD (Name and Title of Authorized Official) Tim Severin, CPD Director	14. Signature 	15. Date 09/22/2021
16. For the Grantee (Name and Title of Authorized Official)	17. Signature	18. Date

Francis Tim Severin
2021.09.22 08:06:01 -05'00'

19. Check one: Initial Agreement Amendment #

20. Funding Information: *HOME ARP*

Source of Funds	Appropriation Code	PAS Code	Amount
2021	861/50205	HMX	\$1,269,248.00

21. Additional Requirements: These additional requirements are attached and incorporated into this Agreement. The Grantee agrees to these additional requirements on the use of the funds in 7., as may be amended from time to time by the Secretary.

- a) As of the Federal Award Date, the Grantee may use up to the amount identified in 7.a. of this Agreement for eligible administrative and planning costs in accordance with the HOME-ARP Implementation Notice.
- b) Until the date of HUD's acceptance of the Grantee's HOME-ARP allocation plan, the Grantee agrees that it will not obligate or expend any funds for non-administrative and planning costs, in accordance with the HOME-ARP Implementation Notice.
- c) In accordance with the HOME-ARP Implementation Notice, as of the date of acceptance by HUD of the Grantee's HOME-ARP allocation plan, HUD shall make the amount identified in line 7. of this Agreement available to the Grantee.
- d) If the Grantee does not submit a HOME-ARP allocation plan or if the Grantee's HOME-ARP allocation plan is not accepted within a reasonable period of time, as determined by HUD, the Grantee agrees that all costs incurred and HOME-ARP funds expended by the Grantee will be ineligible costs and will be repaid with non-Federal funds.

22. Special Conditions

COUNCIL ACTION FORM

SUBJECT: RELOCATION OF EXISTING HOOP BUILDING

BACKGROUND:

Two hoop buildings have been used by the City for utility activities over the past several years. These buildings were originally purchased to dry out lime sludge from the Water Plant. Most recently, they were used to cover bottom ash from the Power Plant and provide cold storage. Due to the conversion of the Power Plant to natural gas, these buildings are no longer necessary. Staff has, therefore made plans to relocate and repurpose the existing hoop building frames for road salt storage in the Public Works materials yard.

An expansion of the salt storage area using these buildings will create storage for nearly two winter seasons worth of road salt. This greatly eases the City's reliance on just-in-time delivery of road salt. The two existing hoop building frames are still in very good condition and will be reassembled into one building with a new cover and doors.

Public Works staff worked with Purchasing staff to procure bids to move and erect the hoop building. On October 1, 2021 bids were received as follows:

Bidder	Amount
<i>Engineer's Estimate</i>	<i>\$75,000.00</i>
A & B Construction, LTD	\$63,662.00
Freedom Buildings	\$77,519.58

Funding in the amount of \$75,000 was identified in savings in the Operating Budget and approved in the FY 2020/21 budget amendment process. The \$75,000 has been carried over in the FY 2021/22 Operating Budget to support this building project.

ALTERNATIVES:

1. Accept the report of bids and award the project to A & B Construction, LTD of Harper, IA in the amount of \$63,662.
2. Direct staff to make changes to the project.

CITY MANAGER'S RECOMMENDED ACTION:

Awarding the project will allow construction to start as soon as possible. This will allow Public Works to begin stockpiling road salt for future use during winter maintenance activities.

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

COUNCIL ACTION FORM

**SUBJECT: REQUEST TO CONSIDER THE 80/20 ANNEXATION OF LANDS
LOCATED ALONG NORTH 500TH AVENUE AND IMMEDIATELY WEST
AND NORTH OF THE AMES CITY LIMITS**

BACKGROUND:

On July 27th, 2021, the City Council voted to initiate an annexation of four parcels, totaling approximately 33.18 acres including rights-of-way easements, located immediately west of the Ames corporate limits and extending westward to the Boone County line along North 500th Avenue. State law permits a voluntary annexation to include up to 20% of the territory with non-consenting abutting properties for the purpose of eliminating islands or creating more uniform boundaries. **There are three parcels considered non-consenting as part of the annexation that are included in order to make uniform boundaries along North 500th.** (See Attachment A).

The City Council's action was in response to an annexation petition received from Justin Dodge for one parcel of land owned by two owners: Fen & Shu Huang Revocable Trust and Daisy Chuen Yuan Soong. The total area of the initial petition was for one parcel totaling 28.58 acres. This includes the right-of-way easement along North 500th Avenue totaling approximately 0.15 acres. The initial petition did not include the three non-consenting parcels. There are two separate non-consenting property owners impacted by the annexation. These property owners are David Junk (one property of approximately 0.78 acres) and Richard Jr Hall & Rena S. Hall (two properties totaling approximately 4 acres).

The proposed 33.36 gross acre annexation territory includes 4.78 gross acres of non-consenting area. The non-consenting parcels represent 14.32% of the total annexation territory. **The inclusion of these properties makes for a uniform boundary along North 500th Avenue so there are not gaps in jurisdiction along the roadway.**

The applicant has spoken with Xenia rural water regarding territory boundaries and has been informed that the boundary of Xenias water territory in this area is North 500th Avenue, which places the petitioner's property outside of Xenia territory. The non-consenting properties are currently served by Xenia water and will continue to be Xenia customers upon annexation.

Planning & Zoning Commission

At the August 18th Planning & Zoning Commission meeting there was no public comment. The Commission discussed with staff the proposed 80/20 annexation. the Commission voted 3-1 to recommend that the City Council not approve the 80/20 annexation with nonconsenting property owners and approve only a 100% voluntary annexation.

If City Council approves the annexation as it was initiated by Council, the annexation is not final until it is also approved by the state City Development Board due to the 80/20 annexation process of including nonconsenting property owners.

ALTERNATIVES:

1. The City Council can approve the 80/20 annexation of four parcels and abutting rights-of-way, totaling 33.36 acres (rights-of-way acreage included in calculation), for the properties located immediately west of the Ames corporate limits and extending westward to the Boone County line along North 500th Avenue, in Washington Township, Story County, Iowa, by finding that the proposed annexation is consistent with the Land Use Policy Plan and Urban Fringe Plan, and that the proposed annexation territory creates more uniform boundaries.
2. The City Council can approve the 100% voluntary annexation of only the petitioners parcel and abutting rights-of-way, totaling 28.58 acres, for the property located immediately west of the Ames corporate limits and extending westward to the Boone County line along North 500th Avenue, in Washington Township, Story County, Iowa, by finding that the proposed annexation is consistent with the Land Use Policy Plan and Urban Fringe Plan.
3. The City Council can deny of the request to annex land generally located immediately west of the Ames corporate limits and extending westward to the Boone County line along North 500th Avenue, in Washington Township, Story County, Iowa, by finding that the proposed annexation is not consistent with the Land Use Policy Plan and Urban Fringe Plan.

CITY MANAGERS RECOMMENDED ACTION:

The subject area is within the Southwest Growth Area of the City's Land Use Policy Plan (LUPP). As a result of the Urban Service designation and Urban Residential classification the annexation is consistent with both the City's LUPP and the Ames Urban Fringe Plan process for annexation.

The proposed voluntary annexation includes three properties as non-consenting properties as part of the allowed 80/20 annexation process in order to create more uniform boundaries along N 500th Avenue. If the annexation were to proceed without the non-consenting properties, a small section of irregular boundaries along North 500th Avenue would result. The three parcels are approximately 14.32% of the total annexation area.

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

Addendum

Land Use Policy Plan (LUPP) and Zoning.

The City has a policy that annexations be consistent with the LUPP and the Ames Urban Fringe (AUF) Plan. The area proposed for annexation has the designation Urban Service Area and is specifically classified as Urban Residential within the Ames Urban Fringe Plan (AUF) (See *Attachment B*). Having an “Urban Service Area” designation is required prior to annexation per the terms of the City’s 28E agreement with Story County.

Land within the “Urban Residential” designation is planned for future annexation into the City with development of urban densities and design standards. If approved for annexation, the LUPP designation would be “Village/Suburban Residential”, allowing for a broad range of residential development types.

The LUPP identifies the subject property as part of the “Southwest I Allowable Growth Area” identified in the LUPP as areas that have been determined by the City Council to be appropriate for future expansion of the municipal boundaries, based in part on the City’s ability to serve the areas with public services. In addition, this area is designated as a Tier 1 growth area in the Draft Ames Plan 2040.

When a property is annexed into the City, it is automatically zoned as “Agricultural.” Zoning does not change unless a request is initiated by an individual property owner or by the City Council. Any proposed zoning must be consistent with the LUPP land use designation. Future development would require rezoning consistent with the Village/Suburban Residential land use designation.

Current Land Use: The original consenting property included in the petition is vacant row crop land. The non-consenting properties include two residential structures: both single-family. There are also a few small scattered agricultural out-buildings on the two non-consenting sites.

Development Plan: A conceptual development plan has not yet been received from the property owner, but in preliminary correspondence with the developer, their preference is to rezone and develop the land under single-family style zoning as a single-family home development very similar to that of Sunset Ridge currently inside the city to the south. Development of the site would include access from the south (Sunset Ridge) as well as out to North 500th Avenue.

The annexation may proceed without a concept plan for the site as the rezoning and development is a subsequent step after annexation. If the site is annexed, City Council would consider a specific rezoning proposal in the future that could include FS-RL and FS-RM that are consistent with the Village/Suburban Residential land use designation of the area.

Development Issues

Staff reviewed the annexation submittal and notes that infrastructure improvements would be needed to serve the area as it develops. Water, sanitary sewer, storm sewer, street paving, sidewalk, and shared use path improvements are all needed to serve the

proposed development and connect it to existing infrastructure south of the site. Some of these details will be worked out at the time of rezoning and subdivision based upon an actual project plan.

Xenia rural water territory begins at North 500th Avenue and then continuing westward. This places the consenting petitioner's property outside of the Xenia water district according to the developer.

Street Connectivity to/from Sunset Ridge: Sunset Ridge was platted to the south with stub streets abutting this property to eventually be connected into this site. Ellston Avenue was platted to connect to Westfield Drive and Allerton Drive. Wilder Avenue was platted to extend southward to Lincoln Way. It was also the intention that Ellston Avenue and Wilder Avenue would continue into this area with similar FS-RL development. **An east-west street connection extending west to North 500th Avenue will likely be sought by the City during the subdivision review** The developer has indicated that his first preference is to develop the land as single-family style development. A final decision on the circulation design would occur with a rezoning master plan and subdivision approval.

Transportation Improvements:

The development has frontage along North 500th Avenue, which is a paved county road between Boone and Story County. Development of the site requires frontage improvements and intersection improvements for full access and service to the site consistent with the subdivision ordinance for street improvements where necessary. Development of pedestrian walkways and shared use paths will be considered as part of the subdivision process once annexation is complete. Ellston Avenue and Wilder Avenue in the Sunset Ridge subdivision to the south are stubbed just south of the south property line of the property in this request in order to be extended northward upon future development. These streets will also provide sidewalk access southward into the Sunset Ridge subdivision and to Lincoln Way.

Water Main Extension: Water mains have been constructed for Sunset Ridge Subdivision within the City boundaries, adjacent to the south boundary of the proposed annexation. Two 8" water main stubs along Ellston Avenue and Wilder Avenue will need to be extended northward.

Sanitary Sewer Improvements: The sanitary sewer system may require an extension of 12" sewer main into this site to provide service. Extension of this sewer line will occur with subdivision approval. Currently Sewer lines exist to the immediate south of this site in Sunset Ridge subdivision.

Electric Improvements: Electric service is currently provided to the west half of the petitioner's parcel by Midland Power. The east half is within Ames Electric service territory. As the land is annexed, electric service will continue to be provided by Midland Power for the west half and Ames electric for the east half.

Stormwater Improvements: The eastern edge of the property contains some floodplain and a portion of Onion Creek. Storm sewer currently abuts the site from Sunset Ridge Subdivision to the south. The property is located within the Boone County / Story County

Drainage District #4. Development of the property will need to follow all stormwater treatment and control requirements of Chapter 5B of the Municipal Code. A full review of the stormwater improvements will be part of the site plan review and subdivision review for the site.

Outreach.

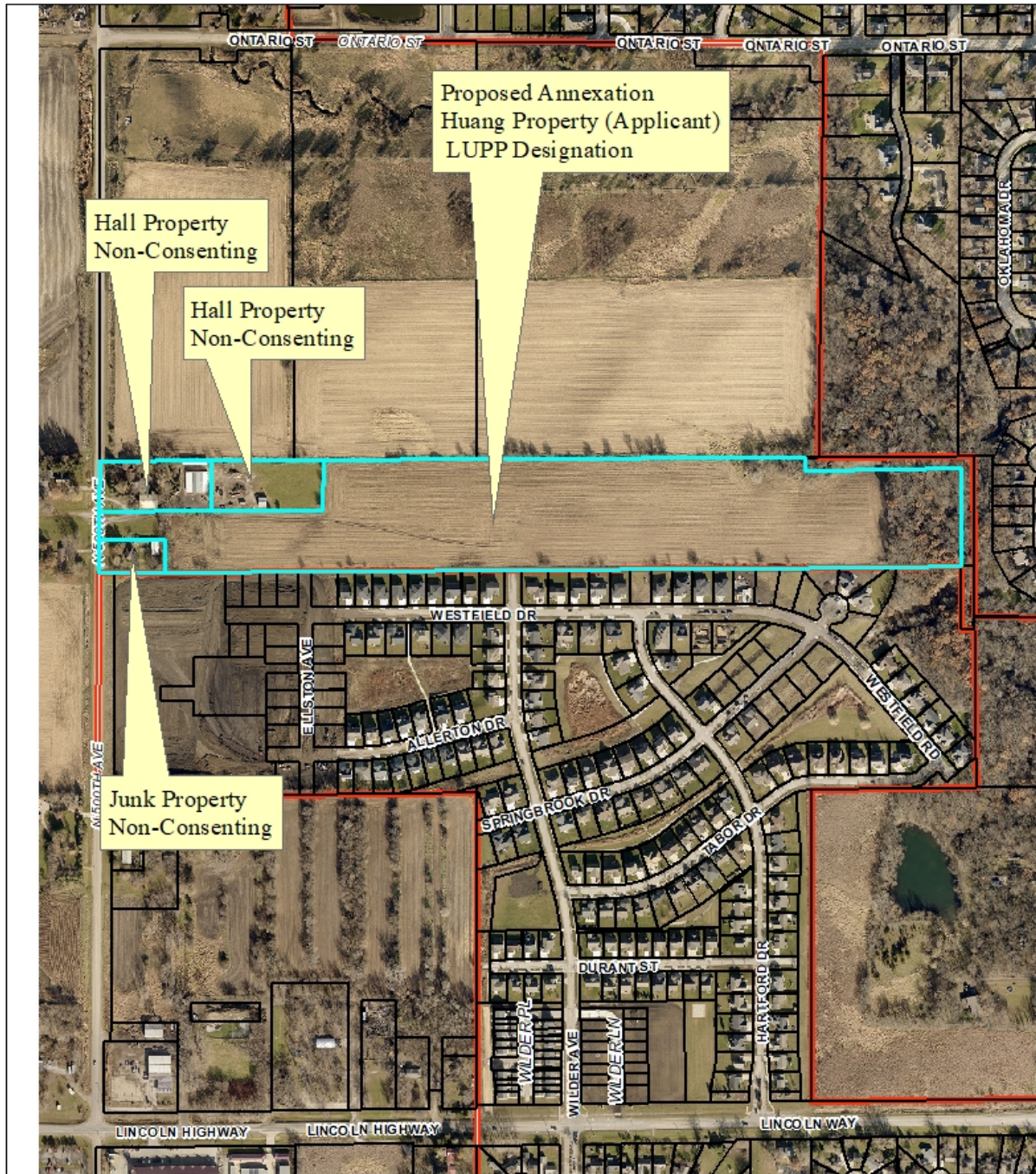
As part of the state-mandated annexation process, City staff invited the Washington Township Trustees and the Story County Board of Supervisors for a Consultation Meeting on August 17, 2021 at City Hall.

A public notice has been published in the Ames Tribune and both a certified and regular mailing has been sent to all abutting properties and non-consenting properties as well as affected utilities.

Next Steps.

Following the City Council's approval of the annexation and adoption of a resolution to that effect, the annexation will go to the state City Development Board for a hearing due to the inclusion of non-consenting property owners as an 80/20 annexation. The state City Development Board will be the final approval authority.

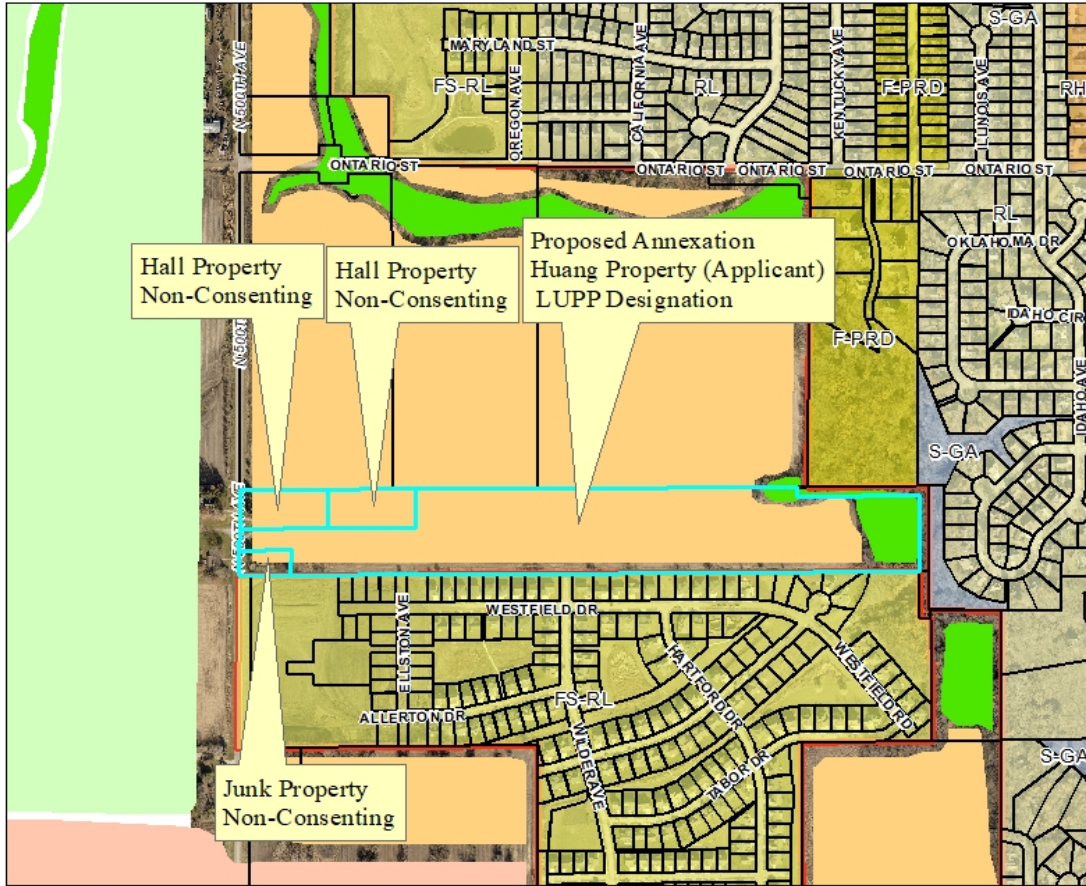
ATTACHMENT A- LOCATION AND ALL PARCELS



Properties To Be Annexed
(Outlined in Blue)



ATTACHMENT B- LUPP DESIGNATION



Proposed Annexation Location
(Outlined in Blue)
LUPP Urban Residential



ATTACHMENT C- Annexation Plat

INDEX LEGEND	
LOCATION	NORTH 1/3 OF THE NORTH 1/2 OF THE FRACTIONAL SOUTHWEST QUARTER SECTION 6, T. 83 N., R. 24 W., STORY COUNTY, IOWA.
REQUESTOR	HUNZIKER LAND DEVELOPMENT
PROPRIETOR	FEN & SHU HUANG REVOC. TRUST 1/2 DAISY CHEN YUAN SOONG REV. TR. DAISY SOONG TRUSTEE, JAMES SOONG H.K. 1/2
SURVEYOR	EUGENE R. DREYER, P.L.S. #17535
SURVEYOR COMPANY	BOLTON & MENK, INC.
RETURN TO:	EUGENE R. DREYER, BOLTON & MENK, INC. 1519 BALTIMORE DRIVE, AMES, IA 50010 (515) 233-6100

ANNEXATION PLAT

NORTH 1/3 OF THE N 1/2 OF THE FRL SW 1/4 SECTION 6-83-24
STORY COUNTY, IOWA
AUGUST 2021

LEGEND:
 ▲ SECTION CORNER AS NOTED
 --- EXISTING CORPORATE LIMITS

CONSENTING ACRES: 28.58
 NON-CONSENTING ACRES: 4.78
 TOTAL ANNEXATION: 33.36

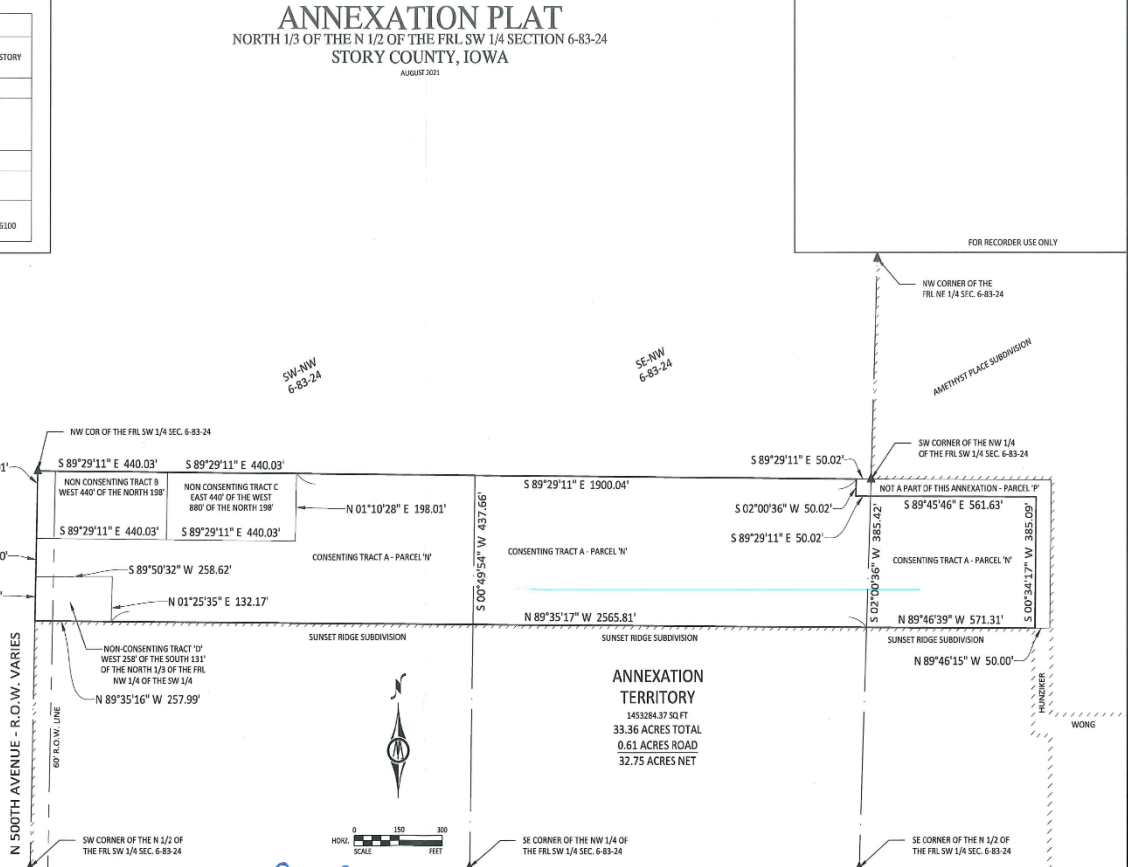
NOTES:
 1. BEARINGS AND DISTANCES SHOWN ARE FROM THE PREVIOUS SURVEYS BY OTHERS

TRACT 'A': **CONSENTING**
 FEN & SHU HUANG REVOCABLE TRUST 1/2, DAISY YUAN CHUEN SOONG REVOCABLE TRUST, DAISY SOONG TRUSTEE, JAMES SOONG H.K. 1/2, 2389 CONROSLOWER CT., AMES, IA, 50014;
 PARCEL 'N' IN THE NORTH 1/2 OF THE SW 1/4 AND THE NW 1/4 OF THE SW 1/4, STORY COUNTY, IOWA, CONTAINING 28.58 ACRES.

TRACT 'B': **NON-CONSENTING**
 RICHARD C. HALL JR. AND BINA S. HALL, 800 N 500TH AVE., AMES, IA 50014, THE WEST 440 FEET OF THE NORTH 1/2 OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6-83-24, STORY COUNTY, IOWA, CONTAINING 2.00 ACRES.

TRACT 'C': **NON-CONSENTING**
 RICHARD C. HALL JR. AND BINA S. HALL, 800 N 500TH AVE., AMES, IA 50014, THE EAST 440 FEET OF THE WEST 880 FEET OF THE NORTH 1/2 OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6-83-24, STORY COUNTY, IOWA, CONTAINING 2.00 ACRES.

TRACT 'D': **NON-CONSENTING**
 DAVID LUNK, 788 N 500TH AVE., AMES, IA 50014, THE WEST 258' OF THE SOUTH 131' FEET OF THE NORTH 1/2 OF THE FRACTIONAL NW 1/4 OF THE SOUTHWEST 1/4 SECTION 6-83-24, STORY COUNTY, IOWA, CONTAINING 0.78 ACRES.



I hereby certify that the foregoing documents were prepared by me and the original plat work was performed in my office under my personal supervision or that I am a duly Licensed Professional Surveyor in the State of Iowa.

EUGENE R. DREYER, P.L.S.
 REG. NO. 12836 DATE: 9/8/21
 ANY LICENSE RENEWAL DATE IS 12/31/2022
 PARCELS OR SHEETS COVERED BY THIS SEAL: THIS SHEET

ANNEXATION PLAT
 N 1/3 OF THE N 1/2 OF THE FRL SW 1/4, SECTION 6-83-24, STORY COUNTY, IOWA.

1519 BALTIMORE DRIVE
 AMES, IOWA 50010
 (515) 233-6100

SHEET
 1
 OF
 1