

MINUTES OF THE SPECIAL MEETING OF THE AMES CITY COUNCIL

AMES, IOWA

MARCH 18, 2014

The Ames City Council met in Special Session at 7:02 p.m. on the 18th day of March, 2014, 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: Gloria Betcher, Amber Corrieri, Tim Gartin, Matthew Goodman, Chris Nelson, and Peter Orazem. *Ex officio* Member Alexandria Harvey was absent.

WATER AND SEWER CONNECTION DISTRICTS FOR CERTAIN PROPERTIES IN THE NORTHERN GROWTH AREA: Moved by Nelson, seconded by Corrieri, to adopt RESOLUTION NO. 14-126 setting the date of public hearing for April 8, 2014, to establish Water and Sanitary Sewer Connection Districts for certain properties in the Northern Growth Area.

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

COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) – CONSOLIDATED PLAN 2014 PUBLIC FORUM: Mayor Ann Campbell summarized what the CDBG is and that this year the Council has delayed the scheduling for the Plan in order for the Council to be present at the public forum. Next week, staff will bring back a summary from tonight with new goals and priorities for the next five years. After that, a hearing will take place. The Mayor stressed that the City must follow the requirements provided by the Department of Housing and Urban Development (HUD).

Also in attendance at the public forum were the following: Ronnie Lee Shelly, Jr; Devita Harden; Bill Vaughn, representative of Mainstream Living; Shari Reilly, representative of AMOS, St. Thomas and ERP; Thomas Proden, representative of Habitat for Humanity; Linda Wishman, representative of ACCESS; Sam Erickson, representative of CHI, Inc.; Nancy Marbs, representative of League of Women Voters; Margie Oldehoeft, representative of League of Women Voters; Hope Metheny, representative of Youth and Shelter Services; Catherine Scott; Wayne Clinton, representative of BOS; Edna Clinton, representative of NAACP; Sharon Guber; Crystal Matelski; Diane Birch, representative of AMOS; Jean Prestemon; Dean Prestemon; Trish Starble, representative of AMOS and SCCHC; Anita Rollins; and Ian Nelson.

Vanessa Baker-Latimer, Housing Coordinator, gave an overview of the Community Development Block Grant (CDBG) Program and new Consolidated Plan Requirements. She also reviewed current and previous goals and priorities to address the major housing and community development needs of low- and moderate-income residents of the community. Ms. Baker-Latimer also discussed the five goals created for the 2004-09 Consolidated Plan.

Small group discussions were held to give individuals the opportunity to review and discuss revised or new five-year goals and priorities. At the conclusion of the small group discussions, Council Members presented the summary for each group. A summary of proposed goals and priorities follows:

Group Facilitated by Council Member Corrieri:

- Merge goal #1 from both five year plans and add focus on moving renters to home buyers
- Invest in activities that meet social, health, recreational, educational needs of LMI residents with increased focus on transportation
- Assistance to single head of household families with unique barriers (victim of domestic violence)
- More affordable housing (by definition)
- Acquire properties to be renovated for low income housing or make funds available to non-profit agencies for same purpose

Group Facilitated by Council Member Gartin:

- Partner with non-profits (ex: habitat) to provide affordable housing
- Spread out affordable rental units around Ames to avoid concentration of LMI residents
- Encourage landlords to rent to LMI residents
- Increase public transport to areas of Ames with affordable housing and surrounding communities
- Look at adding townhouses as a rental option for LMI residents

Group Facilitated by Council Member Nelson:

- Minimize infrastructure spending; look at new manufactured home park infrastructure
- Retain goal #2: Increase accountability to receiving organizations, focus on implementation, focus on publicizing program
- Reconsider goal #4 from 04-09 plan
- Add homeless to verbiage in goal #1 from 09-14 plan
- Goal #1 in non-LMI areas
- Emphasis on affordable good housing

Group Facilitated by Council Member Betcher:

- Keep item #1, from both plan cycles, it is ongoing and will continue to be because of income disparities and community needs:
 - Do we have staff and resources in place to identify homes that will fit the category?
 - Retrofitting is a great idea
 - Could generate income (eventually)
 - Would programs like energy audits be used more by the LMI community if we enhanced education on available programs?
- Keep non-LMI goal #1 if we continue with this, there will still be benefits for the community; keeps the community safe and cared for – not everyone has the resources to demolish or rebuild
- Current item #2 is still useful because the affected populations continue to expand and need assistance
 - Could we look for additional funds from partners (leverage money), especially for non-profits, private partners (home improvement stores?), get the community involved?
- Can some funds be used for studies and planning to help us redirect/allocate funds?
 - What would be our desired deliverables from planning? What timeframe?
 - HUD formulas are difficult to understand; is there room to study ways to make the process/requirements more transparent?

- Could we focus the plan/education efforts effectively? How?
- Do we know who benefits? Do we have quantifiable values?
- Item #3 is useful to include because of the need for shovel ready projects that can be completed in a timely way to meet grant requirements
 - Expanded transportation needs; dedicate services (HIRTA) – special needs populations
 - Expand CyRide routes
 - Meeting spaces for small groups; facilitate meetings for groups/neighborhoods
 - Something for young people; kids’ free passes – Octagon passes
- Item #4 from 04-09; how could the City assist in this? Do we have willing employers? Might be worth exploring.

Group Facilitated by Council Member Goodman:

- New construction range of housing for all income; “If you work in Ames, you should be able to live in Ames.” (with mandatory inclusion of VLI housing)
- Leverage 15% on transit and job training
- Maximize PP and PubPri Partnerships; leverage CDBG funds
- Maximize staff time to adequately staff programs
- Limiting infrastructure exclusively to investments which generate additional LMI to VLI housing
- Greatly expand availability of emergency housing for families

Ms. Baker-Latimer mentioned that training had been provided on new software being required by HUD for the Consolidated Plan and the Action Plan. The Consolidated Plan will drive the Action Plan. The March 25, 2014, City Council meeting will include the input gathered tonight for the new goals and priorities for 2014-2019. A tentative timeline for next steps was discussed which will allow for the Action Plan to be submitted to HUD on or before July 15, 2014.

The meeting recessed at 8:50 p.m. and reconvened at 9:00 p.m.

CITY COUNCIL COMMENTS: Council Member Nelson, seconded by Goodman, to refer to staff for a memo the letter from Fernsler Hutchinson Architecture related to the text amendment on the signs at the Copper Beach townhouses. Nelson would like Diekmann to prepare a memo on what is currently allowed for signage.

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

Moved by Goodman, seconded by Corrieri, to direct that an update regarding HIRTA services and customer satisfaction/concerns/non-concerns be placed on a future agenda.

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

Moved by Gartin, seconded by Goodman, to refer to staff for a memo the letter from Mark and Shelly Ackerman related to traffic concerns with respect to the Mainstream Living Aspen house.

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

Council Member Gartin also noted receipt of a letter from Peter Hallock, President of the Historic Old Town Neighborhood Association. Mr. Gartin inquired whether or not there was interest in listening to further concerns regarding traffic and Mary Greeley Medical Center. City

Manager Steve Schainker said he would prepare a memo to Council on this issue.

Moved by Goodman, seconded by Nelson, to bring back conversation on whether the Council wanted to support a Minor or Major Land Use Policy Plan Amendment on the South 17th Street project near Aspen Business Park.

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

Planning and Housing Director Kelly Diekmann noted he would take the information from the memo and put it into a staff report so that Council would have the ability to take action.

CLOSED SESSION: Moved by Goodman, seconded by Corrieri, to hold a Closed Session as provided by Section 21.5c *Code of Iowa*, to discuss matters in litigation.

Roll Call Vote: 6-0. Motion declared carried unanimously.

The meeting reconvened in Regular Session at 9:08 p.m.

ADJOURNMENT: The meeting was adjourned at 10:32 p.m.

Diane R. Voss, City Clerk

Ann H. Campbell, Mayor

Erin Cain, Recording Secretary