

JOHNSTON CITY COUNCIL  
Worksession No. 17-06  
Johnston City Hall, 6221 Merle Hay Road  
March 6, 2017  
6:00 p.m.

1. CALL TO ORDER

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

2. ROLL CALL

Present: Brown, Cope,  
Absent: Clabaugh, Lindeman, Temple

3. CODE CONSORTIUM – DISCUSS AND PROVIDE DIRECTION TO STAFF REGARDING THE UPDATING AND AMENDMENTS TO THE JOHNSTON BUILDING CODES (CHAPTERS 154-159)

City Administrator Jim Sanders introduced the item and provided background information. The proposed amendments were a result of the efforts that the Capital Crossroads Central Iowa Code Consortium (CICC) has undertaken for the past several years. Seventeen communities have indicated a desire to enhance consistency and one of those initiatives is to have all the participating communities operating under the same Code version. The City of Johnston currently operates under either the 2012 (Building) or 2009 (Fire), and this action will move the City to the 2015 Code versions among other proposals contained in the Staff recommendations.

The Consortium reviewed all the various codes and came up with a number of recommendations. Staff have analyzed those recommendations and agree with many, but have different thoughts on some, which will be discussed and are contained in the staff reports. Each City will adopt what is most appropriate for the operations of their particular City through amendments. Sanders mentioned that the City of Johnston is on pace, and consistent with many of the other metro area communities in terms of holding the worksession and seeking action over the course of the next three (3) Council meetings, with a July 1, 2017 target effective date.

Community Development Director David Wilwerding thanked Doug Sandvig and Eric Rehm for all their work in analyzing the 2015 Codes along with the recommendations from the CICC as they relate to the City of Johnston and what is in the City's best interests. Wilwerding mentioned that the staff report includes their recommendations following the review and analysis and mentioned that Doug Sandvig and Eric Rehm were present to answer any questions.

There was a question and some discussion regarding the new requirement of drywalling the ceiling of a basement. Sandvig responded with background on this Code item mentioning it was introduced in the last cycle. Sandvig stated that it is the Building Department's recommendation to not include that requirement in the City's amended Code. CICC is recommending it gets dry walled whether the basement is finished or not with the likely thought of slowing down any fire originating in the basement. However, absent a finished basement it is likely not to have a fire originate in the basement and those finishing their basement drywall the ceiling for the most part. Chief Clark mentioned that the likely rationale behind this was to allow more time in the case of a fire for firefighters to enter and suppress the fire without a danger of falling through the floor because the new homes are using predominantly engineered wood for the joists which burns quicker. Chief Clark said the area fire chiefs have also agreed to this exception.

Chief Clark then responded to a question about sprinkler system requirements. The City's Code will be consistent with Urbandale, West Des Moines, Waukee and the other members of the CICC. Lt. Craig Ver

Huel responded to questions about sprinkler requirements in residential buildings. As the Code currently stands the attached garage is included in the 8000 square foot requirement, but the City endorses the CICC recommendation of removing the garage from the 8000 square foot consideration. Lt. Ver Huel also responded to a question on gas pipe grounding and the corrugated stainless steel tubing which is contained in the proposal from staff.

At 6:50 p.m. Councilmember Temple called in via phone to participate in the remainder of the Work Session and the Council Meeting.

With no other questions, and time still remaining prior to the 7:00 p.m. Council Meeting, Finance Director Teresa Rotschafer started on the budget presentation. Prior to Rotschafer beginning, Sanders updated what has transpired since the last budget meeting in relation to the tax rate. The tax rate is at \$11.40 and that was what was published in the newspaper. However, there has been some discussion on reducing it \$0.01 and per State law it is permissible to go below what was published if the Council so chooses. Rotschafer began the presentation which will be continued during the public hearing. Rotschafer introduced the presentation with background, including the City's 2015 population through the special census; the consideration of goals as set forth during the goal planning session; the year-round planning and preparation; and the beginning point. Rotschafer highlighted certain impacts to the budget such as the population growth, new sewer service in areas already served by City water, business growth, State taxable valuation rollback, library circulation increase, enhanced parkland and trails to maintain and the need to staff to complete these services. As the time for the Worksession had ended, the presentation was stopped prior to the discussion of the levy rate, which will be discussed during the scheduled Public Hearing.

The meeting adjourned at 7:00 p.m.

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Paula S. Dierenfeld, Mayor

ATTEST:

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Cyndee Rhames, City Clerk