

MINUTES OF THE SPECIAL MEETING OF THE AMES CITY COUNCIL

AMES, IOWA

DECEMBER 19, 2019

The Special Meeting of the Ames City Council was called to order by Mayor John Haila at 6:00 p.m. on the 19th day of December, 2019, in the City Council Chambers in City Hall, 515 Clark Avenue. Council Members Bronwyn Beatty-Hansen, Gloria Betcher, Amber Corrieri, Tim Gartin, David Martin, and Chris Nelson were present. *Ex officio* Member Devyn Leeson was also present.

Moved by Martin, seconded by Betcher, to reconsider the decision made on December 17, 2019 regarding Downtown parking.

Mayor Haila noted Alternative 1A in the Staff Report that was received with the Downtown Parking Study that would convert on-street meters to a 3-hour limit. Traffic Engineer Damion Pregitzer said with that option all on-street meters in the downtown area would have a 3-hour limit.

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

Moved by Martin, seconded by Betcher, to maintain the Downtown parking system and to convert on-street parking meters to a 3-hour limit.

Mr. Gartin asked if this option is what representatives of Main Street desire. City Manager Steve Schainker said this wasn't their first choice, but is now the preferable option. Council Member Nelson said his only concern is regarding the periphery. Council Member Betcher said the far periphery is still at a 10-hour limit, and lot parking hasn't changed.

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

AMES PLAN 2040 UPDATE

Review Development Scenarios: Planning and Housing Director Kelly Diekmann told the Council that the additional staff members who have been involved in scenario planning were present for discussion. Mayor Haila told the group public comment would be received on January 7, 2020 at 7:00 p.m. Council Member Gartin asked if school boards and Story County could be invited. Director Diekmann said that following public input the next meeting would involve Council decision-making. Mayor Haila suggested January 14, 2020 for Council direction to be given.

Director Diekmann said RDG had prepared four independent directional growth scenarios that could accommodate approximately 15,000 additional people within the City of Ames. He reminded the Council that the initial concepts presented included four scenarios that were geographically located to the west, north, east, and south. RDG Principal Consultant Marty Shukert explained that RDG followed Council's direction to refine the scenarios and prepare analyses of infrastructure and services for the areas; and additionally, to identify three or four different "tiers" of growth for each area.

It was explained that tiers were created within each scenario to lay out the levels of infrastructure needs (using existing infrastructure, relatively low-cost extensions to infrastructure, and significant infrastructure extensions and new facilities). Costs were reviewed for each growth area (North, East, South and Southwest, and West) and improvements needed for water, sanitary sewer, stormwater, transportation, and public safety services were reviewed by tier.

Director Diekmann said estimated costs are total costs in 2019 dollars and do not account for any cost-sharing. Mr. Shukert said the traffic analysis and related projects use the 2040 transportation model. Mr. Gartin asked if lift station costs are included in the estimates. HDR Representative Joe Spradling said if a lift station would be needed for a scenario those costs are included in the estimate.

To evaluate the scenarios, serviceability for the needs of water, sanitary sewer, public safety, and transportation were considered, by tier, for all growth directions.

Regarding the North Growth Area, Mr. Shukert said a fire station in north Ames would be needed. Council Member Corrieri asked if an additional fire station is needed anyway. Director Diekmann said the City's goals are being met currently, but if there is full build-out of tier one, a new station will be needed. Mayor Haila asked what the station would cost to staff. City Manager Steve Schainker said over \$1 million annually would be needed for staffing. Council Member Martin asked about other operational amounts that are location-dependent. Council Member Corrieri asked if Council should be focusing on tier three. Mr. Shukert said no, but one option is to concentrate all growth in one direction. Ms. Corrieri said she doesn't want to panic people with discussions on the largest extensions. Council Member Nelson said there are partners for funding. Council Member Betcher said if a major investment is made in tier one or two, it makes sense to consider tier three.

Regarding the East Growth Area, Mr. Diekmann said the higher cost of tiers three and four should be considered because of the potential economic development. Mr. Diekmann said in considering transportation, transit wasn't considered. He said thought should be given toward transit in decision-making, but information is not yet available. Council Member Beatty-Hansen said she's not enthused with the East option because it's not bicycle- or pedestrian-friendly since it's so far from the rest of Ames. Mr. Diekmann noted this growth option has much more commercial than the other options. Mr. Gartin said he thought they discussed lengthening multi-use trails. Mr. Shukert said trails would be connected in the long-term. Mr. Gartin said employers on the east side would benefit from having housing in that area. Mr. Pregitzer noted transportation planning takes into account five years at a time.

Regarding the South Growth Area, Mr. Diekmann said the full cost for the solution regarding water is still needed. He said this area doesn't have a loop system to the rest of the City. Council Member Betcher asked if the velocity is too slow. Mr. Spradling concurred. Ms. Betcher asked about the transportation plans, and when Duff Avenue would need to be extended. Mr. Pregitzer said the three lane improvement that was accelerated was part of the Long Range Transportation Plan. Mr. Diekmann said south of the Southdale area Duff Avenue is two-lane. Mr. Pregitzer said the current Long Range Transportation Plan stopped at Ken Maril Road. Mayor Haila noted tier two contains

a significant investment to widen Duff Avenue, and asked if Grand Avenue would also need extended. Mr. Pregitzer said an underpass extension is needed from 16th Street to Airport Road, which would allow this growth area 20% more growth without full extension of the Highway 30 interchange. Mr. Pregitzer said the only federal funds that may be available for the underpass would be Metropolitan Planning Organization (MPO) funds. Council Member Nelson asked about the planned improvements for the Duff Avenue intersection near Hunziker Youth Sports Complex. Mr. Pregitzer said that project is reconfiguring a ramp intersection.

Regarding the Southwest Growth Area, Mr. Shukert noted the option would include tier two and tier three options. Mr. Diekmann noted the options should be very familiar as they are from the 1997 LUPP.

Regarding the West Growth Area, Director Diekmann said sewer needs make this area different. Mr. Spradling said the northern-most sewer line is at capacity currently, and any tier 2 or tier 3 growth would require a lift station to connect to the southwest growth area trunkline. It was noted that this growth area has three different sewer areas serving it. Mr. Spradling said a lift station and trunkline would be needed, which would cost an additional \$3-4 million. Mr. Diekmann said none of tier three can be accomplished without that major investment.

Council Member Gartin asked if the traffic modeling takes employers into consideration, including ISU Research Park and East Industrial Area employers. Mr. Diekmann said employment growth is in the model. Mr. Gartin asked how traffic modeling accounts for the employment areas being added. Mr. Diekmann explained that for traffic modeling the area is broken up into blocks called Traffic Analysis Zones, and then jobs and housing are assigned to each block to account for travel from one side of Ames to a new destination. Mr. Pregitzer said the growth assumptions assume well-distributed land uses of services, employment, and housing. He said if land uses are not well-distributed, some traffic assumptions and improvements will not be as predicted and will need adjusted. Mayor Haila noted the ISU Research Park's plan to add several new jobs in the next 20 years and the concentrated amount of jobs in certain areas. Mr. Diekmann said manufacturing or office work nodes are heavily loaded with employment and have been accounted for. He explained that, as traffic capacity is added, it changes travel behavior. Ms. Betcher asked about Vehicle Hours Traveled and delay. Mr. Diekmann said that component isn't available. Mr. Gartin commented that the daily Vehicle Miles Traveled per person is very close for all areas. Council Member Martin asked for the major takeaway from the traffic modeling comparison of scenarios. Mr. Pregitzer said all growth scenarios have fairly similar potential for a traffic network.

Consultant Shukert discussed scenario combination options and corresponding population yields and infrastructure estimates. Mr. Diekmann noted that infill options would mean additional residents beyond the estimated 15,000. It was noted that all combinations involving the North Growth Area include \$6 million for an additional fire station. Mayor Haila said property owners may not want to sell land included in the options. Council Member Martin pointed out that that is being estimated with the multiplier being used. Mr. Shukert concurred. Mr. Diekmann noted that the northwest growth option wasn't evaluated, but has been outlined in the past and can be provided for informational purposes. Council Member Nelson said he wants to understand how flexibility to

combine scenarios and creating a “place” can be balanced.

Council Member Gartin noted that, in addition to expenses, the revenue side must also be considered. Mr. Diekmann said that wasn’t included because the options contain about the same population and would generate about the same revenue within 10%. He also noted that if Council chooses a preferred vision of all tier ones, there must be policy set for preserving other areas where Council believes Ames can grow into beyond the preferred vision. He said such policy would prevent getting “boxed in” and having sporadic development. Manager Schainker referenced the memo that had been sent to the Council, which outlined possible ways to evaluate the scenarios.

Director Diekmann advised that on January 7, 2020, the Council will meet to hear public comments, and at the Regular City Council meeting on January 14, 2020, the City Council will discuss and then provide direction on preferred scenarios. Director Diekmann said that, following Council direction, next discussions will be regarding preparing land use designations in selected area(s) and existing City areas for the draft Future Land Use Map, including housing and commercial development categories, uses, densities, types of homes, infill projects, etc. Mayor Haila asked how a scenario can be successful if some property owners don’t want to sell, and others farther out would sell. Mr. Diekmann advised that, when developing an area, it’s beneficial to get more land rather than less. Mr. Shukert added that the best way is to make sure there’s enough land designated.

Other Issues:

Mr. Pregitzer said the Long-Range Transportation Plan update is in the planning process and must be adopted in October. He said that he is hopeful the Council’s decisions regarding growth can be considered in the Long-Range Transportation Plan. Mr. Gartin asked if CyRide should come to the January meeting because of its role in transportation. Mr. Diekmann answered that staff could meet with CyRide to discuss details. Mayor Haila said if Council could receive information regarding staff’s meeting with CyRide by January 10, 2020, the Council could consider the information ahead of its meeting on January 14.

DISPOSITION OF COMMUNICATIONS TO COUNCIL:

Mayor Haila referenced a letter received by Erv Klaas regarding a grant opportunity.

Moved by Martin, seconded by Beatty-Hansen, to request a memo from staff regarding the grant opportunity.

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

COUNCIL COMMENTS:

Noting that this was Council Member Nelson’s last meeting, *Ex officio* Member Leeson thanked him for his service. Council Member Gartin thanked Mr. Nelson for the manner in which he thoughtfully approached serving the residents of 4th Ward and the community. Council Member Beatty-Hansen also thanked Mr. Nelson for his service to the community. Council Member Betcher told Mr. Nelson that she appreciated his insight on codes and small business issues and hopes that he will still provide his perspective in the future. Council Member Martin also thanked Mr. Nelson for his time

on Council. Council Member Corrieri said she appreciated serving on the City Council for the past six years with Council Member Nelson.

Mayor Haila said he has enjoyed this Council and how it has worked together as a team. He said it's hard to lose a member, and thanked Mr. Nelson for his positivity.

ADJOURNMENT: The meeting was adjourned at 8:28 p.m.

Diane R. Voss, City Clerk

John A. Haila, Mayor

Erin Thompson, Recording Secretary