

MINUTES OF THE SPECIAL MEETING OF THE AMES CITY COUNCIL

AMES, IOWA

FEBRUARY 5, 2018

The Ames City Council met in Special Session at 7:00 p.m. on the 5th day of February, 2018, in the Farwell T. Brown Auditorium at the Ames Public Library, 515 Douglas Avenue, pursuant to law. Mayor John Haila called the Meeting to order on behalf of the Ames City Council. Chairperson Sarah Buck called the meeting to order on behalf of the Mary Greeley Medical Center (Hospital) Board of Trustees. Chairperson Rick Sanders called the meeting to order on behalf of the Story County Board of Supervisors. In addition to Mayor Haila, the following City Council members were present: Bronwyn Beatty-Hansen, Gloria Betcher, Amber Corrieri, Tim Gartin, David Martin, and Chris Nelson. Representing the Hospital Board of Trustees, in addition to Chairperson Buck, were Brad Heemstra, Mary Kitchell, Ken McCuskey, and Beth Swenson. In addition to Chairperson Sanders, Story County Supervisors Martin Chitty and Lauris Olson attended.

Others Present:

Julia Johnston, Parks and Recreation Commission Member
Ed Moran, Parks and Recreation Commission Member
Jeremy Bristow, Parks and Recreation Commission Member
Pam Cain, Iowa State University
Nancy Carroll, Director of Heartland Senior Services
Bob Gelina, Heartland Senior Services Board Member
Nicole Facio, Heartland Senior Services Board Member
Winnie Gleason, Heartland Senior Services Board Member
Jane Halliburton, Heartland Senior Services Board Member
Peter Martin, Heartland Senior Services Board Member
Leo Milleman, Heartland Senior Services Board Member
Harold Pike, Heartland Senior Services Board Member

REVIEW OF HEALTHY LIFE CENTER CONCEPT: Facilitator Donna Gilligan noted that the purpose of the Healthy Life Center is to provide a one-of-a-kind Center that makes the life-long goal of healthy living accessible and enjoyable to people of all ages and socio-economic status. Ms. Gilligan stated that the Healthy Life Center Steering Committee had been meeting regularly since November of 2016.

Gary Botine, Mary Greeley Medical Center Chief Financial Officer, stated that there are six entities who are collaborative partners in the concept of a Healthy Life Center: the City of Ames, represented by City Manager Steve Schainker and Parks and Recreation Director Keith Abraham; Mary Greeley Medical Center, represented by President and Chief Executive Officer (CEO) Brian Dieter and Chief Financial Officer Gary Botine; Heartland Senior Services, represented by Director Nancy Carroll and Linda Glantz Ward; Iowa State University, represented by Laura Jolly and Pam Elliott Cain; Des Moines Area Community College (DMACC), and Story County, represented by Deb Schildroth. He noted that DMACC is now represented by Art Brown after the retirement of Kim Linduska.

Mr. Botine reiterated the purpose of the Health Life Center and noted the key drivers that support it: Physical activity, social networks, health and nutrition. These three drivers all center around "Live Well, Be Well." It was stated by Mr. Botine that the Healthy Life Center is a holistic approach focused on health promotion. It would support physical activity, create social connections, enhance long-term health, teach nutritional behavior, and connect multi-generations.

Conceptual images were shown of the warm-water recreational basins; a therapy pool; MGMC's physical therapy area; the teaching/participation kitchen and community gardens; the lobby; a café; gymnasiums; a walking and jogging track; a multi-purpose room; weights/cardio open space; child watch; a children's all-inclusive playground; an area for arts/crafts/music; meeting rooms; and the Heartland Senior Services area, which would include the Adult Day Center, Outreach Services, and Administration. Mr. Botine emphasized that the child watch area is not a child daycare. The child watch area would be a safe area where the children can be taken for an hour or so while parents are participating in a class or event at the Center.

According to Mr. Botine, the proposed location for the Center is at Ontario and Scholl Road. Iowa State has proposed the location on land that it currently owns. The City would own and manage the Healthy Life Center.

Ames Parks and Recreation Director Keith Abraham summarized the developments that that occurred since November 1, 2016. He noted four main items, as follows:

1. The Ames Community School District will be constructing its own competitive pool to be located at Ames High School.
2. The Boys and Girls Club, Youth and Shelter Services, and Child Serve will be participating in the Center programmatically.
3. The ten-acre site does not allow for enough space to construct six indoor tennis courts and seating.
4. A meeting was held on January 18 to hear concerns from adjacent neighborhoods. Seven hundred and fifty letters were sent inviting residents within the boundaries of Hyde Avenue to North Dakota and Ross Road to the railroad tracks to the meeting. There were approximately 50 in attendance on January 18. The biggest concern expressed was the amount of traffic that the Center would generate. According to Mr. Abraham, the comments, overall, were very positive.

Planning Study Overview. Al Oberlander, RDG Planning & Design, Des Moines, explained the scope of the Study, which included a market analysis, site analysis, size of facility, sharing opportunities, concept design, construction and soft costs, operational costs, anticipated revenue, and promotional tools. Mr. Oberlander felt that the process was very inclusionary, participatory, and positive.

Ken Ballard, Ballard*King, Denver, Colorado, presented the Demographic Analysis. The Primary Service Area would include Ames Proper. The Secondary Service Area, which means that the people in that area would travel the distance to the Healthy Life Center once a week or more, would include Story City on the north, Boone on the west, Huxley on the south, and Nevada on the east. Mr. Ballard noted that the Secondary Service Area is inclusive of the City of Ames. A summary of the demographic characteristics was given. Ames has a population of 65,000 and the Secondary Service Area takes the total population to 111,500, which is a significant population to rely on the operation of a full-service Healthy Life Center. Mr. Ballard also stated that the characteristics of the population are heavily impacted by the presence of the students at Iowa State University in the following ways: younger median age, fewer households with children, and lower household income levels. All of those factors were considered in the Study.

Story County Supervisor Olson asked how the fact that Story City and Huxley already have their own recreation/wellness centers and Nevada is considering having one factored in the Analysis. Mr. Ballard said that the Study took that into consideration as well as Marshalltown having a YMCA, which could

affect the eastern board of the Secondary Service Area. Everything was balanced with whatever other opportunities are in place and its price points.

Mr. Ballard described the challenges and opportunities that were considered as part of the Market Analysis.

At the inquiry of City Council Member Betcher, Mr. Ballard explained how comparables were assessed. Mr. Ballard said that it addresses a lot of needs for a lot of people in one facility. The Healthy Life Center will also be different because it is not a membership-based facility. The facility will also have a number of meeting places and educational opportunities; it is not just an athletic facility.

Supervisor Olson asked to know the justification as to why citizens would pay to replace other places where similar services are provided, e.g., The Octagon. Mr. Ballard said the only place that would be replaced would be Heartland Senior Services, which will be greatly improved and have more services added. Otherwise, the Center would be adding even more opportunities to what is already present. He emphasized that what is being proposed will be a complete healthy living concept.

City Council Member David Martin noted that the proposed facility would be close to an area known as Reactor Woods, which includes a small network of trails. He asked if access to that area would continue and if maintaining the beauty and solitude of the area had been taken into consideration. Parks and Recreation Director Abraham replied that he has had a number of conversations with Cathy Brown from ISU about Reactor Woods. He advised that the City's Capital Improvements Plan does include a project to put a bridge over Squaw Creek, and the City's Long-Range Transportation Plan recommends a trail that would go from that bridge up along Scholl Road all the way to Ontario, which would provide access to the west side of Squaw Creek. There is some farmland behind that, which is farmed by Iowa State University, and conversations have occurred as to whether the whole area could be some kind of a central park, but nothing is definite at this point.

Design Concepts. Mr. Oberlander reviewed the key design considerations. Justin Platts, RDG Planning & Design, Des Moines, Iowa, showed a site plan of the facility proposed to be located at Ontario Street and Scholl Road, noting specifically the parking area (400 spaces), the community gardens, playground, and storm water detention. Mr. Oberlander showed conceptual floor plans for the first and second floors, explaining the unique characteristics of each area of each floor.

Hospital Board of Trustee Swenson asked about the size of the community gardens. Mr. Platts estimated that the gardens would be between 3,000 - 4,000 square feet; however, it would depend on how the gardens are ultimately laid out.

City Council Member Betcher asked about storm shelters. Mr. Oberlander stated that, typically, in a facility like this, locker rooms could be constructed as storm shelters. Windowless areas could be strengthened for use as storm shelters.

David Schwartz, Waters Edge Aquatic Design, Lenexa, Kansas, explained the conceptual designs for the zero-depth pool and current channel ("mini lazy river"), six-lane lap pool, therapy pool, and the slides, which will have very unique features.

Brad Rodenburg, RDG Planning & Design, Des Moines, Iowa, showed aerial views of the site and views from Ontario Street, from the south with the water slide, a view of the entrance and of the lobby.

City Council Member Martin thanked the design team for including the walking track and stated that he was pleased with the way it winds around inside the facility. He also expressed appreciation of the inclusion of a café. Mr. Martin asked if the parking lot would be able to accommodate food trucks. Mr. Oberlander stated that the parking lot would have room for food trucks. There is also the possibility of paving some of the land by the storm water retention area for parking food trucks.

Heartland Senior Services Board Member Halliburton emphasized that the Heartland Senior Services part that is separate is primarily for the Adult Day Center. She said as she understands it, other seniors who use other services will be going through the main entrance. Ms. Halliburton commented that she saw this facility as being wonderful for care givers, whose loved one could be in the Adult Day Center and they could have some time to relax or participate in other activities in the facility. Ms. Halliburton said she realizes that this is still in the feasibility phase, but as the details are worked out, she would like to see energy-saving measures, e.g., passive solar or have it be tied in with all of the other energy-conservation measures that Ames and Story County have been known to do.

Financial Overview. Mr. Oberlander summarized the projected capital costs (based on 2019 dollars). The total construction costs are estimated at \$38,200,000. Soft costs, described as land, furniture, equipment, fees, construction testing, surveys, soils, and contingency, are projected to be approximately \$10,500,000. The total project costs, all-inclusive, are estimated to be \$48,700,000.

Story County Supervisor Olson asked how much would be paid for land acquisition. Mr. Oberlander stated that \$330,000 would be paid to Iowa State University for the land.

Mr. Ballard explained the operational budget. Expenses are estimated at \$3,201,421 (without debt service). Approximately \$2,727,557 in revenues is expected, which leaves a shortfall of \$473,865. The breakdown of how any shortfall would be paid was described. The projected fee structure and use projections were also detailed by Mr. Ballard.

City Manager Schainker said that it is important that this facility be available to people of all ages and socio-economic status. Director Abraham explained that the facility will be made affordable to those with low- to moderate-incomes.

It was pointed out by Mr. Schainker that the purpose of this facility is collaboration. Area agencies and private-sector groups could be teaching classes or providing activities in the facility. There will be college students working with different groups. Nancy Carroll noted that the Steering Committee could not find another facility in the nation where there are six entities or agencies working collaboratively on such an endeavor. She emphasized that the programming is going to make this facility unique. Regarding being in competition with other cities, Mr. Schainker pointed out that there is no other facility that has all these services under one roof. No other city has indoor aquatics features like this facility will have. This will be a facility to serve all ages that no one else has. It will be a very valuable asset to all the entities and surrounding communities.

Hospital Trustee Swenson asked whether the community lunches will continue to be provided. She noted that oftentimes that is the only hot meal some seniors have. Ms. Carroll answered that they will continue to provide the approximately 125 meals/day to seniors in their homes. The congregate meals will also continue in the new facility; however, the logistics are not yet known.

Heartland Senior Services Board Member Martin commented that Iowa State University has a new nursing program, which would fit well with this facility as well as the gerontology programs. He noted that every third death is due to life style, and changing those life styles to include learning about nutrition and more exercise could extend life expectancies and also lower health costs.

Mary Greeley Medical Center CEO Brian Dieter noted the recommended funding streams to pay for the estimated project budget of \$48,700,000, as follows:

City of Ames	\$17,000,000
MGMC	7,000,000
Heartland	3,500,000
Story County	3,000,000 (64%)
Philanthropic	18,200,000 (37%)

It was emphasized by Mr. Dieter that future approvals will be required by each entity. Mr. Schainker noted that a bond issue would have to be approved as well. He detailed the shared percentage of the aquatics and the dry amenities deficits. The proposed partner operational contributions were also shown.

Craig Ogilvie, 3226 Bayberry Road, Ames, advocated for the possibility of an actual full child-care center to be located in the facility. He believes that there is a critical need in Ames and Story County for more child-care facilities.

Next Steps. City Manager Schainker noted the next steps that will happen from today through July 2018. The anticipated sequential steps of the three- to four-year process were also described.

ADJOURNMENT: The meeting was adjourned at 9:25 p.m.

Diane R. Voss, City Clerk

John A. Haila