

**MINUTES OF THE SPECIAL JOINT MEETING OF THE AMES CITY COUNCIL AND
AMES COMMUNITY SCHOOL BOARD**

AMES, IOWA

APRIL 17, 2007

The Ames City Council met in special session at 7:00 p.m. on the 17th day of April, 2007, 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: Doll, Goodman, Mahayni, Popken, Larson and Rice. *Ex officio* Member Buske was also present.

Present from the Ames Community School Board were: Pat Brown, Roy Cakerice, Gail Johnston, Mike Murray, Francis Todey, and Ron Werner-Wilson. Superintendent of Ames Community Schools, Linda Beyea, was also present.

Mayor Ann Campbell introduced the topics to be discussed. City Manager Steve Schainker spoke of the City's desire for the community leaders to work more closely together. He thanked the School Board for agreeing to participate in this workshop and expressed hope that questions can be answered and discussion can occur for all school districts present.

DISCUSSION OF THE CITY OF AMES LAND USE POLICY PLAN (LUPP): Planning and Housing Director Steve Osguthorpe showed the Land Use Policy Plan (LUPP) map, describing it as the blueprint of what the City is desired to be and its purpose to identify the appropriate uses of land areas within the City. Mr. Osguthorpe also stated that the City and Council strive for compatibility among different land uses. Hierarchy in land use designations is looked upon by planners as they put this together, transitioning down from one land use to the other. He explained that there are developmental standards in place to help with the transitioning.

Mr. Osguthorpe showed a map of the Ames Urban Fringe Plan. He explained that the City has the ability to review subdivisions within a two-mile radius outside the city limits. Planner Jeff Benson has been working on this and what works best for the counties and cities involved. Manager Schainker described the industrial growth to occur on the east side of I-35 where major industrial growth can be accommodated, and the residential growth to occur in the northwest and southwest areas (new lands area). He explained that the focus on the northwest and southwest areas was determined by a comprehensive study on the cost effectiveness to service those areas, taking into account the City's population goal of 62,000 in the next 20-30 years.

A map of the Ames Community School District (ACSD) boundaries was displayed and described as being the focus of the work session. Most of the city limits are within the ACSD boundaries with minor exceptions. The active subdivisions within the city limits: Northridge Heights, Sunset Ridge, Somerset, South Fork, Ringgenberg, and Taylor Glenn have been studied for expected population growth; 2.3 persons per household is estimated. For example, Taylor Glenn has 35 added dwellings, making a population increase of approximately 80 within the Subdivision. A total population increase of 1,788 from new households is expected within these new subdivisions given the number of empty lots on July 1, 2006. Assistant City Manager Bob Kindred stated that, on average historically, there are 180 single-family homes added to Ames per year. He also stated that, of these subdivisions, only Northridge Heights is outside of the ACSD. Manager Schainker asked the School Board if they use dwelling units or population to

determine growth. Ms. Brown said there is a formula they use, which is oftentimes not as accurate. Mr. Murray stated that the Board concentrates on trends and number enrolled.

Ames growth priorities are focused on the northwest and southwest areas within active subdivisions and properties owned by the School District. A capacity analysis was created using these areas. Ames is at 53,214 capacity currently; this analysis figures five dwelling places per net acre. Growth to the northwest would create a population increase of 8,755 and the southwest growth would create a population increase of 8,972 (17,737 total). Mr. Cakerice asked if the cost of the homes in these new areas is known. Manager Schainker answered that the City doesn't control pricing of these new homes; therefore, it is very important that we protect existing neighborhoods and maintain the quality of existing homes for affordable housing, most of which are in the center of the School District. Manager Schainker stated that Ames' growth has been at approximately 1% per year, which is a good rate for growth.

A map showing a pending annexation request for Fieldstone development was shown. This village/suburban development would encompass the Ames, United and Gilbert School Districts. The desire of the developer is to have a mix of development including commercial, apartments, attached homes, and single-detached family homes. Ms. Beyea asked that the Council push for single-family homes in the Ames District and apartments in the others, because of the Board's concern for children to be added to their District. Mr. Murray stated that it cannot be assumed that the village concept is detrimental to our population. He commented on the families he knows in Somerset, both of which have young children. Mr. Kinley asked about the underpass on County Line Road. Manager Schainker said that an overpass at North Dakota would most likely be built if development occurs. He stated that without one, the City Council's current fire department response time goal could not be met. Mayor Campbell stated that some federal funding would be available for the overpass.

By 2030, the City's population increase would have to be 12,700-14,700 to meet the target. Council Member Rice stated that the University growth will be leveling off after record increases in the past years, meaning that the increases that are to occur will be from Ames residents. Manager Schainker stated that people come to Ames for many reasons, but mostly for jobs. City Council has been working hard to diversify the economy, and to increase employment, which increases the demand for housing. He commented that the support of economic development is very important. Mr. Werner-Wilson asked if there are rehabilitation programs or tax abatements available for restoring homes. Manager Schainker answered that Council is becoming more active in enforcing existing code requirements, and that there are incentives for changing rentals back to single-family homes. He stated that homes are currently available at very affordable prices; however, the quality must remain stable.

Mr. Werner-Wilson asked of Mr. Osguthorpe if there are best practices for working with districts in this situation, where they would be sharing students. Mr. Osguthorpe answered that it is more of an issue with school districts themselves, and not really a planning issue. Manager Schainker stated that the City has not studied it, but questions could be asked. He suggested that, with students and capital improvements as financial aspects, a common goal could be worked toward, such as sharing a grade school. Manager Schainker also stated that there are pressures on all school districts in Iowa right now, but there must be win-win situations and cooperative efforts that would lead to benefits for all students. He asked if the three districts had gotten together to brainstorm on these sorts of things. Mr. Kinley stated that they did have one meeting to discuss

preliminary issues, but have not met since then. Mr. Werner-Wilson expressed hope for on-going communication such as this to continue.

Meeting recessed at 8:34 p.m. and reconvened at 8:41p.m.

DISCUSSION OF THE CITY OF AMES GOVERNMENT LANDS STUDY: Mr. Osguthorpe showed the proposed land use map of government lands. He reminded all in attendance that it is possible for government-owned lands to be sold to private individuals. Council and the City then have to respond to suggestions for the land use, looking at the big picture, not just the isolated piece of property. These portions of the LUPP map are prepared and included for this purpose. This land use designation would not apply as long as these lands are government-owned.

It was explained by Mr. Osguthorpe that the entire city area, including government lands, are studied and land use designations that make sense from a planning standpoint are put in place. The environmental-sensitive lands will also be planned. Manager Schainker explained that before this proposed land use map for government lands is finalized, there will be a process involving public input and a review with ISU. This will allow the School Board additional opportunities to provide feedback to the Council. In May there will be a second review, then a Planning and Zoning Commission workshop the first part of June, and an open house in the latter part of June. Lastly, there will be a public open house in July. It was again emphasized that these land use designations would only be used if the government land overlay does not prevail.

Mr. Murray stated that school properties are the focal parts of neighborhoods used for parks and other recreational uses and asked if that could be lost if they were sold. Mr. Osguthorpe replied that if the special use process was used, then certain requirements of the land could stay in place. Ms. Beyea asked for clarification on the need for this land use map. Mr. Osguthorpe responded that if the School Board sold any land, then there is an appropriate use already in place to prevent a buyer from doing something controversial. This plan prevents inconsistency, in that the land use is already in place if a sale does occur. It is a way to protect the community. Mayor Campbell asked if the School Board had any initial thoughts on this underlying zoning. Mr. Murray stated that he likes the idea and considers it a step forward. Mayor Campbell asked that all in attendance look at this map and consider any other suggestions they might have before the next meeting. Mr. Werner-Wilson stated his appreciation of being invited to provide feedback on these concepts and issues.

COMMENTS: Moved by Doll, seconded by Popken, to refer to staff the letter from an Ames resident regarding rental property with mold and the health issues that could be involved.

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

ADJOURNMENT: Moved by Goodman, seconded by Popken, to adjourn the meeting at 9:14 p.m.

Diane R. Voss, City Clerk

Ann H. Campbell, Mayor

Erin Thompson, Recording Secretary