

**MINUTES OF THE SPECIAL MEETING  
OF THE AMES CITY COUNCIL**

**AMES, IOWA**

**AUGUST 15, 2017**

The Ames City Council met in Special Session at 6:00 p.m. on the 15th day of August, 2017, in the City Council Chambers in City Hall, 515 Clark Avenue, pursuant to law with Mayor Ann Campbell presiding and the following Council members present: Bronwyn Beatty-Hansen, Gloria Betcher, Tim Gartin, Chris Nelson, and Peter Orazem. Council Member Amber Corrieri and *ex officio* Member Robert Bingham were absent.

Mayor Campbell joined Interim President of Iowa State University Ben Allen in condemning the acts of white supremacists in Charlottesville, Virginia, that occurred over last weekend.

**CONSENT AGENDA:** Council Member Betcher requested that Consent Item No. 2 (Lease for a Cellular Antenna at Homewood Golf Course) be pulled for separate discussion.

Moved by Nelson, seconded by Betcher, to approve the following items on the Consent Agenda:

1. RESOLUTION NO. 17-506 proposing vacation of right-of-way west of 122 North Dakota Avenue and setting the date of public hearing as August 22, 2017
2. RESOLUTION NO. 17-510 accepting completion of public improvements and releasing security for South Fork Subdivision, 8<sup>th</sup> Addition

Roll Call Vote: 5-0. Resolutions declared adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

**LEASE WITH TOWERCO IV, LLC, FOR A CELLULAR ANTENNA AT HOMEWOOD GOLF COURSE:** Council Member Betcher said that she had requested to pull this item to get clarification on the second item listed under the amendments. She noted that it stated that “The City may install on the antenna at its expense, equipment to provide high-speed internet access to the property, and the City will not be charged rent for this.” Council Member Betcher’s question was if high-speed internet would only be provided to Homewood Golf Course or if it could be used for connectivity in the neighborhood around it. Assistant City Manager Brian Phillips explained that it would only serve the Golf Course. He noted that access to high-speed internet at the Golf Course was challenging and creates limitations in accessing the City’s network. According to Mr. Phillips, this is seen as an opportunity for the City to create an option to secure high-speed internet at that location. He noted that the City Council could choose to go different route; however, the language in the Lease on this Agenda was specific to City use at the Golf Course only. This was to be a small antenna to serve just a point to point, not a broadcast.

Moved by Betcher, seconded by Beatty-Hansen to adopt RESOLUTION NO. 17-509 approving the lease with Towerco IV, LLC, for a cellular antenna at the Homewood Golf Course.

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

**WORKSHOP ON COMPREHENSIVE PLAN STYLE AND FORMAT:** Planning and Housing Director Kelly Diekmann said this workshop would be a kick-off to an updated or new City Comprehensive Plan from the previous Ames Land Use Policy Plan. Mr. Diekmann introduced Barry Miller, a consultant who had been hired to assist the City in designing a Comprehensive Plan. According to Mr. Diekmann, the conversation at this Workshop would focus on options and examples.

Mr. Miller explained how to begin a Comprehensive Plan. He detailed the decisions that the Council would need to make as it formulates a work program to get the Plan accomplished. It was noted that the presentation was available on the City's Web site.

According to Mr. Miller, the purpose of a Comprehensive Plan is to provide data to inform local decision-making and educate the public about their community. It is also the legal basis for zoning regulations. It constitutes the plan for orderly efficient growth that protects property values and the quality of life, to protect and improve the natural environment be more sustainable. A Comprehensive Plan helps position the community to capture future economic opportunities and increase prosperity and provides the opportunity for civic engagement and creating a shared sense of purpose. It should also serve as the framework to plan for transportation, parks, utilities, schools, and public services and be a way to create and maintain healthy, attractive neighborhoods. Mr. Miller commented that a typical Plan horizon is 15-25 years; the more specific the plan the smaller the horizon.

Council Member Gartin asked if there was a difference in planning the horizon for a fast growing city versus a slower growing city. Mr. Miller responded that regardless of the rate of growth, you need to continue to revisit your Plan. Council Member Betcher then asked how this related to our plans in other areas, such as transportation. Mr. Diekmann answered by stating that transportation horizon is mandated every five years, and it is meant to follow the City's local planning.

It was stated by Director Diekmann that the existing Plan was completed in 1997 Plan was fundamentally a land use and growth management plan, rather than a true "Comprehensive Plan." The existing Plan policies are 20 years old and based on 1990's data and conditions.

Mr. Miller talked about the rate of growth in enrollment for Iowa State University (ISU). The growth in enrollment drove a lot of housing and population needs. He also noted that the growth of the senior population in Ames is increasing, and many changes have occurred in technology. There have also been economic and environmental changes. According to Mr. Miller, studies may need to be done, but reminded the Council that each study takes time and money.

A discussion about whether an advisory committee should be formed. Council Member Gartin asked if there was a trend correlating with the size of the community when deciding if to use an advisory committee. Mr. Miller believed the size of the community did not really impact that decision.

Mayor Campbell invites the two Planning and Zoning Commission Members who were present to join in the discussion. Chairperson Debbie Lee and Commission Member Anuprit Minhas were present.

Council Member Orazem reflected on the different kinds of plans that had been discussed. He asked about which plan Ames should use. Mr. Miller advised that the Council would need to decide how far past a traditional land-use-only plan it wanted to go. He said that there needed to be an element of vision., and that the data to be collected and its analyses would help the Council with that.

Council Member Gartin commented that Ames is in a critical point in its growth. He said he felt that the City needs to look at a Comprehensive Plan. Council Member Orazem agreed, stating that it should address some potential concerns, e.g., how large the private vs. public sector will be when dealing with constraints at the federal and state funding and the fact that 45% of Ames' workforce being in the public sector.

Council Member Nelson voiced his concerns related to plans that are already started such as Complete

Streets and County Housing. He asked how to “get our arms around what work has already been done” that could be incorporated into the Plan. Mr. Miller answered that the City would have to take an inventory of all of those plans and studies and sync them together to see if they are pointing in a certain direction that may help with some of the decisions. Director Diekmann that it is a decision of monetary cost and staff time.

It was the consensus of the Council that the City should create a Comprehensive Plan.

Mr. Diekmann asked for a decision about using an advisory committee. He noted that if the Council elected to go that route, the Council would be appointing and selecting committee members, which would affect the time schedule and may also affect the cost. Council Beatty-Hansen asked about using standing committees. Mr. Diekmann said he wasn't sure about standing committees being able to advise on the Comprehensive Plan because they may have a narrower scope. It is an option, but selecting a steering committee expects that the people can bring some knowledge or experience and can add to the conversation and expects that they will understand a lot of things and provide a comprehensive perspective. They will invest resources, effort, and time into it and come up with a really thoughtful recommendation. Mr. Diekmann explained that he was not asking for technical expertise, but more of what people need or want in the community; the professionals on staff and consultants will have to filter through that. It was stated that if the Council believed that it could get a variety of perspectives from the community without a committee, one wouldn't be needed. It was also noted that, through other engagement mechanisms, tools, and outreach efforts, a variety of perspectives could be reached. Council Member Gartin feels offered his preference to move forward without an advisory committee. He said he believed that the community is small enough, and there are past experiences that show success in community outreach. Council Member Betcher expressed her concerns about not being able to reach everyone through public and typical outreach efforts just because of different circumstances. She felt that a steering committee has members that are there for the under-represented. Those members would be responsible for getting information from those under-represented people and take that information back to the committee. Council Member Beatty-Hansen offered her believe that the City needed to reach out as much as possible, but she was not sure if an advisory committee was needed for that. Mayor Campbell added that she had been tasked in the past to appoint those who make up those types of committees, and she was concerned about getting the people who have the interest, passion, and the time. She also said that it is a very difficult job to appoint a good balance of members.

Commission Member Debbie Lee expressed her concern about the physical presence of a consultant and his or her interaction with the community members. Mr. Diekmann offered that an Advisory Committee doesn't necessarily mean there is better outreach. Commission Member Anuprit Minhas added that the steering committee would allow for a broader range of stakeholder groups to be involved earlier in the process. Those members would not decide the policies; they would provide direction and keep on task. Director Diekmann said that no decision on outreach needed to be decided tonight.

Council Member Beatty-Hansen said she did not believe that a steering committee was needed. Council Member Nelson offered that the outreach is important, but he did not want to designate any policy decisions to a steering committee. He felt the Council members all wanted to be involved in the process. There was a consensus of the Council that a steering committee was not necessary.

Council Member Nelson asked questions regarding the form-based option. He asked to know how to articulate goals through mapping. Council Member Orazem stated his belief that that would lead to more flexibility. Mr. Miller said that using a form-based comprehensive map may cause new zoning ordinances after the City approves the Plan. There would be a cost impact.

**COUNCIL COMMENTS:**

Mayor Campbell said that Council Member Corrieri had asked that she bring up the need to have a telephonic meeting to meet a deadline regarding the allocation to the Story County Housing Task Force. A Special Meeting would be set for Thursday, August 17.

**CLOSED SESSION:** Council Member Gartin asked Interim City Attorney Mark Lambert if there was a legal reason for the City Council to go into Closed Session. Mr. Lambert replied in the affirmative.

Moved by Gartin, seconded by Betcher, to hold a Closed Session as provided by Section 21.5(1)c, *Code of Iowa*, to discuss matters presently in or threatened to be in litigation.

Roll Call Vote: 5-0. Motion declared approved unanimously.

The meeting reconvened in Regular Session at 8:49 pm.

**ADJOURNMENT:** Moved by Gartin, seconded by Betcher, to adjourn the meeting at 8:50 p.m.

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Diane R. Voss, City Clerk

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Ann H. Campbell, Mayor

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Stacy Craven, Recording Secretary