

JOHNSTON CITY COUNCIL  
Worksession No. 16-16  
Johnston City Hall, 6221 Merle Hay Road  
August 15, 2016  
6:00 p.m.

1. CALL TO ORDER

Mayor Dierenfeld called the meeting to order at 6:13 p.m.

2. ROLL CALL

Present: Clabaugh, Lindeman, Brown, Cope, Temple

Absent: None

3. PRESENTATION AND DISCUSSION OF THE "RECREATION AMENITIES FOR APARTMENT AND TOWNHOUSE DEVELOPMENTS" REPORT AS PREPARED BY THE NEIGHBORHOOD DEVELOPMENT CORPORATION

Community Development Director David Wilwerding introduced Glenn Lyons, Executive Director of the Neighborhood Development Corporation. Council Member Brown noted that the issue of recreational opportunities in multi-housing developments had come up at several meetings, and Mr. Lyons had been tasked with making recommendations related to the issue. He also noted that there had been no cost for Mr. Lyons services as they were covered under a 28E with Polk County.

Mr. Lyons reviewed the goals and objectives from the study, including guidelines and policies in place in other communities.

Council members requested additional information on the acceptance of the guidelines in Sultan, WA from a developer standpoint as well as the residents' perspective. Mayor Dierenfeld noted that the City needs to give some attention to the study and not just let it sit on the shelf.

Wilwerding requested direction from the Council. Council members noted that they would like to see a follow up with the community education/recreation group to let them know the results of the study. They also directed staff to begin working on recommendations for the City.

4. SIMPSON PROPERTY REZONING DISCUSSION (SW CORNER OF NW 70<sup>TH</sup> & NW 86<sup>TH</sup>)

Planner Clayton Ender reviewed the proposed rezoning, noting that the request was to rezone approximately 63 acres. Ender noted that Wesley Life is expected to purchase 23 acres of the property for a stepped living community with a small commercial aspect.

Matt McNeill, Vice President of Marketing and Sales for Wesley Life, addressed the Council on their proposed facility, noting that it would be smaller than the Edgewater facility and would provide independent living, assisted living, and a nursing home facility. He also noted that these would be market rate residences. Council Member Cope noted that his mother-in-law resides at the Edgewater facility and everything is first class.

A representative for Simpson Enterprises, Inc. also addressed the Council regarding the remaining property, noting that development would be market driven, but that the proposed development agreement specified the disallowed uses for the property.

Council members requested some clean up in the legal description in the development agreement prior to their consideration at a future meeting.

5. SIDEWALK PROGRAM DISCUSSION

Construction Inspector Matt Greiner provided an update on the sidewalk program in response to the letter of finding from the Department of Justice. Greiner noted that the City has identified all of its physical barriers, appointed an ADA Coordinator, reviewed policies and procedures, as well as developing and publishing a grievance process. He noted that items still needing completion are the public participation, which is ongoing, and also the creation of the transition plan, which includes funding amounts and sources.

Greiner noted that following the Public Works Ad Hoc Committee meeting regarding funding, staff would like to start with the nearly 80 ramps located in those projects that received federal funding. Greiner estimated the cost for rehabbing of those ramps at roughly \$312,000, and could be undertaken in a single year. Greiner advised that this would be funded through various project funds that had come in under budget, and that staff was looking at grant availability and other funding sources as well. He noted that the Ad Hoc Committee was slated to meet in September to discuss the other 1300 other ramps in the city that also need to be addressed. He advised that the estimated cost for those ramps was \$6.5 million. He noted that the committee would also be discussing the responsibility of abutting property owners as well as deferred sidewalks and gaps. Council Member Temple noted that there seemed to be a lot of deficient ramps. Greiner advised that approximately 77% of the ramps in the city are deficient. There was further discussion on the funding of the ramp rehabilitation as well as how to move forward with actual sidewalk deficiency resolution.

The meeting adjourned at 6:58 p.m.

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Paula S. Dierenfeld, Mayor

ATTEST:

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Cyndee Rhames, City Clerk