

JOHNSTON CITY COUNCIL

Worksession No. 10-01

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

January 4, 2010

6:00 p.m.

1. CALL TO ORDER

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

2. ROLL CALL

Present: Clabaugh, Culbert, Hibbs, Kallen, Lindeman
Lindeman arrived at 6:10 p.m.

Absent: None

3. CLOSED SESSION

Per *Iowa Code* §21.5.1 (j): To discuss the purchase of particular real estate only where premature disclosure could be reasonably expected to increase the price the governmental body would have to pay for that property. The minutes and the tape recording of a session closed under this paragraph shall be available for public examination when the transaction discussed is completed.

Motion by Culbert second by Hibbs to enter into closed session

ROLL CALL: Aye: Hibbs, Kallen, Clabaugh, Culbert
Nay: None

Motion Approved: 4-0

The meeting entered into closed session at 6:04 p.m.

The meeting entered into open session at 6:50 p.m.

ROLL CALL: Present: Culbert, Hibbs, Kallen, Lindeman, Clabaugh
Absent: None

4. DISCUSS PROPOSAL FROM JOHNSTON COMMONS L.C. REGARDING A SENIOR LIVING RESIDENTIAL DEVELOPMENT IN JOHNSTON COMMONS AT 5808, 5812 AND 5900 NORTHGLENN DRIVE

Steve Neibuhr, Hubbell Realty Company, discussed a proposal for a senior townhome rental development on the described property. The property is currently zoned as commercial and the proposed project would require rezoning. He noted the estimated project cost is \$5 million and requested discussion by the City Council regarding funding subsidies and/or incentives. Doug Wells, Wells and Associates, 756 9th Street, Des Moines, discussed the architectural, floor plan and landscaping designs for the proposed project. Discussion took

place regarding the potential property rezoning. Kallen noted his support for rezoning the property. Lindeman concurred and noted the need for senior housing within the community. Hibbs expressed support for the property rezoning and requested additional information regarding senior rental housing. Culbert concurred with Hibbs' comments. The City Council noted the City's tax increment financing policy does not provide for funding for residential properties. Discussion of this item will continue with the City Council Economic Development subcommittee.

5. DISCUSS NEW FEDERAL REQUIREMENTS FOR THE TRAFFIC SIGN RETRO REFLECTIVITY LEVELS

Discussion of this item was deferred until the City Council meeting.

The meeting adjourned at 7:08 p.m.

Paula S. Dierenfeld, Mayor

ATTEST:

Cyndee D. Rhames, City Clerk