

JOHNSTON CITY COUNCIL

Worksession No. 08-05

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

March 3, 2008

6:00 p.m.

1. CALL TO ORDER

Mayor Dierenfeld called the meeting to order at 6:03 p.m.

2. ROLL CALL

Present:

Clabaugh, Kallen, Culbert, Tingley, Hibbs

Absent:

None

3. DISCUSS PROPOSED CONCEPT PLAN FOR THE HEARD GARDEN PROPERTY OF ON THE NORTHEAST CORNER OF JOHNSTON DRIVE AND MERLE HAY ROAD.

David Wilwerding, Community Development Director, introduced those present representing the property owners and developers.

Brad Kuehl, Civil Design Advantage, 5501 NW 112 Street, Grimes, reviewed the proposal for apartments on the Heard Garden Property and noted that these were very preliminary plans. He also noted that they were looking for Council input as the owners and developers moved forward in the process.

Chris Murray, representing Denny Elwell Family, LC also reviewed the project and discussed previous Elwell projects in the city.

Council Members requested clarification on issues related to the power lines, the existing neighbors, the potential impact on the school district, and sidewalk installation, but were generally supportive of the proposal.

4. CONSIDER REQUEST FOR TAX INCREMENT FINANCING (TIF) BY GREEDY INVESTMENTS, LLC.

Jim Sanders, City Administrator, reviewed the request from Greedy Investments, LLC. Sanders noted this location was at NW 57th Avenue and NW Beaver Drive. The proposal is for the construction of a new building at the location.

Council Member Kallen requested clarification regarding the possible tenant in the building. Ted Greedy noted that the tenant was currently in a month-to-month lease and was looking for a more permanent location.

Sanders noted that at this time he was looking for consensus from the Council to move forward with the request.

Council Members noted their support.

5. DISCUSS DEVELOPMENT CONTRIBUTIONS TO ROADWAY IMPROVEMENT PROJECTS.

Wilwerding noted that this item was of an introductory nature to provide the Council with an overview of the previous history of contributions to roadway improvement projects.

Wilwerding reviewed the Notice of Potential Assessment versus Petition and Waivers as well as how amounts typically discussed for roadway improvements were calculated.

Wilwerding also noted that staff would bring this issue back to Council for further review and discussion.

6. UPDATE ON THE DISCUSSION REGARDING URBAN REVITALIZATION (TAX ABATEMENT).

Sanders reviewed the previous discussions regarding urban revitalization and TIF.

Sanders noted that he had spoken with the bonding attorney regarding the previous questions raised by the Council at previous meetings including abatement schedules.

Sanders noted that he would continue to speak with the bonding attorney and report back to the Council.

The meeting adjourned at 6:57 p.m.

Paula S. Dierenfeld, Mayor

ATTEST:

Stephanie L. Reynolds, City Clerk