

JOHNSTON CITY COUNCIL

Worksession No. 08-01

Johnston City Hall, 6221 Merle Hay Road, Johnston, Iowa 50131

January 7, 2008

6:00 p.m.

1. CALL TO ORDER

Mayor Dierenfeld called the meeting to order at 6:00 p.m.

2. ROLL CALL

Present: Clabaugh, Culbert, Hibbs, Kallen

Absent: Tingley

3. CLOSED SESSION

Per *Iowa Code* §21.5 .1 (c): To discuss strategy with counsel in matters that are presently in litigation or where litigation is imminent where its disclosure would be likely to prejudice or disadvantage the position of the governmental body in that litigation.

Motion to enter into closed session made by Kallen second by Culbert.

ROLL CALL: Aye: Culbert, Hibbs, Clabaugh, Kallen

Nay: None

Motion Approved: 4-0

The meeting entered into closed session at 6:00 p.m.

Mayor Dierenfeld announced that the Council would stay in closed session to discuss another matter currently in litigation.

4. CLOSED SESSION

Per *Iowa Code* §21.5 .1 (c): To discuss strategy with counsel in matters that are presently in litigation or where litigation is imminent where its disclosure would be likely to prejudice or disadvantage the position of the governmental body in that litigation.

ROLL CALL: Aye: Culbert, Hibbs, Clabaugh, Kallen

Nay: None

Motion Approved: 4-0

The meeting entered into open session at 6:29 p.m.

ROLL CALL: Aye: Kallen, Clabaugh, Culbert, Hibbs

Nay: None

Motion Approved: 4-0

5. CONSIDER REQUEST FOR TAX INCREMENT FINANCING BY RYAN COMPANIES US, INC.

City Administrator Jim Sanders reviewed the TIF request by the Ryan Companies US, Inc. Sanders noted that the project related to the request was part of a Pioneer expansion project located at 8700 Crescent Chase. The building is being constructed in order to lease space to Pioneer Hi-Bred International. The current valuation of the building is approximately \$662,000.00 with an annual property tax of \$26,000.00. Valuation after the proposed expansion is estimated to be \$4,900,000.00 with property taxes of \$167,000.00.

Sanders noted that the request does meet the criteria for the expanded TIF program.

Doug Dieck, Vice President, Ryan Companies, reviewed the project and noted that construction is scheduled to start in the spring with an anticipated occupancy date of October 1, 2008.

Council members Clabaugh and Culbert stated their support for the project and the positive role Pioneer Hi-Bred played in the community.

The Council noted their support of a TIF request for the project.

6. CROWN POINT POOL UPDATE

Parks Superintendent Ron Ward presented the proposal from Water's Edge Aquatic Design for the Crown Point pool evaluation. This review would address the water treatment system, ADA compliance, structural concerns, and related pool features. The cost of the study is \$3500.00

Upon completion of the evaluation, a report will be presented to the City to provide information on the options of renovation and repair.

Council Member Clabaugh noted that he would like to see an estimate for demolition and removal of the pool included in the final report.

Council Member Hibbs requested the study to include addressing the water loss issue. Ward noted that would be included in the report.

7. DISCUSS PROPOSED SERVICE ORGANIZATION SIGNAGE

Sanders reviewed the proposal of the local service organizations to place a sign at the intersection of NW 62<sup>nd</sup> Avenue and Merle Hay Road. He noted that the organizations were requesting direction from the Council because of the proposed redevelopment along Merle Hay Road.

Council members Clabaugh, Culbert and Hibbs noted that giving approval for any signage along the Merle Hay Road/ NW 62<sup>nd</sup> Avenue corridor would be premature until redevelopment begins.

8. REVIEW AND DISCUSS TAX INCREMENT FINANCING (TIF) REPORTS

Sanders noted that TIF reports are updated a few times a year and that Council would be provided updated reports when they are available.

Council Member Culbert requested including the number of jobs created by the TIF projects to the reports.

The meeting was adjourned at 6:57 p.m.

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Paula Dierenfeld, Mayor

ATTEST:

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Stephanie L. Reynolds, City Clerk