



**GRINNELL PLANNING COMMITTEE MEETING
TUESDAY, SEPTEMBER 8, 2020 AT 6:15 P.M.
VIA ZOOM**

Join Zoom Meeting

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TENTATIVE AGENDA

ROLL CALL: Bly (Chair), Davis, Gaard.

PERFECTING AND APPROVAL OF AGENDA

COMMITTEE BUSINESS:

1. Update on Strategic Plan Initiative #2 and Action Plan: Strong support for initiatives that expand housing options (type, cost, location, etc.).
2. Update on Strategic Plan Initiative #7 and #9 (items were combined): Work with Chamber to develop multimedia promotional items and appoint a communications director/social media coordinator.
3. Update on Strategic Plan Initiative #11: Update Land Use Plan and Zoning Ordinances.

INQUIRIES:

ADJOURNMENT:

STRONG SUPPORT FOR INITIATIVES THAT EXPAND RESIDENTIAL HOUSING – COMPLETE UPDATE TO EXISTING HOUSING STUDY

GOAL SETTING SESSION CITY OF GRINNELL- ACTION PLAN

This was identified as the 2ND highest priority by the Mayor and City Council.

Project leader(s): City Councilmember Rachel Bly and Mayor Dan Agnew
 Staff Coordinator(s): City Manager Russ Behrens and Building/Planning Director Tyler Avis

Activity	Completion Date
Form Task Force to guide this process. Work with Task Force to establish scope of the project. There are several housing projects that have been completed, several that are being developed, and a great deal of uncertainty due to the impacts of COVID-19 on the economy. Updating the housing study is a prudent step to better understand how to deploy resources.	June 1, 2020
Develop a Request for Qualifications to solicit proposals regarding qualifications of consultants to perform this study. Identify three consultants that we will invite to submit proposals.	July 1, 2020
Receive and review proposals. Task Force to make recommendation to the City Council ranking the consultants. City Council to consider proposals and presumably enter into a contract with the selected firm to perform the work.	August 1, 2020
Consultant to meet with Task Force to develop study guidelines, schedule, roles, expectations, strategies for public engagement, and expected outcomes. This will be done during the contract negotiation phase also.	September 1, 2020
Task Force and consultant work together to gather information.	October 1, 2020 to December 1, 2020
Task Force to present final draft to Mayor and City Council	December 2020
Implement housing projects that are supported by the information and recommendations included in the final study.	2021 and 2022

City of Grinnell Community Development Needs Assessment

The City of Grinnell is applying for a 2020 Downtown Revitalization Phase II Facade Improvement Grant. The project target area has been identified by the city to contain a blighted economic area in accordance with Iowa Code Chapter 403. Below are community development needs for Grinnell as well as potential or planned activities to address those needs. The project in consideration for this DTR grant is included below, as well as other development needs.

Grinnell Community Development and Housing Needs of LMI Persons

Housing

- **More rental housing needed:** The 2017 Housing Study as well as the 2019 Cultural Connection Plan update found that even though more housing options are coming online in Grinnell, still more housing is needed for the student population as well as workforce.
- **Improve existing housing:** Continue improvement of housing stock.
- **Mobile home community:** There are 115 housing units at a mobile home community on the SE part of the city. The park is largely filled with varying levels of housing condition.

Infrastructure

- **I + I reduction:** Need to continue to reduce I + I into sewer system. One area of the system was lined in 2014 with great success in I + I reduction. An additional area is being investigated to determine the extent of the problem. I + I reduction is needed to keep sewer rates low and prevent the city from having to treat large amounts of water getting into through I + I with their new wastewater treatment plant.
- **Sidewalk study:** A sidewalk study is needed to determine where gaps and replacement is needed. The 2014 and 2019 Cultural Connections Plan identified sidewalk condition and overall walkability as issues for elderly and those with limited mobility.

Transportation

- **More transit service:** A 2020 study conducted for the Long Range Transportation Plan update indicated that more transit service is desired, including trips with less than 24-hour notice trips outside of normal business hours (evenings, weekends). Transit needs may also involve local employers. This need was also identified in the 2019 Cultural Connections plan. Community members have recently formed a working group to work on transit needs in the community.
- **Ambulance service (operating)** needs improved in the area. Current private providers.

Other Community Development and Housing Needs

Economic Development

- **Poor condition of commercial downtown buildings and facades:** Previous investments in the downtown have been successful as a springboard for development and investment, but areas remain in the historic commercial downtown where buildings need significant repairs and restoration of historic elements. Several buildings must set rent prices low in order to be an attractive option for business tenants. Low rent does not generate enough income to support expensive repairs.

- **Better internet needed:** Iowa Telecom and Mediacom do not provide fast enough or reliable services. Better services are needed to meet current residential demand as well of possible future commercial demand. This issue was cited by city staff and several area economic development specialists.
- **More services needed that cater to students:** Students and other members of the community were surveyed in a 2014 Cultural Connection Plan and a 2019 plan update. The planning effort found that respondents desired more entertainment options and more businesses that were open later in the evening and were friendlier to student schedules.

Housing

- **Upper story housing desired:** Respondents reported in the 2019 Cultural Connection Plan that they want to live downtown, experience walkable amenities, and soak up the positive and artistic student culture. The Beyer Building and several other prominent buildings are opportunities but will require significant renovation budgets.
- **Garden cottage, smaller square footage housing desired:** The 2017 Housing Study identified that demand exists for cottage style housing, perfect for empty nesters, retirees looking to downsize, smaller families or first-time home buyers.

Infrastructure

- **Grinnell Area Recreation Trail and on-road cycling infrastructure:** Future extensions of Grinnell Area Recreation Trail are needed. These extension are desired along the south part of Highway 146. Resident also commented in a recent survey (2020 Long Range Transpiration Plan update) that they wanted more bike lanes and wider shoulders in town to accommodate on-road cycling.

Planned or Potential Activities to Address Housing and Community Needs

- 2020 DTR Façade Grant application that addresses 9 downtown properties.
- Working with Mahaska Telecommunications group to install fiber optics and start a better broadband service in Grinnell.
- Currently investigating water collection system through televising and cleaning to determine issue areas for I/I. Developing a future IEDA sewer lining project to address I/I into the sewer system.
- New rental housing and student housing being constructed in old McNally's grocery store location.
- Garden Cottages being developed now on the south side of town
- Community meeting to discuss transit needs.

Ann Wingerter

From: Russ Behrens
Sent: Friday, April 24, 2020 11:30 AM
To: Dennis Reilly; Dan Agnew; Marilyn Kennett; Jordan Allsup; Jan Anderson; Duane Neff; Daniel Ramos; Ann Wingerter
Subject: 7-19 Priorities Strategic Plan

7. Work with Chamber to develop multimedia promotional items. 5 votes
Planning Committee Marilyn Kennett, Dennis Reilly, Jordan Allsup, and Sharon Mealy
8. Study solid waste/recycling solutions, etc. 5 votes.
PW & G Committee, Duane Neff and Barb Flander
9. Appoint a communications director/social media coordinator. 5 votes.
Planning Committee, Marilyn Kennett, Jordan Allsup, and Ann Wingerter
10. Support community mental health solutions. 5 votes.
Public Safety Committee, Dennis Reilly, and Mayor Agnew.
11. Update Land Use Plan and Zoning Ordinances. 4 votes.
Planning Committee, Russ Behrens, and Tyler Avis.
12. Consider ways to utilize Campbell Fund to address root problems of poverty in Grinnell. 4 votes.
Finance Committee, Russ Behrens, and Sharon Mealy.
13. Develop policy to code enforcement and contractor responsibility, especially right-of-way permits. 3 votes.
PW & G Committee, Jan Anderson, Duane Neff, Jim Brown, and Tyler Avis.
14. Develop another deep drinking well. 2 votes.
PW & G Committee, Jan Anderson, and Jim Brown.
15. Financial software that allows real time access to budget information and payroll data entry. 2 votes.
Finance Committee, Ann Wingerter, and Kim Kolars
16. Review community daycare needs. 1 vote.
Planning Committee, Jordan Allsup, and Marilyn Kennett.
17. Develop pilot program to disconnect footing drains. 0 votes.
PW & G Committee, Jan Anderson, and Daniel Ramos
18. Consider fire service fees for certain commercial and industrial properties. 0 votes.
Finance Committee, Jan Anderson, Dan Sicard, and Mayor Agnew
19. Host open houses at city facilities. 0 votes.
Planning Committee and Sharon Mealy.

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