

JOHNSTON CITY COUNCIL
COUNCIL MEETING NO. 08-07
Johnston City Hall, 6221 Merle Hay Road, Johnston, Iowa 50131
April 7, 2008
7:00 p.m.

1. CALL TO ORDER

Mayor Dierenfeld called the meeting to order at 7:25 p.m.

2. ROLL CALL

Present: Tingley, Culbert, Hibbs, Kallen
Absent: Clabaugh

3. WELCOME

Mayor Dierenfeld welcomed citizens and guests to the meeting.

4. AGENDA APPROVAL

City Administrator Sanders noted that item 8E had been removed from the agenda, and a revised agenda had been provided to the Council.

Motion by Culbert second by Tingley to approve the revised agenda.

ROLL CALL: Aye: Kallen, Culbert, Hibbs, Tingley
Nay: None
Motion Approved: 4-0

5. PUBLIC COMMUNICATIONS

a. Presentation by Iowa Public Television, regarding the transition to digital programming in 2009.

Bill Hayes, of IPTV, reviewed the transition to digital programming.

b. Rhonda Martin, Northglenn Neighborhood Funding Grant Request

Rhonda Martin noted that she was before the Council to present her request for the tree planting along Merle Hay Road, which has been opposed by Public Works.

Mayor Dierenfeld thanked Ms. Martin for coming in. She then asked Sanders for clarification of where this was in the process.

Sanders noted that this request had gotten turned around in the process. He noted that the request should have been before the Tree Board and Park Board before going to the grant committee. The grant committee would then make a recommendation to the Council. He also noted that this request would go back to the grant committee on April 11, and then would be back before the Council.

6. PUBLIC HEARINGS

None

Council Member Clabaugh entered the meeting at 7:52 p.m.

7. CONSENT AGENDA

- a. Consider Minutes of Worksession 08-06
- b. Consider Minutes of Council Meeting 08-06.
- c. Consider Resolution No. 08-42 – A Resolution of support for an Iowa Department of Economic Development Application for the High Quality Jobs Creation (HQJC) Program for Pioneer Hi-Bred International, Inc.
- d. Consider approval to enter into an agreement with Sires Architects, PC for design services for the Water/Wastewater Public Works Vehicle Storage Building .
- e. Consider Letter of Intent to participate in the 2008/2009 Urban Deer Management Hunt.
- f. Consider approval of a P.O. to Keck Oil for the purchase of fuel.
- g. Consider approval to enter into an agreement with Nilles Associates, Inc. for complete design of the Winwood Lift Station removal.
- h. Consider Resolution No. 08-43 – Approving a Neighborhood Improvement Grant for the Johnston Girls Softball Association.

Motion by Culbert second by Hibbs to approve the consent agenda.

ROLL CALL: Aye: Clabaugh, Culbert, Hibbs, Tingley, Kallen
 Nay: None
Motion Approved: 5-0

8. NON-CONSENT AGENDA

- a. Update regarding participation in the Des Moines Area Regional Transit (DART). Sanders gave an update on the information request to DART and noted that the information was included in their packets.

Sanders also advised that a letter had been sent to the DART Commission asking them to reconsider the funding formula and that this letter had been signed by the mayors of Johnston, Ankeny, Grimes, and Clive.

Council Member Culbert asked if we had received any response to the letter. Mayor Dierenfeld advised that we had not received any written or formal response but that she had spoken with Skip Conkling, DART Commission Chair, and he had advised that meeting dates were going to be established for the Commissioners and anyone else who wanted to participate in a discussion of the funding formula.

Brad Miller, General Manager of DART, advised that the information explained by Mayor Dierenfeld was correct.

Mayor Dierenfeld noted that the Council was eager to have all the information relating to the funding formula and its impact so a decision could be reached. She noted that as they had discussed this issue, the Council saw that there were three options for the City. 1.) To continue on, accepting the proposed funding formula. 2.) Move from a Tier 1 to a Tier 2 community. 3.) Withdraw from DART. Mayor Dierenfeld requested the timelines to avoid the impact to the taxpayers from the new formula.

Miller went on to explain the reasoning behind the funding formula.

Council Member Culbert noted his frustration over the funding formula as well as how the process has been handled. He went on to state that he still objected to the funding formula.

Council Member Hibbs echoed Culbert's statements and asked that Miller communicate to the DART Commission that the \$35,000.00 per rider that the funding increase would cost the taxpayers just didn't make sense.

Council Members asked for clarification on the process of withdrawing and how other communities withdrawing would affect the formula.

- b. Consider Resolution No. 08-45 – Approving PZ Case 08-07, a Final Plat for Johnston Station Plat 3. The subject property is located at the Northwest corner of NW 86th Street and NW 62nd Avenue.

Senior Planner Aaron Wolfe reviewed the project proposed by John Deere Credit and answered questions from the Council.

Jerry Oliver of Civil Engineering Consultants answered questions from the Council regarding the retention basin relating to overflow, as well as the easement running along the Waterford Townhomes.

Motion by Hibbs second by Kallen to approve Resolution No. 08-45.

ROLL CALL: Aye: Kallen, Clabaugh, Culbert, Hibbs, Tingley
 Nay: None
Motion Approved: 5-0

- c. Consider Resolution No. 08-44 – Approving an amended preliminary and final plat for Kevin Place Plat 4, to subdivide a 6.09 acre lot into two commercial lots. Wolfe reviewed the project and the ingress/egress into the site.

Council Member Clabaugh requested clarification on the location of the retention pond. Wolfe clarified that the pond was in the southwest corner of the lot.

Council Member Kallen asked if we knew what was proposed for the site. Wilwerding advised that he did not know at this time what the owners were proposing.

Motion by Kallen second by Tingley to approve Resolution No. 08-44

ROLL CALL: Aye: Culbert, Hibbs, Tingley, Kallen, Clabaugh
 Nay: None
Motion Approved: 5-0

- d. Consider Resolution No. 08-46 – Approving PZ Case 08-08, the Site Plans for the John Deere Credit Expansion, 6400 NW 86th Street. Wolfe reviewed the project and noted that this site plan was in the plat just approved in item 8B.

Wolfe addressed the parking structure and lighting questions raised by the Council in previous meetings.

Jerry Oliver of Civil Engineering Consultants addressed the structural considerations that will be taken to eliminate the possibility of headlights shining in to adjacent homes from the parking structure.

Mayor Dierenfeld left the meeting at 8:43 p.m. and returned at 8:45 p.m.

Jim Mina of John Deere Credit also addressed the headlight issue and noted that Deere Credit has only one shift.

Bill Ryan, 6407 Bentley Place, addressed the Council relating to the concerns about the project. He noted that this was a tremendous project with long-term benefits for the community. He also advised that this would be a long process with possible impacts on the neighbors backing up to the project. He did note that previous plans had the parking structure in the front of the site, but it seemed that the neighborhood had accepted the change. He did ask that Deere Credit keep the lines of communication open during the construction process.

Motion by Clabaugh second by Hibbs to approve Resolution No. 08-46

ROLL CALL: Aye: Hibbs, Tingley, Kallen, Clabaugh, Culbert
 Nay: None
Motion Approved: 5-0

~~e. First Consideration of Ordinance No. 782 (PZ Case 07-52) — Rezoning approximately 277 acres of land from Agricultural Reserve to Planned Unit Development for the creation of the Crosshaven PUD and conservation subdivision by Hubbell Realty Company.~~

f. Consider approval of claims in the amount of \$227,956.65
Motion by Clabaugh second by Culbert to approve the claims as presented.

ROLL CALL: Aye: Kallen, Clabaugh, Culbert, Hibbs, Tingley
 Nay: None
Motion Approved: 5-0

9. REPORTS

- a. Receive and File the following reports:
1. Johnston Fire Department Incident Report – March 2008
 2. Building Permit Summary – March 2008
 3. Planning and Zoning Commission Meeting Minutes – April 3, 2008

Motion by Clabaugh second by Culbert to receive and file reports as presented.

ROLL CALL: Aye: Clabaugh, Culbert, Hibbs, Tingley, Kallen
 Nay: None
Motion Approved: 5-0

10. CITY ADMINISTRATOR/STAFF COMMENTS

- a. Update on RFQ for the Watershed Assessment Plan and Local Stormwater Management Plan/Program.

Deb Schiel-Larson noted that a copy of the RFQ was included in the packet of materials provided to Council.

She estimated that they had met with 10 companies relating to the RFQ.

- b. Municipal Separate Storm Sewer System (MS4) 2007 Annual Report for the City of Johnston.

Schiel-Larson noted that a copy had been provided to Council members as well as a copy of the actual permit.

- c. Recommendation regarding the Johnston Park Referendum

Sanders noted that the memo regarding the recommendation was included in the Council packet. He noted that the recommendation would go before the Park Board next and then would come back to Council for approval.

Sanders answered questions from the Mayor and Council relating to the referendum.

11. CITY COUNCIL COMMENTS

Council Member Hibbs commended staff for their efforts through the hectic week preparing for the meeting.

Council Member Culbert publicly recognized the contributions that Karen Coaldrake made, not only to the School Board, but throughout the community.

Sanders asked if Council would like to discuss item 3 from the Worksession. Council members deferred the item to a later date.

12. UPCOMING MEETINGS

April 21, 2008	City Hall	Worksession 6:00 p.m. Regular Session 7:00 p.m.
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May 5, 2008	City Hall	Worksession 6:00 p.m. Regular Session 7:00 p.m.
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13. ADJOURNMENT

The meeting was adjourned at 9:17 p.m.

Paula S. Dierenfeld, Mayor

ATTEST:

Stephanie L. Reynolds, City Clerk