

JOHNSTON CITY COUNCIL
Worksession No. 16-07
Johnston City Hall, 6221 Merle Hay Road
March 21, 2016
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, Lindeman, Brown, Cope, Temple
Absent: None
3. BOOK OF VALUES/APPRAISALS DISCUSSION
Public Works Director Dave Cubit introduced Russ Manternach of Commercial Appraisers of Iowa. Manternach explained the difference between property costs in the project book, which is a compensation estimate, and an actual appraisal.
4. DISCUSS ARCHITECTURAL STANDARDS FOR THE WINDSOR OFFICE PUD AS REQUESTED BY SLINGSHOT ARCHITECTURE
Planning Intern Clayton Ender introduced Eric Wessels of Slingshot Architecture. Wessels reviewed the request to allow stone masonry as an alternative to brick. Wessels noted that the proposed building would be similar to that of the Fiedler and Timmer building on Windsor Parkway. Council Members noted their consensus with moving the project forward with the stone masonry.
5. DISCUSS A POTENTIAL COMPREHENSIVE PLAN FUTURE LAND USE MAP AMENDMENT AND REZONING TO ALLOW MEDIUM AND HIGH DENSITY RESIDENTIAL USES WITHIN WINDSOR OFFICE PARK
Joe Pietruszynski of Hubbell Realty addressed the Council regarding proposed development within Windsor Office Park. Pietruszynski noted that Hubbell had listened to recommendations for transitioning residential property within the Park. He reviewed the proposed bi-attached homes, noting there would be 40 homes at a density of 5 units per acre. He also noted that the price point on the homes would be in the \$285,000 range. Chris Sadoris, also of Hubbell Realty, also addressed the Council regarding a high-density co-op proposal just to the west of the proposed project reviewed by Pietruszynski. She noted that the 57 units would be for sale units, not rentals. Hubbell representatives noted they had meetings set with the neighborhood.
Council members noted they were encouraged to see that Hubbell had listened to the concerns for residential development in the area and that they were anxious to hear the neighbor's reactions to the plan.
6. CAPITAL CROSSROADS LOCAL GOVERNMENT COLLABORATION – HUMAN RESOURCES and LIBRARY SERVICES
Finance and Human Resources Director Teresa Rotschafer and Library Director Eric Melton gave updates to the Council on their participation in the Capital Crossroads Collaboration.
7. DISCUSS CONSIDERATION OF A COMPLETE STREETS POLICY
Community Development Director David Wilwerding reviewed the Complete Streets policy, noting that it was essentially a multi-modal plan which facilitated looking at more than just how fast cars can go and how many traffic control devices are needed. He also noted that while Complete Streets was the title of the plan created by the MPO, the Johnston 2030 Comprehensive Plan contains Policies and Action Steps which encourage the multi-modal system. He noted that the MPO was encouraging cities to adopt the Complete Streets policy as part of the Tomorrow Plan and that they have also indicated that future funding of grants would likely be limited to those cities with an adopted policy.

The meeting adjourned at 6:59 p.m.

Paula S. Dierenfeld, Mayor

ATTEST:

Cyndee D. Rhames, City Clerk