

## MINUTES OF THE CITY COUNCIL RETREAT

AMES, IOWA

MARCH 26, 2016

The Ames City Council was called to order by Mayor Ann Campbell at 8:40 a.m. on the 26<sup>th</sup> day of March, 2016, in the Parks and Recreation Office, 1500 Gateway Hills Park Drive. City Council Members present were Bronwyn Beatty-Hansen, Gloria Betcher, Amber Corrieri, Tim Gartin, Chris Nelson, and Peter Orazem. City Manager Steven Schainker, City Attorney Judy Parks, Assistant City Manager Bob Kindred, and Assistant City Manager Brian Phillips were also present. *Ex officio* Council Member Sam Schulte was also present.

**REVIEW STATUS OF EXISTING GOALS, OBJECTIVES, AND TASKS:** Following an overview of the day's objectives, City Manager Steve Schainker turned the City Council's attention to a review of the objectives prepared in response to the City Council's first Goal-Setting session in January.

The City Council discussed the wording of the tasks and objectives contained within each goal. The goals, tasks, and objectives established were:

### STRENGTHEN DOWNTOWN AND CAMPUSTOWN

- Explore public/private improvements (e.g. entertainment, parking, housing, amenities) for public/private space in Campustown and Downtown

Task 1 - Identify what public lands are available in the two business districts with which to partner.

Task 2 – Continue working with the AEDC and MSCD committees that are exploring Downtown residential development options utilizing private and public property.

Task 3 – Work with CAA, business, and property owners to help determine what type of use can be made of the interior parking lot between Welch Avenue and Hayward Avenue.

Task 4 – Analyze the question from the current Resident Satisfaction Survey regarding use of public lands to support this goal.

- Re-examine the parking regulations and fees in the Campustown business district and surrounding neighborhoods.

Task 1 – Staff will provide the Council with a report outlining the history of previous efforts to address parking regulations.

Task 2 – Staff will provide an analysis of parking rates and utilization in the Intermodal Facility and in metered parking areas in the Campustown business district.

- Evaluate safety for pedestrians crossing Lincoln Way between Campustown and the ISU campus

Task 1 – Authorize a consulting study with ISU to analyze the current situation and propose appropriate improvements to increase the safety for pedestrians from University Boulevard to Sheldon Ave. along Lincoln Way.

#### PROMOTE ECONOMIC DEVELOPMENT

- Extend water and sewer utility lines along Lincoln Way to 590<sup>th</sup> Street and annex the approximately 1,400 acres reflected in the Central Iowa Water Association buy-out agreement in this corridor.

Task 1 – Approve funding for the extension of water and sewer lines along Lincoln Way to 590<sup>th</sup>.

Task 2 – Amend the Land Use Policy/Fringe Area Plan and map to reflect an additional 4,400 acres planned for industrial development.

Task 3 – Obtain consent from property owners within the Phase I – Future Urbanized Area along Lincoln Way to initiate annexation of this area.

Task 4 – Initiate construction design documents for the utility extension.

Task 5 – Complete master plan for the East Industrial Area and proposed zoning for Phase I.

- Analyze current planning and building code approval processes to help decision making be more predictable, more strategic, and more timely.

Task 1 – Review with City staff the various planning and building code approval processes in workshops during the coming months.

#### EXPAND SUSTAINABILITY EFFORTS

- Facilitate the creation of a community solar project.

Task 1 – Hold a public meeting to learn more about the Cedar Falls model for a community solar project.

Task 2 – Following the March 2<sup>nd</sup> meeting, staff will prepare a report to review with EUORAB, and eventually the City Council, regarding other possible models

to develop a community solar project along with an analysis of the pros and cons related to each approach.

- Define the City's role (e.g., codes, incentives) in re-purposing existing buildings.

Task 1 – Request that the Main Street Cultural District inquire of the Main Street Iowa Program what type of strategies are being utilized to promote redevelopment of properties.

Task 2 – Provide a staff report to the City Council outlining techniques that could enhance the possibility of re-purposing designated properties.

Task 3 – Meet with ISU Community and Regional Planning experts to learn techniques that may be employed. Staff will incorporate the information obtained in this meeting into the report identified in Task 2.

Task 4 – Host a joint meeting with the Ames Community School District Board to express the City Council's interests in the future disposal of school district property and understand the school board's plans.

#### ADDRESS HOUSING NEEDS

- Redevelop the Old Middle School and 6<sup>th</sup> Street sites for affordable housing.

Task 1 – Determine if development should be devoted 100% or 51% to low and moderate income households

Task 2 – Determine 1) If the City or a private company should develop the subdivision, 2) What type of housing units should developed on the site, and 3) If there any special features/amenities that the Council expects to be incorporated into the project. A workshop will be held in June/July 2016 to solicit City Council direction regarding these policy issues.

- Review background information regarding affordable housing needs in Ames

Task 1 – The Planning staff will provide a housing background report to the City Council no later than May 2016. This information will help the City Council decide if there is a preference to target specific types of affordable housing with City programs or policies.

#### PROMOTE A SENSE OF ONE COMMUNITY

- Consider the recommendation from the Iowa State University Student Government and Campustown Action Association to transition from the Student Affairs Commission to a new Campus and Community Commission

Task 1 – Review the proposal from the Ex-officio member of the Council and the CAA President.

### STRENGTHEN HUMAN SERVICES

- Develop an outcomes measurement system to assist in determining the City's funding allocations to human service agencies.

Task 1 – City staff will communicate the Council's interest in this new measurement system with the other ASSET funders and report back to the Council their level of interest in implementing this new measurement system.

Task 2 – Staff will provide a report to the City Council identifying various models that currently exist to measure outcomes.

### ENCOURAGE HEALTHY LIFESTYLES

- Explore partnering with Mary Greeley Medical Center, Iowa State University, Ames Community School District, and Heartland Senior Center to create an intergenerational Healthy Life Center Complex.

Task 1 – The City Manager will participate in the discussions with the exploratory group that has been created to discuss this feasibility of a new complex.

- Work with the appropriate groups to establish trail connections from the City limits to the Heart of Iowa trail.

Task 1 – The City Manager will meet with the Story County Board of Supervisors to determine their interest and plans to date for establishing these connections and report back to the Council with his findings.

- Create a plan to connect our park trail system that will include target dates, funding, and private/public partnerships.

Task 1 – Staff will provide a summary to the City Council of the state, federal, and private funding sources available for trail construction projects.

Task 2 – In August 2016 the Public Works Department will present to the City Council a map of the existing park/greenbelt trail system that will identify the gaps in the system.

Task 3 – Utilizing the recently approved Long Range Transportation Plan, in December 2016 the Public Works Department will present to the City Council a plan in five-year increments to complete the connections to this system. Identify trail segments that could be constructed with volunteer labor and develop a process to solicit proposals for volunteer trail construction.

- The City Council will participate in activities sponsored by Healthiest Ames.

Task 1 – Members of the City Council will staff a station at the Open Streets event.

**COMMENTS:** Mr. Schainker reviewed a document he proposed using to track projects assigned to City staff.

Council Member Gartin stated he had participated in a follow-up meeting regarding the mediation issue raised at the last City Council meeting. He expressed optimism that City Attorney Parks' conversation with the County would go well. He further indicated that the City Council does not get feedback regarding the disposition of prosecutions of Ames residents by the Story County Attorney. Council Member Gartin suggested he was interested in asking the County Attorney to provide an update annually as to the nature of these cases. He may make a motion in this regard at a future City Council meeting.

Council Member Betcher indicated that she had recently learned that the Water and Pollution Control Department was assessing how many lead water services are in use in Ames. She indicated that if, in the future, City staff proposes taking action that would require City Council input, she would not be able to participate in the discussion because she is one of the affected customers. She expressed that she wanted the City Council to be aware of this before it becomes a conflict of interest. She also indicated that she would appreciate knowing what steps are proposed prior to them being advertized to the public.

**ADJOURNMENT:** The meeting concluded at 1:01 p.m.