JOHNSTON CITY COUNCIL
Worksession No. 16-14
Johnston City Hall, 6221 Merle Hay Road
TUESDAY, July 5, 2016
6:00 p.m.

1. CALL TO ORDER

2. ROLL CALL

3. PRESENTATION FROM THE DES MOINES METROPOLITAN AREA MPO REGARDING THE WATER TRAILS PROJECT

Posted on July 1, 2016 at www.cityofjohnston.com, Johnston City Hall, Johnston Public Works, and Johnston Public Library.

ITEM NO. WS3

Johnston COMMUNITY DEVELOPMENT

OFFICE OF THE CITY ADMINISTRATOR

Johnston, Iowa
AGENDA COMMUNICATION
July 5, 2016

SUBJECT: Presentation from the Des Moines Area MPO regarding the Water Trails project.	**ACTION REQUIRED:**

SYNOPSIS:

The Des Moines Area MPO is developing the Greater Des Moines Water Trails & Greenways Plan on behalf of the Iowa Department of Natural Resources. When complete later this year, the plan will become the first regional roadmap for developing a network of recreational corridors along 150 miles of rivers and creeks in central Iowa. Six and a half miles of Beaver Creek are part of the master plan. To view recommendations for Beaver Creek and the other waterways, visit https://dmampo.org/water-trails-draft-plan/. The MPO Staff has provided the following summary of the plan and how it specifically relates to Beaver Creek through Johnston:

Beaver Creek is especially scenic and natural. There is strong interest in preserving the natural feel to the greenway corridor. The narrow and sinuous nature of the creek compared to the larger river systems offers a more intimate experience suitable for playing or walking along sandbars, fishing, tubing, birding, and paddling. That being said, there are additional opportunities for greater connections along the waterway.

Access and Connections

Three non-motorized boat accesses are proposed for Beaver Creek. The first recommended carry-down boat access is near NW 70th Avenue and NW 86th Street and it would connect with a trail hub, provide interpretive signage, and other key amenities for water and paved trail users. The second, at Terra Lake Park, would create more connection between the park and creek, including soft trails for birding and hiking, carry-down boat access, wading areas, vistas, and fishing spaces. This would capitalize on the existing amenities the park offers. The final access, at Merle Hay Road, offers a unique opportunity to develop an economic hub near the intersection of several quality of life amenities. Redevelopment that attracts businesses to capitalize on the convergence of the paved and water trails is encouraged as well as public art features for a gateway entrance that highlights the scenic creek as a focal point for the community. This area is ripe for restaurants, bars, bait and tackle shops, birding stores, and more that celebrate the trails and the various recreational uses they support. A livery could also be supported here to provide rentals and schedule outings.

	Fishing and Birding Demand for fishing and birding is high and both with designated access points with adjoining amenities such as parking, restrooms, soft trails, and a fish-cleaning station. Fishing amenities added along the creek are highly recommended in the last mile and a half of the creek before it reaches the confluence. Recently a conflict arose due to anglers parking along roadways to access foot paths along the creek. More enhanced places for fishing, parking, etc, will be a big attraction and improve safety. **Conservation and Greenspace** The plan recommends restoring, currently operational, quarries as future recreation and greenspace. Significant opportunities exist to add fishing and birding as an amenity in these areas. Additionally, creek and shoreline restoration should be implemented according to the 2009 Johnston Watershed Assessment Stormwater Management and Action Plan. Wherever possible, the 100-year floodplain should be protected and maintained as a habitat corridor. To view maps and additional information about the recommendations for Beaver Creek, please visit the https://dmampo.org/water-trails-draft-plan/.
RECOMMENDATION:	No action is required by the City Council, Des Moines Area MPO staff will be present to provide a presentation on the plan.

JOHNSTON CITY COUNCIL
COUNCIL MEETING NO. 16-14
Johnston City Hall, 6221 Merle Hay Road
TUESDAY, July 5, 2016
7:00 p.m.

1. CALL TO ORDER

2. ROLL CALL

3. WELCOME

4. PLEDGE OF ALLEGIANCE

5. AGENDA APPROVAL

6. PUBLIC COMMUNICATIONS

7. PUBLIC HEARINGS
   a. Conduct a Public Hearing and Consider Resolution No. 16-149 – Approving a Development Agreement with Mark Shryock (**Pursuant to Chapter 414 of Iowa Code, Action on this Item Must Occur prior to Close of the Public Hearing**), and
      - First Reading of Ordinance No. 948 Approving an Amendment to the Official Zoning Map for 13.88 acres and adjoining right-of-way from A-R, Agricultural Reserve District to R-1(75) Single-Family Residential District. The subject property is located west of NW 100th Street and approximately 275' south of the Johnston city limits.

8. CONSENT AGENDA
   a. Consider Minutes of June 20, 2016, Work Session
   b. Consider Minutes of June 20, 2016, Council Meeting
   c. Consider Resolution No. 16-144 – Certifying the 2016 Special Federal Census for the City of Johnston to the Iowa Secretary of State and the Treasurer of the State of Iowa.
   d. Consider Resolution No. 16-143 – Acceptance of the Greenwood Hills Greenbelt-Phase 2 Grading and Utilities Project and approval of Pay Request No. 12 releasing retainage to Corell Contractors, Inc. in the amount of $128,756.47.
   e. Consider approval of Pay Application No. 5 to Corell Contractor, Inc. for the NW 63rd Place Extension from NW 59th Court to Merle Hay Road project.
   f. Consider approval of Pay Application No. 4 to Applied Ecological for the Greenwood Hills Greenbelt Phase II Landscaping project.
   g. Consider the NW 63rd Place Extension project as substantially complete.
   h. Consider approval of a partial pay request to TK Concrete in the amount of $43,830.00 for work on the Green Meadows Flume Repair project.
   i. Consider approval of Partial Pay Request No. 3 from Kingston Services in the amount of $432,960.60 for construction of a new parking lot at Terra Lake
   j. Consider approval of Partial Pay Request No. 2 from Rochon Corporation of Iowa, Inc. in the amount of $237,276.22 for Terra Lake Park Improvements Phase 3.
   k. Consider Resolution No. 16-147 – Fixing a date for a meeting on the proposition to authorize a Loan and Disbursement Agreement and the issuance of Notes to evidence the obligations of the City thereunder for the Green Meadows West Central Channel Stabilization project.
   l. Consider applicants to City Boards and Commissions: Park Board
   m. Consider Resolution No. 16-148 – Accepting the agreement with JimMar, Inc. for a temporary construction easement for Phase 2 of the NW Beaver Drive Trail project.
   n. Consider Resolution No. 16-145 – Approving the Stormwater Management Facilities Maintenance Agreement for DSM Investment Partners, LLC at 4945 NW 57th Avenue.
   o. Consider Approval of Out-of-State Travel for Communications Specialist Emily Price to Attend National 3CMA Convention in San Antonio, Texas, September 6-9, 2016
   p. Consider Approval of a PO to Central Salt for Road Salt for the 2016-2017 Winter Season - $58,040.00

q. Consider the NW 62nd Avenue Improvements WCL to NW 103rd Street as Substantially Complete
r. Consider Approval to Purchase One (1) 2016 International 7500 SFA 6x4 Series Snow Plow Truck from O'Halloran International
s. Consider the East of Merle Hay Sanitary Sewer Extension as Substantially Complete
t. Consider Approval of Pay Request No. 8 to Alliance Construction Group in the Amount of $381,697.46 for Work Completed as of June 24, 2016, on the NW 70th Avenue Improvements – 98th Street to West City Limits
u. Consider Approval of Pay Request No. 3 to Rognes Corporation in the Amount of $147,437.69 for Work Completed as of June 23, 2016, on East of Merle Hay Road NW 60th Avenue Improvement Project Phase 4A
v. Consider Resolution No. 16-150 - A Resolution Approving the Stormwater management facilities maintenance agreement for 8831 Thomas Avenue
w. Receive and file the following reports:
    1. Planning & Zoning Commission Meeting Minutes – June 27, 2016

9. NON-CONSENT AGENDA
    a. First Consideration of Ordinance No. 947 – Amending the City Code to expand the use of bows and arrows within the city limits.
    b. Consider Resolution No. 16-146 – Approving the Preliminary Plat for Greenwood Hills Plat 5. This plat subdivides 5.59 acres into 18 lots and 2 street lots. The subject property is located west of NW 86th Street and north of Long Meadow Drive. (PZ Case 16-07)
    c. Consider a Motion to Take from the Table – Resolution No. 16-142, Approving the Preliminary Plat for Canterbury Woods Plat 2
    d. Consider Resolution No. 16-142, Approving the Preliminary Plat for Canterbury Woods Plat 2
    e. Consider approval of Claims in the amount of $2,115,611.23

10. CITY ADMINISTRATOR/STAFF COMMENTS
    a. Update on Water Quality Sampling Program

11. CITY COUNCIL COMMENTS

12. UPCOMING MEETINGS

July 18, 2016	City Hall	Worksession 6:00 p.m. Meeting 7:00 p.m
August 1, 2016	City Hall	Worksession 6:00 p.m. Meeting 7:00 p.m.

13. ADJOURNMENT

Posted on July1, 2016 at www.cityofjohnston.com, Johnston City Hall, Johnston Public Library, and Johnston Public Works.

ITEM NO. 7a

Johnston
COMMUNITY DEVELOPMENT

OFFICE OF THE CITY ADMINISTRATOR

Johnston, Iowa
AGENDA COMMUNICATION
July 5th, 2016 Meeting

SUBJECT: Conduct public hearing and consider the following items related to the proposed rezoning of approximately 13.88 west of NW 100th Street and approximately 275 south of the Johnston City Limits (south of Camp Dodge): • Resolution 16-149 approving a development agreement with Mark Shryock **(pursuant to Chapter 414 of Iowa Code, action on this item must occur prior to close of the public hearing).** • First reading of Ordinance 948 approving an amendment to the Official Zoning Map for 13.88 acres and adjoining right-of-way from A-R, Agricultural Reserve District to R-1(75), Single-Family Residential District.	**ACTION REQUIRED:** X Ordinance ___ Resolution ___ Approval ___ Receive/File ___ Attorney Rvw Aaron W.
SYNOPSIS:	The property owner has requested a rezoning of their property from A-R, Agricultural Reserve District to R-1(75) Single-Family Residential District. The City Council has directed this request to the Planning and Zoning Commission for review and recommendation. The applicant has submitted a development concept illustrating a lot layout of 14 new lots and one existing lot over the proposed rezoning area. The applicant has also submitted a development agreement limiting densities to 1.35 units per acre.
RECOMMENDATION:	**The Planning and Zoning Commission considered this request on June 13, 2016 and voted to recommend council approval an amendment to the Official Zoning Map for 13.88 acres and adjoining right-of-way from from A-R, Agricultural Reserve District to R-1(75), Single-Family Residential District, subject to a maximum density of no more than two units per acre as restricted by proposed development agreement.**

Attachments:
Development Concept;
Neighborhood Mailing Notice;
Vicinity Map, Zoning Map, Comp Plan Map;
Draft Development Agreement;
Northwest Area Focus Area Johnston 2030 Comprehensive Plan;
Email from Casey Welty, Iowa DNR;
Planning Commission meeting minutes from 6/13/16.

RESOLUTION 16-149

A RESOLUTION APPROVING A DEVELOPMENT AGREEMENT WITH MARK SHRYOCK REGARDING PROPERTY LOCATED WEST OF NW 100TH STREET AND APPROXIMATELY 275 FEET SOUTH OF CAMP DODGE

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF JOHNSTON, IOWA, that:

The development agreement regarding allowed uses and density for property located west of NW 100th Street and approximately 275 south of the Johnston City Limits (south of Camp Dodge) by and between Mark Shryock and the City of Johnston dated May 12, 2016 is hereby approved and the Mayor is authorized to execute the agreement on the City's Behalf.

PASSED AND APPROVED this 5th day of July, 2016.

_____
PAULA DIERENFELD, MAYOR

ATTEST:

_____
CYNDEE RHAMES, CITY CLERK

ROLL CALL VOTE:	**AYE**	**NAY**	**ABSENT**	**ABSTAIN**
Brown	_____	_____	_____	_____
Clabaugh	_____	_____	_____	_____
Cope	_____	_____	_____	_____
Lindeman	_____	_____	_____	_____
Temple	_____	_____	_____	_____

ORDINANCE NO. 948

AN ORDINANCE AMENDING THE JOHNSTON REVISED ORDINANCES OF 2007 BY AMENDING THE OFFICAL ZONING MAP FOR APPROXIMATELY 13.88 ACRES AND ADJOINING RIGHT-OF-WAY FROM A-R, AGRICULTURAL RESERVE DISTRICT TO R-1(75) SINGLE FAMILY RESIDENTIAL. THE SUBJECT PROPERTY IS LOCATED WEST OF NW 100TH STREET AND APPROXIMATELY 275 FEET SOUTH OF JOHNSTON CITY LIMITS, SOUTH OF CAMP DODGE

Be It Enacted by the City Council of the City of Johnston, Iowa that:

SECTION 1. PURPOSE. The purpose of this ordinance is to change the Official Zoning Map of the City of Johnston, Iowa, under the provisions of Chapters 165 to 172 (Zoning Ordinance), Chapter 165 (General Provisions), Chapter 166.02 (Zoning District Boundaries and Official Zoning Map) of the Johnston Municipal Code.

SECTION 2. OFFICIAL ZONING MAP AMENDED FROM A-R, AGRICULTURAL RESERVE DISTRICT, TO R-1(75) SINGLE FAMILY RESIDENTIAL DISTRICT. The following legally described property is hereby rezoned from A-R to R-1(75):

PARCELS 'A', 'B', & 'M' OF LOT 11, ELMERODO ESTATES PLAT 2 AND THE SE1/4 OF SECTION 28, TOWNSHIP 80 NORTH, RANGE 25 WEST OF THE 5TH P.M., ALL BEING OFFICIAL PARCELS RECORDED IN BOOK 12070, PAGE 121 AT THE POLK COUNTY RECORDER'S OFFICE, NOW WITHIN THE CITY OF JOHNSTON, POLK COUNTY, IOWA.

SECTION 3. REPEALER. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 4. SEVERABILITY CLAUSE. If any section, provision, or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

SECTION 5. WHEN EFFECTIVE. This ordinance shall be in full effect from and after its final passage, approval, and publication as provided by law.

Passed and approved by the City Council the 5th day of July, 2016.

PAULA DIERENFELD, MAYOR

ATTEST:

_____

CYNDEE RHAMES, CITY CLERK

1st Reading: _____
2nd Reading: _____
3rd Reading: _____

Passed: _____
Signed: _____
Published: _____

ROLL CALL VOTE:	Aye	Nay	Absent	Abstain
Brown	___	___	___	___
Clabaugh	___	___	___	___
Cope	___	___	___	___
Lindeman	___	___	___	___
Temple	___	___	___	___

BACKGROUND & PRIOR APPROVALS:

In 1990, Polk County adopted a new comprehensive plan and implemented a new zoning ordinance. At that time the Elmerodo Estates subdivisions were rezoned to "Suburban District". Properties north of Elmerodo Estates One and Two, including the subject property, remained A-1 (the county's designation for agricultural properties at the time).

In September 2007, Polk County again implemented new comprehensive plan recommendations and adopted a new zoning map. The Elmerodo Estates subdivisions were rezoned LDR (Low Density Residential). Property north of Elmerodo Estates remained A-1.

The bulk regulations for Polk County's LDR district follow:

Lot size	12,000 s.f.
Lot Width	75'
Front Yard Setback	35'
Rear Yard Setback	35'
Side Yard Setback	10'

The subject property was annexed into city limits in 2008 as part of the 837.52 acre annexation of properties east and west of NW 100th Street and north of NW 70th Avenue (known as the Northwest Annexation).

Upon annexation, Elmerodo Estates Plats One and Two were given an R-1(100) zoning designation which allows single family uses on lots with a minimum frontage of 100 feet and minimum lot area of 15,000 square feet. The area north of Elmerodo Estates Plats One and Two was given a zoning designation of A-R, Agricultural Reserve District.

COMPREHENSIVE PLAN:

The Johnston 2030 Comprehensive Plan approved December 6, 2011, depicts the subject property as "Low Density Residential". Low Density Residential is defined by the comprehensive plan as 2 to 5 units per acre; however, the comprehensive plan contains language specific to the Northwest Area Focus Area restricting development to not more than two units per acre. The development concept submitted by the applicant would result in densities of 1.08 units per acre. A copy of the Northwest Area Focus Area from the Johnston 2030 Comprehensive Plan is attached.

Development Agreement:

The applicant has submitted a signed development agreement restricting densities to no more than 1.35 units per acre. The development agreement is attached and should be approved prior to closure of the public hearing.

EXISTING ZONING:

A-R, Agricultural Reserve District with Floodway Fringe Overlay. This rezoning impacts the base zoning only and will not impact the floodway fringe zoning layer.

PROPOSED ZONING:	The proposed zoning classification for the subject parcels and adjacent right-of-way is R-1(75), Single-Family Residential with a development agreement restricting overall density to 2 units per acre. Said development agreement is included as an attachment. The applicable bulk regulations follow: • Lot Area: 9,500 sq. ft. minimum • Lot Width: 75 ft. • Front Setback: 35 • Side Yard: 8/17 • Rear Yard: 35 • *Density may not exceed 1.35 units per acre *Comprehensive Plan imposes a restriction of 2 units/acre on subject property. Applicant has submitted a development agreement restricting densities to 1.35 units/acre.
ADJACENT LAND USES:	Properties in Elmerodo Estates Plats 1 and 2 south of the subject property are zoned R-1(100). Properties north of the subject property are zoned R-1(150), Single Family Residential. Properties east of the subject property opposite NW 100th Street are zoned PUD, being located in the Crosshaven PUD. Properties west of the subject property are zoned A-R, Agricultural Reserve District.
BUFFERING:	There is no buffer requirement between the proposed R-1(75) district and the existing R-1(150) district to the north of the subject property. Likewise, there is no buffer requirement between the proposed R-1(75) district and adjacent R-1(100) uses.
STREAM BUFFERING:	The City of Johnston Watershed Assessment and Stormwater Management Action Plan categorizes Little Beaver Creek as a "Type I" stream, and stipulates proper buffer protection as a key concern for such in order to: "…provide for ongoing maintenance, prevent streambank erosion and protect or enhance existing wildlife habitat.". Type 1 Streams need buffers focused on protecting the existing floodplain area from development. Selective tree clearing and removal can help streambank stability by allowing erosion resistant deep rooted grasses and flowers to be established. Toward these ends, Chapter 145.19 of the City of Johnston Code of Ordinances requires Type I streams shall be protected by a 100' wide stream buffer on each side perpendicular to the waterway as measured from the outer wet edge during base flows. Said area must be defined within

recorded easement which includes a management plan, and must include a dominant vegetation consisting of existing naturally regenerated or seeded planted native trees, shrubs, perennial grasses and forbs suited to the soil and hydrology of the site and intended purpose.

Future platting efforts of the subject property must illustrate stream buffering sufficient to meet the above-listed requirements.

TRAFFIC ACCESS & CIRCULATION:

The concept plan provided by Civil Engineering Consultants Inc. dated 5/12/16 depicts a road extending west from NW 100th Street to serve a subdivision consisting of 14 single-family lots. The existing home owned by Mark Shryock at 8094 NW 100th Street will retain access to NW 100th Street.

The depicted street dead-ends against the west-adjacent property which is owned and farmed by neighboring property owner George Hofman. There is potential for future development of the Hofman property through extension of the depicted street.

Chapter 180.29 of the Code of Ordinances stipulates all temporary dead-end streets serving four or more lots or exceeding 200 feet in length shall terminate in a temporary turn-around constructed of temporary Asphaltic Concrete or alternate with a minimum diameter of 60' or other satisfactory means of turning a vehicle, including vehicles required to remove snow. The issue of street termination is one that will be examined with subdivision of the property and submittal of construction drawings.

UTILITIES:

Sanitary Sewer: The Little Beaver Creek Trunk sewer project extended the trunk sewer from NW 86th Street westerly to Crosshaven. Crosshaven Plats 1-6 have seen service main extensions of the trunk sewer, with plat 6 extending sanitary sewer to NW 100th Street. The subject property will be serviced by extension of sanitary sewer under NW 100th Street.

The applicant will be responsible for payment of the Little Beaver Creek Trunk Sewer Connection District Fee for the portion of the plat not within undevelopable outlots. The per acre fee is $3,450 increasing annually. After July 1, 2016 the fee will be $3,550/acre.

Water: An 8" city water main is already extended to the site on the west side of NW 100th Street. The subject property is within the Northwest Expansion Area Water District. Payment of the $1,750 per acre fee is required prior to City Council approval of any Final Plat.

FLOOD PLAIN:

This property is within Zone AE and Zone X on the Flood Insurance Rate Map. A small area of the floodway encroaches on the north property boundary. Zone AE is the area with a 1% annual chance of a flood, also

known as the 100-year flood. Zone X is the area with a 0.2% annual chance of a flood, also known as the 500-year flood.

The area defined as AE and X is located within the Floodway Fringe Overlay zoning district. This rezoning impacts the base zoning only and does not impact the overlay zone. Future development in the overlay district will have to meet the requirements of the overlay district in addition to the underlying zoning district.

BENTON DAM:

The subject property includes a portion of existing pond and dam (known as the Benton Dam). The Benton Dam is an earthen dam that was constructed in 1961. The dam was constructed by then property owner to create a reliable water supply for livestock. In 1978 the land containing the dam was subdivided into what is today Elmerodo Estates Plat 2. The lots were platted in the dimensions they are to provide for multiple lots on the south side of the pond to have access to the pond and for the livestock that was still grazing on the north side of the pond to still have access to the water supply. To date, five existing lots are platted with pond access.

Restrictive covenants were recorded with Elmerodo Estates Plat 2 placing maintenance responsibility of the dam and associated pond on the property owner of Lot 10 Elmerodo Estates Plat 2; however, no easements were provided on adjacent properties to allow Lot 10 to carry out said responsibilities.

In 2011, the Iowa DNR completed an inspection and associated report for the Benton Dam. The report considered the potential impact of a dam failure on downstream property. The study determined that if a dam failure did occur it would result in a flood crest at approximately 875 above sea level.

The DNR noted the dam was originally permitted and constructed as a low hazard dam and currently meets all criteria for such; however, the subsequent construction of a home at 8094 NW 100th Street in the late 70's is cause for re-classification of the dam to that of a moderate hazard dam. A moderate hazard dam is defined by the Iowa DNR as "a dam where failure may damage isolated homes or cabins, industrial or commercial buildings, moderately traveled roads, interrupt major utility services, but without substantial risk of loss of human life.". The Benton Dam does not meet the design criteria required of a moderate hazard dam. Therefore, the DNR considers the dam to be in a deficient state.

The 2012 report further specifies steps to remedy the deficient classification. Stipulated actions include creation of a larger spillway, increase height of dam, or lower the standing pool to remove the deficient classification from the dam. Staff has forwarded the developer's concept associated with the

proposed rezoning to the Iowa DNR for advice on how it might impact the classification of the Benton Dam. The DNR has concluded the proposed development would not affect the current classification of the dam and would not be cause for additional prescribed maintenance. The DNR's response is attached, and further summarized below in this staff report in the public comments section.

The pond and dam are platted over multiple private properties. Although not a condition of the rezoning, staff recommends all affected parties owning a portion of the pond and/or dam develop a permanent maintenance agreement and begin to take steps to ensure that the Benton Dam is no longer classified as a deficient dam by the Iowa Department of Natural Resources. The individual property owners are responsible and liable for their portion of the dam and pond. How or who they choose to maintain the property is a private matter, but it should be resolved as the dam is aging and repairs are becoming necessary. Any modifications to the dam must be submitted for approval and inspection by the Iowa DNR and should give consideration to potential future development downstream of the dam.

PARKLAND DEDICATION:

Chapter 180.43 of the City of Johnston code of ordinances requires dedication of 5 acres of public parkland for each 1,000 residents added to the community. The necessary dedication will be tabulated with approval the final plat and is based on the number of lots/single-family dwellings created. Based upon the concept plan submitted by the developer, 14 new lots are proposed and the parkland dedication would be tabulated using the following formula:

- 2.98 people per dwelling X 14 single family dwellings X 0.005 acres of parkland per person = 0.2086 acres.

Chapter 180.43 allows the developer to propose an equal value alternative to parkland dedication. Most who propose an alternative propose to pay a per-acre fee. In computing said fee, staff attributes a land value of $28,000 per acre. .5066 acres x $28,000 = $5,840.80. The parkland dedication or equal value alternative will be addressed with the final plat.

NORTHWEST AREA WATER CONNECTION DISTRICT:

The subject property is within the Northwest Area Water District. Payment of district connection fees in the amount of $1,750 per acre is required prior to City Council approval of any Final Plat [$1,750 x 13.88 acres = $24,290].

LITTLE BEAVER CREEK SANITARY SEWER CONNECTION DISTRICT:

The subject property is located in the Little Beaver Creek Sanitary Sewer Connection District. Payment of the $3,450 per acre fee is required prior to City Council approval of the final plat ($3,450 x 13.88 = $47,886). This fee increases annually. After July 1, 2016 the fee will be $3,550/acre.

IMPROVEMENTS TO ADJACENT ROADWAYS:	NW 100th Street is a two-lane asphalt county roadway with roadside ditches. The city's subdivision regulations require the property owner to improve adjacent streets to the standards of a collector street, or submit a petition and waiver agreeing to be assessed for the improvements. This requirement would apply to NW 100th Street and the amount will be computed with submittal of the plat (assessment costs are based on street frontage which is undetermined at this time). An executed petition and waiver is required prior to City Council approval of the Final Plat.
PUBLIC NOTICE AND ADJACENT NEIGHBOR COMMENTS:	A notice has been sent to all properties within 320 feet of the rezoning area, and staff has posted a proposed development notice to the city's website. Copies of the mailing and development notices are attached. At the Planning and Zoning Commission meeting on June 13, 2016, the commission heard from area residents Frank Wennerholt of 10189 NW 80th Lane, Jared Heidish of 10100 NW 82nd Avenue, and Gerardus and Monique Van Der Heijden of 10113 NW 80th Lane. Minutes from the meeting are included as an attachment. Several council members have met with Monique Van Der Heijden to discuss her concerns, which were summarized by Councilman Cope as follows (abbreviated by staff): 1. Is there a plan for addressing water that may flow out of the dam over the dam's spillway to the north? 2. Additional development to the north of the pond, would cause the DNR to place additional requirements on pond/dam owners because of the additional risk….. 3. Mrs. Van der Heijden believes that since the Chesterfield development was initiated to the west of Elmorado Estate development, more water has flowed into the pond, increasing the pressure on the dam. With regard to the first question, the developer will have to accommodate any overflow routes/drainage from the pond with platting of the property. For answers to questions two and three above, staff has contacted the Iowa DNR for clarification. Email correspondence with Casey Welty, Dam Safety Engineer, are included as attachments. Mr. Welty concludes the proposed development would not be cause for requiring completion of previously described dam maintenance, and would not be cause to prescribe any additional maintenance activities, nor would it increase the hazard classification of the dam. Mr. Welty does make note that Lot 14 should be platted with a flowage easement for the emergency spillway with berms diverting flows if

necessary to alleviate the risk for any building on Lot 14. As stated above, the developer will be required to accommodate overflow routing via an easement to be recorded with the platting of the property.

With regard to the Chesterfield development, it is an issue that is unrelated to the proposed rezoning, but one that has been reviewed and addressed previously and at length. The City's consulting engineer previously concluded the pond wouldn't be negatively impacted by the Chesterfield development. However, staff would note the footprint of the pond has been modified since with fill added to the west end which could have impacted the overall elevation of the pond during larger events. The additional fill was not related to the Chesterfield development, and again, is an issue apart and aside from this rezoning request.

Notice of Public Meeting

June 21, 2016

The Johnston City Council will hold a Public Meeting at 7:00 p.m. on Tuesday, July 5th, 2016 in the Council Chambers of Johnston City Hall, 6221 Merle Hay Road to consider the following item:

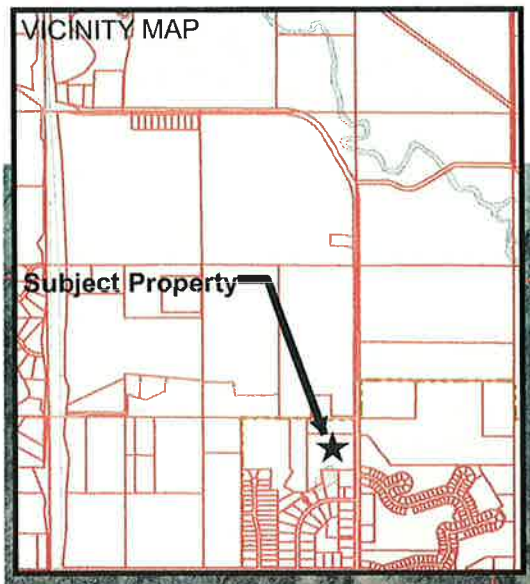
PZ Case No. 16-13; Hidden Valley Estates Zoning Map Amendment

The property owner has requested a rezoning of 13.88 acres from A-R, Agricultural Reserve District to R-1(75), Single-Family Residential District. The property is located West of NW 100th Street and approximately 275 feet south of the Johnston City Limits (south of Camp Dodge).

If you have questions or comments on the above-described action, please contact the city staff person listed at the bottom of this card, or attend the meeting at the above-listed date and time. Additional information is available under the "proposed development" section of the City's Website: http://www.cityofjohnston.com/Index.aspx?NID=435.

Aaron Wolfe, Senior Planner
Johnston City Hall; 6221 Merle Hay Road; Johnston, IA 50131
Phone: 727-7766; Email: awolfe@cityofjohnston.com

PZ CASE 16-13
HIDDEN VALLEY ESTATES ZONING MAP AMENDMENT



SUBJECT PROPERTY

NW 80TH LANE

NW 100TH STREET

N
W E
S

0 1,400 2,800 5,600 8,400 11,200 Feet

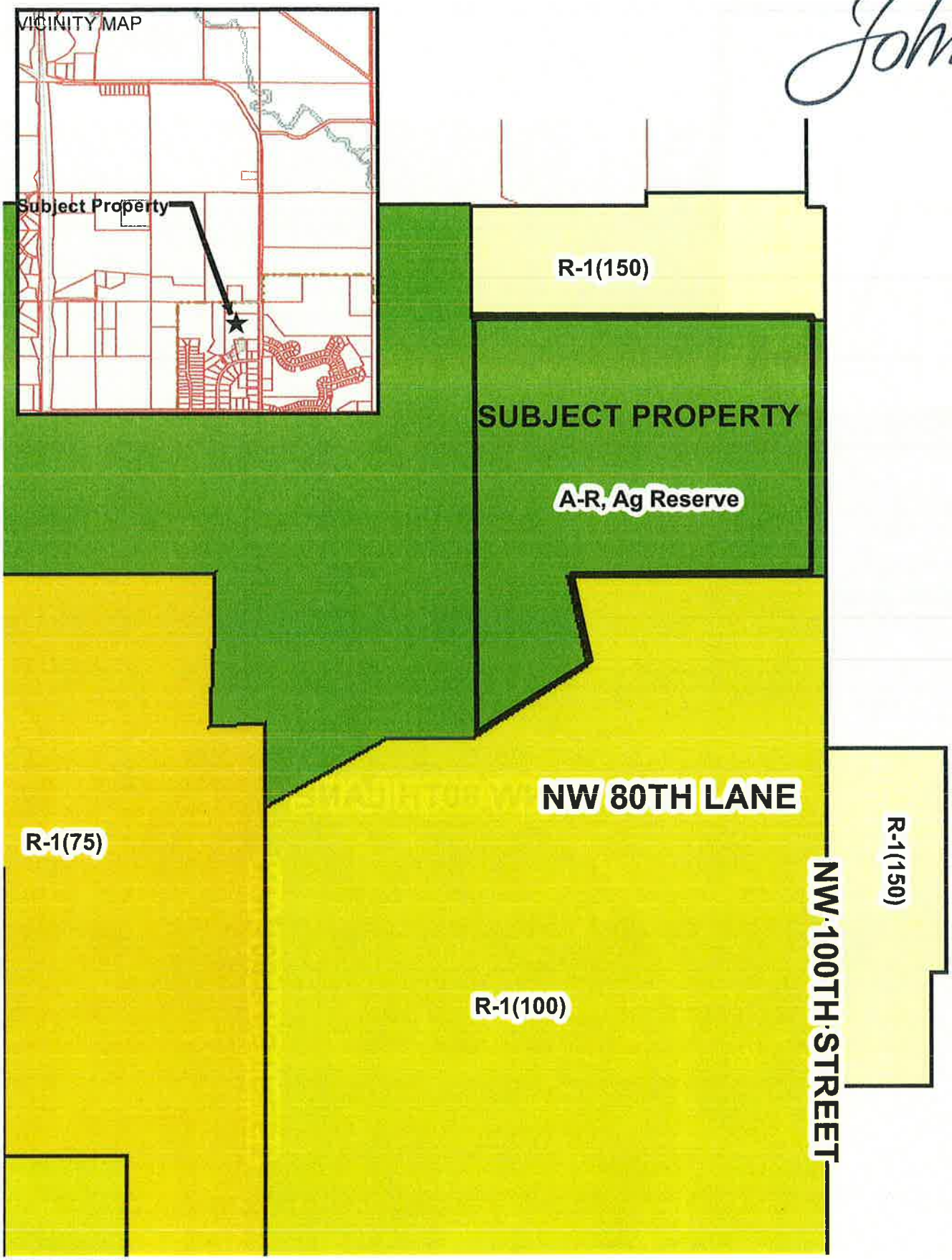
1 inch = 333 feet

Created by City of Johnston Department of Community Development

6221 Merle Hay Road, P.O. Box 410, Johnston, IA, 50131-0410 (515)278-2344 Fax:(515)278-2033

H:\Community Development\P&Z\2016 PZ\PZ 16-13 Hidden Valley Estates Zoning Map Amendment - 8094 NW 100th St\aerial vicinity PZ 16-13.mx

PZ CASE 16-13
HIDDEN VALLEY ESTATES CURRENT ZONING



N
W E
S

0 140 280 560 840 1,120 Feet

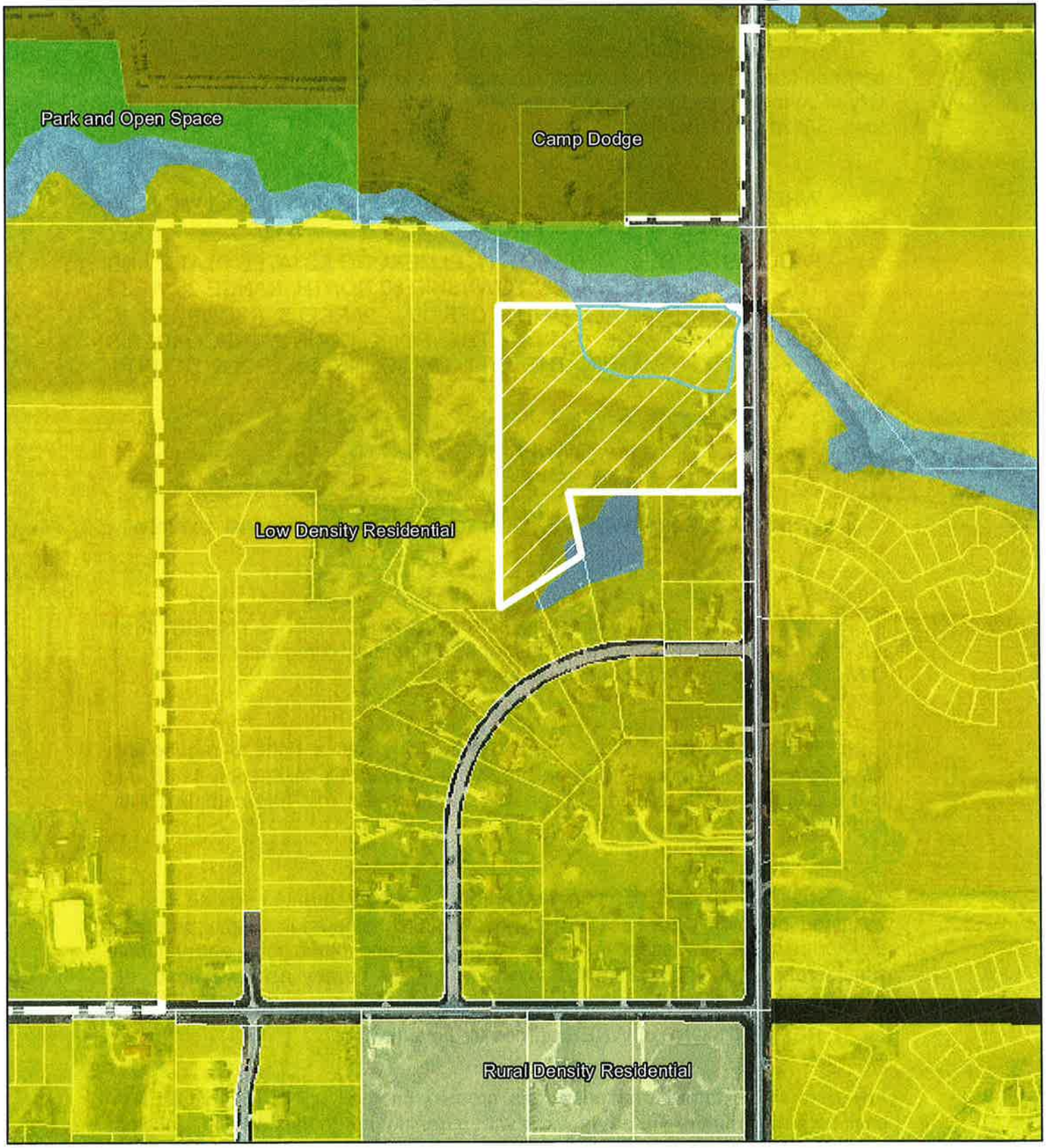
1 inch = 3,333 feet

Created by City of Johnston Department of Community Development
6221 Merle Hay Road, P.O. Box 410, Johnston, IA, 50131-0410 (515)278-2344 Fax:(515)278-2033

H:\Community Development\P&Z\2016 PZ\PZ 16-13: Hidden Valley Estates Zoning Map Amendment - 8094 NW 100th St\aerial vicinity PZ 16-13.mxd

Hidden Valley Estates
Comp Plan Exhibit

Johnston



N
W E
S

0 155 310 620 930 1,240
Feet

Created by City of Johnston Department of Community Development
6221 Merle Hay Road, P.O. Box 410, Johnston, IA, 50131-0410 (515)278-2344 Fax:(515)278-2033

DEVELOPMENT AGREEMENT

This Development Agreement made this 1st day of August, 2016, by and between Mark Shryock (hereinafter collectively referred to as "OWNER"), and the City of Johnston, an Iowa municipality with city offices at P.O. Box 410, Johnston, Iowa, 50131-0410 (hereinafter referred to as "City").

WHEREAS, OWNER wishes to develop certain property lying within the City of Johnston, Iowa described as follows:

> PARCELS 'A', 'B', & 'M' OF LOT 11, ELMERODO ESTATES PLAT 2 AND THE SE1/4 OF SECTION 28, TOWNSHIP 80 NORTH, RANGE 25 WEST OF THE 5TH P.M., ALL BEING OFFICIAL PARCELS RECORDED IN BOOK 12070, PAGE 121 AT THE POLK COUNTY RECORDER'S OFFICE, NOW WITHIN THE CITY OF JOHNSTON, POLK COUNTY, IOWA.

(hereinafter referred to as the "OWNER'S PROPERTY").

WHEREAS, it is OWNER'S intent to construct a residential community, and

WHEREAS, the City is willing to rezone the OWNER'S property in an effort to facilitate the construction of the residential community as long as OWNER agrees to certain conditions; and

WHEREAS, the parties agree that the City has a right to require this Development Agreement under the provisions of Iowa Code Section 414.5 and that all requirements of said Section 414.5 have been met and complied with; and

NOW THEREFORE, pursuant to the authority granted to the City of Johnston by Iowa Code Section 414.5 and in consideration of the proposed development and increased tax base to the City and other good and valuable consideration, receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. **RESTRICTIONS.** OWNER agrees to the following:

Any new single family residential lots created on the OWNER'S PROPERTY shall be a minimum of 75 feet in width with a density not to exceed 1.35 units per acre. Said lot width and density shall be reviewed with any and all preliminary and final plats on the OWNER'S PROPERTY.

2. **AUTOMATIC REVERSION OF ZONING.** The parties further

agree that if the OWNER'S property ceases to be used in conformance with the above conditions, the property's zoning shall automatically revert to that of THE A-R, Agricultural Reserve District without further action of the Johnston City Council.

3. **AMENDMENTS.** No amendments or variations of the terms of this Agreement shall be valid or binding unless made in writing and executed by a duly authorized representative of each party to be bound thereto.

4. **BINDING EFFECT.** This Agreement is binding upon the parties hereto and their respective successors and assigns. The parties further agree that this Agreement may be filed with the Polk County Recorder so as to be part of a public record and notify third parties of the terms contained herein.

5. **VALIDITY OF AGREEMENT.** If any term of this Agreement is deemed or ruled invalid by a court of law for any reason, the parties agree that there would be a failure of consideration and that this Agreement would be null and void.

WHEREFORE, the parties have executed this Agreement on the date and year written above.

CITY OF JOHNSTON

By:

Paula S. Dierenfeld, Mayor

ATTEST:

By:

Cyndee Rhames, City Clerk

STATE OF IOWA, POLK COUNTY, ss:

On this _____ day of _____, 2016, before me the undersigned, a Notary Public in and for the State of Iowa, personally appeared Paula S. Dierenfeld and Cyndee Rhames, to me personally known, who, being by me duly sworn, did say that they are the Mayor and City Clerk, respectively, of the **City of Johnston, Iowa**; that the seal affixed to the foregoing instrument to which this is attached is the corporate seal of the City; that the instrument was signed and sealed on behalf of the City by authority of its City Council, as contained in Resolution No. _____ passed the City Council on the _____ day of _____, 2016, and that Paula S. Dierenfeld and Cyndee Rhames, as such officers, acknowledged the execution of the instrument to be the voluntary act and deed of the City, by it and by them voluntarily executed.

_____

Notary Public in and for the State of Iowa

BY: Mark Shryock

On this 24th day of JUNE, 2016, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Mark Shryock to me personally known, who, being by me duly sworn, did say that he is the individual executing the within and foregoing instrument; and that he acknowledged the execution of said instrument to be his voluntary act and deed of the members and managers of said corporation.

NOTARIAL SEAL IOWA
MATTHEW R. MORRIS
Commission Number 717965
My Commission Expires
August 15, 2017

Notary Public, In and For the State of Iowa

in the 2030 Land Use Plan. Due to the likely phased redevelopment of the Roughwood areas, such rezonings should be sufficiently sized so as to provide sufficient developable area to meet all zoning ordinance bulk requirements, including adequate buffering, traffic access and open space.

RWA.2. As part of the rezoning of any parcels, the following items should be addressed:

a. Specific buffer and screening standards shall be required between commercial and existing residential uses, even if such residential units are identified as commercial or office uses in the future.

b. Commercial uses that are less compatible with residential neighbors, such as convenience stores, car washes and fast food restaurants with drive through windows shall not be permitted.

c. Sites shall be designed in a manner which orients the active portions of the site away from the adjacent single family residential uses. As such traffic movements, parking lots, lighting and other active uses should be oriented to NW 86th Street or NW 54th Avenue while open spaces and landscaping are oriented to the boundary with existing residential uses. This type of site design may require flexibility in setbacks and other bulk requirements.

d. A traffic study shall be conducted that analyzes the development impact on NW 54th Avenue/NW 86th Street and the overall transportation system in the area. This study should also address the appropriate locations and restrictions on any proposed driveways or street connections.

e. The city will continue to monitor the Roughwood area in the future to determine if the impacts of traffic and other factors make it appropriate to expand the boundaries of the portion of the neighborhood currently designated as Mixed Use.

RWA.3. Any development or redevelopment within the Roughwood area shall extend and connect to the city's sanitary sewer and water systems, including fire protection.

RWA.4. Upon majority request of the property owners or other regulatory mandate, city sanitary sewer and water service, including fire protection, shall be extended into the single family residential areas. These services would be funded through traditional funding methods including property assessments or connection fees.

Northwest Area

The Northwest Area lies southwest of Camp Dodge, west of NW 86th Street and north of NW 70th Avenue. A comprehensive plan amendment in 2006 addressed the area as follows:

Background

In 1990, Polk County initiated efforts to apply new zoning within the Northwest Area. At the time, 1-acre parcels were being created which complied with the zoning then in place. The zoning was subsequently amended to a minimum of 3-acre lot size to slow growth. The result was the establishment of numerous 3-acre lots in the area. In the mid 1990s, the physical boundaries of Camp Dodge were expanded.

Figure 5.12 Northwest Planning Area

In 1995, Johnston and Grimes reached agreement on an annexation moratorium agreement that established NW 107th Street as the future boundary between the communities south of NW 78th Avenue and Highway 141 as the boundary north of NW 78th Avenue. The agreement specified that neither city would voluntarily or involuntarily annex on the opposite side of the dividing line.

In 1997, the city established the NW Expansion Area Water District. Establishment of the

district was precipitated by several proposed subdivisions desiring to develop on private wells. In lieu of wells, the city created a plan to extend a water mains into the area with developers agreeing to finance the early indebtedness of the project. The subdivisions included Candleridge Estates in Johnston, and Pinecrest Estates and Myra Lynn Estates in Polk County.

Irrevocable Petitions for Annexation were put in place in as part of the agreement to provide municipal water service. The properties would have been annexed except that they were not contiguous to the city at the time. The petitions constituted an agreement that initiated annexation when the properties became contiguous. A water connection district was created to provide collections for retiring the remainder of the debt for the installed water main. A per-acre fee was established based on the minimum parcel size allowed by the zoning. This was done to permit larger acreages to pay a minimum fee based upon the usage, and not the total parcel area. However, the agreement stipulated that if a property subdivided into additional parcels, the payment of the connection fee would also be due. The water service was subsequently extended to NW 78th Avenue, and west along NW 78th Avenue. A large portion of the Northwest Area was annexed, including the existing residential areas, in 2008.

During the update of the Johnston Comprehensive Plan in 1996 - 1998, the Northwest Area was the subject of a special meeting to address the particular needs of the area. The 1998 Plan took the position that rural lots may be the future direction of the area. This conclusion was influenced by the desire by residents to maintain that minimum lot size, and what appeared to be a high cost of extending sanitary sewer to the area.

In 2004, the City Council authorized completion of the Northwest Area Utility Service Master Plan. The master plan addressed water supply, sanitary sewer service, and storm drainage. However, the primary focus was on sanitary sewer. The City Council also adopted the Northwest Sanitary Sewer District.

Factors Influencing Future Development Patterns

The predominant land use in the Northwest Area has historically been agriculture with increasing amounts of large-lot residential. Development in the northwest area has focused along NW 100th Street which bisects the area. Camp Dodge lies immediately north and east of the Northwest Area. Abutting Camp Dodge on the east is the Beaver Creek Golf Course. The other business area is the commercial development in the southwest quadrant of NW 70th Avenue and Highway 141 in Grimes. Much of the existing residential development flanking NW 100th Street is low intensity development and the area has a rural character.

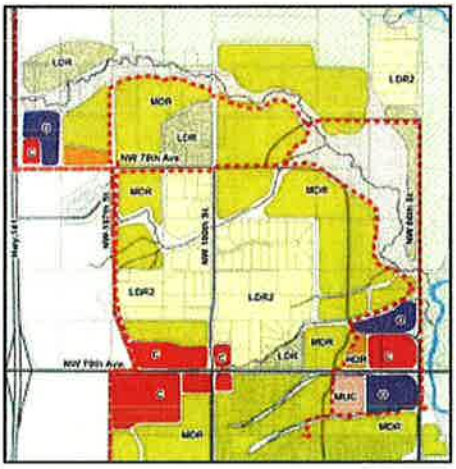


Figure 5.13 - 2006 Johnston Land Use Plan

Natural features can also influence the extent and character of development. They can represent constraints to development or opportunities for future development. Both exist within the northwest area. The existing 1998 Johnston Comprehensive Plan included an examination of natural features for the entire city and its environs. A more site-specific look at natural resources occurred as part of the Northwest Area study.

Land Use Plan (2006) and 2030 Land Use Plan

In 2006, Johnston amended its comprehensive plan by incorporating the 2006 Land Use Plan shown as Figure 5.13. That plan included the following land use categories:

LDR2 – The Low Density Residential 2 category included single-family detached homes at a density of .34 du/ac (3-acre lots). LDR2 areas were to be assigned the Estates District classification when incorporated into the city.

LDR – The Low Density Residential category included housing with a lot size of one acre or larger.

MDR – The Medium Density Residential category accommodated residential uses at a density ranging from one to six units per acre.

HDR – The High Density Residential category accommodated multi-family housing at densities exceeding six units per acre. High density uses were further limited to eight units per acre per the plan amendment that was put into place in 2006.

Commercial – This category included retail and service commercial uses that serve neighborhood, community and regional markets.

Office – This category includes professional offices and services such as medical, law, real estate and financial businesses.

The 2030 Land Use Plan which is shown in Figure 5.14 retains the general land use directions adopted by the city in 2006 with some minor changes. One of those changes is the land use categories. A detailed breakdown of the land use categories associated with the 2030 Land Use Plan can be found in Table 5.2. The following is a brief summary of those categories applicable to the Northwest Area.

RDR - Rural Density Residential includes single-family detached housing at a density not to exceed two units per acre. The previous LDR2 category used in the 2006 plan is consistent with the new RDR category.

LDR - Low Density Residential includes housing with densities that generally range from two to five units per acre. The MDR category used in the 2006 plan is largely consistent with the new LDR category (1 to 6 units per acre compared to 2 to 5 units per acre).

MDR - Medium Density Residential includes residential uses at densities that range from five to eight units per acre. The new MDR category largely incorporates the previous MDR category (5 to 8 units per acre compared to 1 to 6 units per acre). The new MDR category was refined to better define densities for attached housing products.

HDR - High Density Residential includes multi-family housing at densities exceeding eight units per acre. The 2006 HDR category limited development at 8 units per acre.

Commercial - The commercial land use category includes retail and service commercial land uses that serve neighborhood, community and regional markets. This category remains unchanged from the 2006 amendment.

Office - The office land use category includes lots or parcels that contain professional offices and services such as medical, law, real estate and financial businesses. This category remains unchanged from the 2006 amendment.

Public and Quasi-Public (P/QP)- Public and quasi-public uses include churches, schools, cemeteries, golf courses, local government facilities and other parcels that are owned by a public or quasi-public entity.

Park/Open Space (P/OS) - The park and open space category includes land owned by the City of Johnston. Parks and open space are discussed in detail in the Parks and Recreation chapter of this plan.

The primary changes included in the 2030 Land Use Plan as compared to the Land Use Plan prepared in 2006 involve the areas immediately north of NW 70th Avenue at NW 100th Street and immediately northwest of the intersection of NW 70th Avenue and NW 86th Street. The 2030 Land Use Plan retains the direction established in 2006 for residential properties.

North of NW 70th Avenue at NW 100th Street, the new plan refines the former commercial area by breaking it down into a tier of office use abutting NW 70th and a small area of medium density housing and park/open space to the north. Further east along NW 70th Avenue at NW 86th Street, the plan refines the area in the northwest and southwest quadrants of the intersection as shown.

The policies and action steps below are in addition to or to supplement those contained in

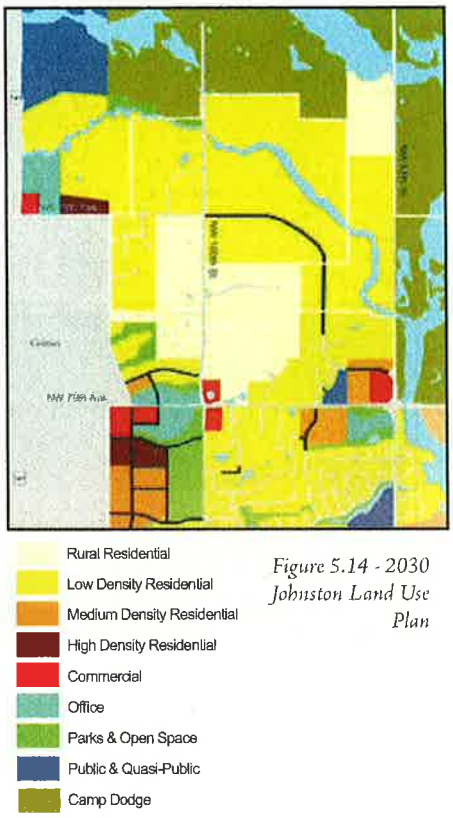


Figure 5.14 - 2030 Johnston Land Use Plan

this Plan. They are unique to the Northwest Area.

Northwest Policies

NWAP.1. Maintain rural neighborhoods and anticipate intensified development in agricultural areas.

NWAP.2. Accommodate infill development that is consistent with existing development patterns and density where existing topography and soils are appropriate.

NWAP.3. Continue to design and fund sanitary sewer service and other capital improvements to the area. New development shall be served by sanitary sewer service.

NWAP.4. Create a quality living environment that is adapted to the natural environment.

Northwest Action Steps

NWA.1. The 2030 Land Use Plan shall direct the future development of the area. LDR generally follows the sanitary sewer corridor. The density in LDR is variable (2 to 5 du/ac) and affected by the proximity of existing rural development that requires feathering of lot sizes (see transitions below-item e.), and the Little Beaver Creek floodplain that is the dominant feature in the area. It is therefore impractical to assign a maximum density to these areas.

The 2030 Land Use Plan is further refined to direct future growth in the Northwest Area, including the LDR designation as follows:

a. Along Little Beaver Creek a buffer of 100 feet on either side of the streambed of plant material specifically designed to remove stormwater pollutants before the surface water flow enters the creek. Along lesser tributaries to Little Beaver Creek and Beaver Creek, a buffer of 50 feet should be provided.

b. RDR in the Northwest area shall have a density of 0.34 du/acre (equivalent to a 3-acre lot).

c. HDR shall be limited to a density of 8 du/acre.

d. The LDR designation in the Northwest Area is unique due to the many design influences that exist. The overall average density is envisioned to be approximately 2.0 DU/AC. Exceptions may be made provided that the transitions noted in paragraph e. are met. The exceptions may be made based on exemplary efforts to incorporate the following:

- *The addition of neighborhood focal point central to the Little Beaver Creek valley, such as a lake or park land provided.*
- *The preservation of natural features and conservation design techniques, or*
- *The incorporation of high quality design through amenities provided or alternative lifestyle opportunities.*

e. Transitions shall be provided when development is proposed adjacent to the two LDR areas that were formerly classified as LDR (Figure 5.13 compared to Figure 5.14). The transitions shall be implemented as part of annexation agreements, development agreements, planned unit development ordinances, or any subdivision plat contiguous to an area designated LDR in the 2006 Land Use Plan. The transition would be accomplished either through the use of natural buffers such as changes in topography or natural vegetation or the following performance measures to cause lot sizes to change gradually:

- *New lots created contiguous to an existing area within a 3-acre lot designation (RDR) shall be no less than 1.5-acres in size. The minimum setback adjacent to an RDR designated area shall be 120 feet.*
- *New lots created contiguous to an existing 1-acre lot designation (LDR in the 2006 Land Use Plan – Figure 5.13) shall be no less than 20,000 sq. ft. in size.*

» *New lots created opposite a public street from existing 3-acre lots designated RRD shall be no less than 1.5 acres in size and shall provide the same front yard setback as the opposing district requires.*

NWA.2. Future development shall reflect the policies and recommendations found in the Watershed Assessment and Stormwater Management Plan, December 2009.

NWA.3. Consider amending the zoning ordinance to provide a clustering provision in Districts in addition to District RE (3-acre minimum) to allow flexibility in lot design.

NWA.4. Natural resources in the Northwest Area shall be preserved. The wooded areas and steep slopes on the west should be retained. New development shall preserve significant natural resources through the use of cluster and other mechanisms. The city shall obtain conservation easements or accept dedication of environmentally sensitive areas where its disturbance may adversely affect water quality or the scenic quality of the area.

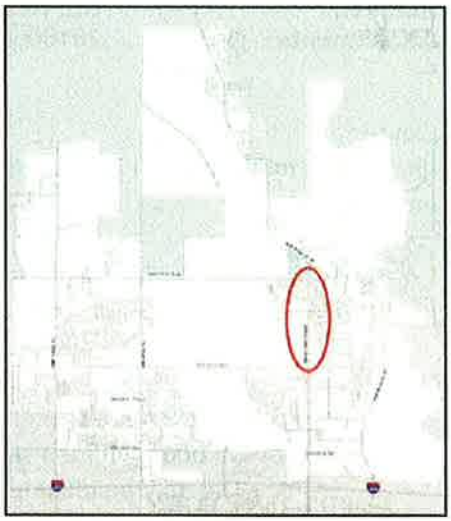


Figure 5.15 Merle Hay Road Redevelopment Area

Merle Hay Road Redevelopment Area

The Merle Hay Road Redevelopment Study was completed by RDG Planning and Design in 2007. Text in this section of the comprehensive plan is largely taken directly from the study and is intended to endorse the study's recommendations as part of this comprehensive plan.

The redevelopment study contained an analysis of existing conditions and specifically, existing land uses along Merle Hay Road. Figure 5.16 depicts the current usage in the corridor. Many of the Merle Hay Road frontage parcels north of 62nd Avenue remain in

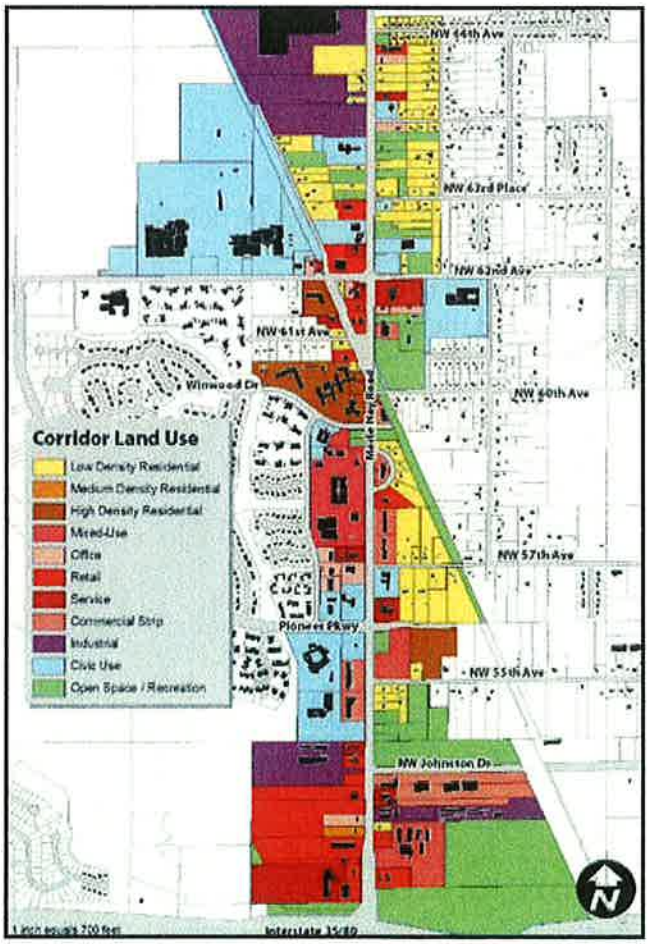


Figure 5.16 Merle Hay Road Existing Land Use 2007

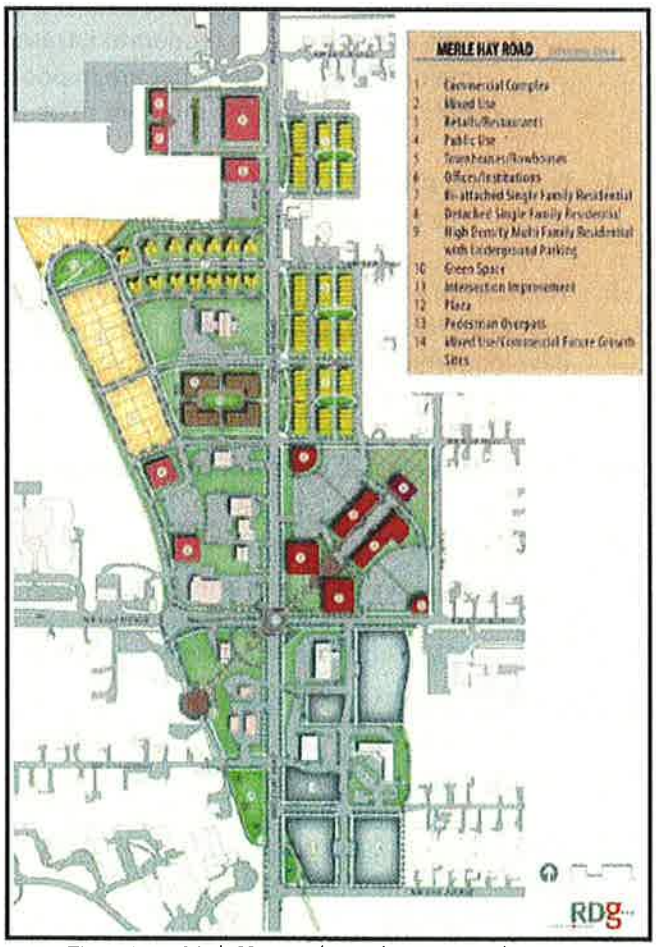


Figure 5.17 - Merle Hay Road Mixed Use Center Plan Components

Aaron Wolfe

From: Welty, Casey [DNR] [Casey.Welty@dnr.iowa.gov]
Sent: Thursday, June 30, 2016 8:48 AM
To: Clayton Ender
Cc: Aaron Wolfe; David Wilwerding
Subject: RE: Assistance with Impacts of Benton Dam on Development
Attachments: 20160630084452862.pdf

Clayton,
I have sketched a little bit on one of the sheets to hopefully help with some of my answers and I have attached it to this email.

1. Is the dam classified as moderate hazard or high hazard? The report from 2012 appeared to raise the classification from low-hazard to moderate hazard?
    A. We did increase the hazard classification to moderate in 2012 due to the existing house NE of the dam.

2. Will this future development (Lot 14) increase the classification of the dam to high hazard if it isn't already? Or is that based upon where a structure is built on lot 14?
    A. The only building in Lot 14 that would increase the hazard classification would be on the north eastern part of that lot, but that would be building in the emergency spillway and we wouldn't issue a permit for that. We would suggest that a flowage easement be put in place for the emergency spillway for this new development. After the water flows over the control section of the emergency spillway there could be a berm diverting flows if necessary.

3. Based upon the classification of the dam will there be any required regular inspections of the dam?
    A. This is classified as a moderate hazard non-major structure. The dams that we routinely inspect are major dams and dams that are in poor condition. The size of the dam and volume of storage of this dam isn't large enough for this dam to be a major structure.

4. Is the dam still classified as deficient?
    A. The dam will need to be upgraded to meet moderate hazard criteria to not be deficient.

5. There were a number of items listed on the 2012 report that needed to be addressed as well as steps that should be taken to remove the deficient status of the dam. Would these need to be completed prior to any development in the area we are talking about?
    A. No

Hopefully this info help. Let me know if you need more information.

CASEY WELTY, P.E. Dam Safety Engineer
Iowa Department of Natural Resources
515.725.8330 | casey.welty@dnr.iowa.gov
502 E. 9th Street | Des Moines, IA 50319
WWW.IOWADNR.GOV
Leading Iowans in Caring for Our Natural Resources.

From: Clayton Ender [mailto:cender@cityofjohnston.com]
Sent: Wednesday, June 29, 2016 4:55 PM
To: Welty, Casey [DNR]

Cc: Aaron Wolfe; David Wilwerding
Subject: RE: Assistance with Impacts of Benton Dam on Development

Casey,

I do have a few follow up questions as I'm no expert in dam hazard classification:

- Is the dam classified as moderate hazard or high hazard? The report from 2012 appeared to raise the classification from low-hazard to moderate hazard?
- Will this future development (Lot 14) increase the classification of the dam to high hazard if it isn't already? Or is that based upon where a structure is built on lot 14?
- Based upon the classification of the dam will there be any required regular inspections of the dam?
- Is the dam still classified as deficient?
- There were a number of items listed on the 2012 report that needed to be addressed as well as steps that should be taken to remove the deficient status of the dam. Would these need to be completed prior to any development in the area we are talking about?

Clayton Ender
Planner
City of Johnston
6221 Merle Hay Road - P.O. Box 410
Johnston, IA 50131
515-727-7763
cender@cityofjohnston.com
www.facebook.com/cityofjohnstoniowa
@cityofjohnston on Twitter
www.cityofjohnston.com

From: Welty, Casey [DNR] [mailto:Casey.Welty@dnr.iowa.gov]
Sent: Wednesday, June 29, 2016 4:20 PM
To: Clayton Ender
Cc: Aaron Wolfe; David Wilwerding
Subject: RE: Assistance with Impacts of Benton Dam on Development

Clayton,
Regarding lots 1-13: I don't see any reason those lots would have an impact on the hazard classification of the Benton Dam.

Outlot X: I'm assuming Outlot X won't have any buildings so that will not have an impact on the dam provided it isn't filled in with fill material blocking the emergency spillway. If there are buildings planned in Outlot X the comments in the next section apply as well to Outlot X.

Lot 14: I'm going to copy the Iowa Administrative Code section that is applicable in this situation:
567— 71.7(4) *Buildings and associated fill adjacent to or downstream from impoundments.* Approval is required for new construction, additions, lowering, or reconstruction and associated fill as described in 71.7(1) without regard to the drainage area if the proximity of the building to a dam regulated by the department is as follows:

a. Adjacent to impoundment. Approval is required for a building and associated fill adjacent to an impoundment if the lowest floor level including any basement is lower than the top of the dam.

b. Downstream from dam. Approval is required for a building and associated fill downstream from a dam at any location where flooding can be reasonably anticipated from principal or emergency spillway discharges. If the dam does not substantially comply with high hazard criteria in these rules, approval is required for a building and associated fill at any location where flooding can be reasonably anticipated from overtopping and failure of the dam.

Part "a" is pretty clear. Any buildings below top of dam elevation will need approval.
Part "b" is why I'm assuming you've contacted us. This dam does not comply with high hazard criteria, however we don't believe that flooding would be reasonably anticipated from overtopping and failure of the dam in this development. Flooding is reasonably anticipated from emergency spillway discharges in Lot 14. We wouldn't approve an application for a permit for a building that was in the area that the emergency spillway would be expected to flow.

I hope this helps. Please let me know if you need any more information.

CASEY WELTY, P.E. Dam Safety Engineer
Iowa Department of Natural Resources
515.725.8330 | casey.welty@dnr.iowa.gov
502 E. 9th Street | Des Moines, IA 50319
WWW.IOWADNR.GOV
Leading Iowans in Caring for Our Natural Resources.

From: Clayton Ender [mailto:cender@cityofjohnston.com]
Sent: Wednesday, June 29, 2016 3:43 PM
To: Welty, Casey [DNR]
Cc: Aaron Wolfe; David Wilwerding
Subject: RE: Assistance with Impacts of Benton Dam on Development

Casey,

There are 14 lots plus outlot X on the concept development. Lots 11 through 14 are on the south side of the proposed road with Outlot X. Lot 14 will contain a portion of the pond. The emergency overflow is located on what would become lot 14. Plus the home that is currently located below the dam is to remain and will be split off from the concept development area.

Clayton Ender
Planner
City of Johnston
6221 Merle Hay Road - P.O. Box 410
Johnston, IA 50131
515-727-7763
cender@cityofjohnston.com
www.facebook.com/cityofjohnstoniowa
@cityofjohnston on Twitter
www.cityofjohnston.com

From: Welty, Casey [DNR] [mailto:Casey.Welty@dnr.iowa.gov]
Sent: Wednesday, June 29, 2016 3:40 PM
To: Clayton Ender
Subject: FW: Assistance with Impacts of Benton Dam on Development

Clayton,
I was forwarded this request from Jon Garton.

I just wanted to confirm that we are only talking about the lot 1 through 10 and X shown on the pdf "XR-P-LOTS-ULT-CEC34x22".

If it is only those lots in question, then those lots would not have an impact on the hazard classification of the Benton Dam.

CASEY WELTY, P.E. Dam Safety Engineer

Iowa Department of Natural Resources
515.725.8330 | casey.welty@dnr.iowa.gov
502 E. 9th Street | Des Moines, IA 50319

WWW.IOWADNR.GOV
Leading Iowans in Caring for Our Natural Resources.

From: Garton, Jonathan [DNR]
Sent: Wednesday, June 29, 2016 3:32 PM
To: Welty, Casey [DNR]
Subject: FW: Assistance with Impacts of Benton Dam on Development

JONATHAN D. GARTON, P.E. Senior Dam Safety Engineer

Iowa Department of Natural Resources
515.725.8360 | Jonathan.Garton@dnr.iowa.gov
502 E. 9th Street | Des Moines, IA 50319

WWW.IOWADNR.GOV
Leading Iowans in Caring for Our Natural Resources.

From: Clayton Ender [mailto:cender@cityofjohnston.com]
Sent: Wednesday, June 29, 2016 3:10 PM
To: Garton, Jonathan [DNR]
Cc: David Wilwerding; Aaron Wolfe
Subject: Assistance with Impacts of Benton Dam on Development

Hello Jonathan,

I wanted to reach out to you again and see if my previous email to you had made it through to you. We would much appreciate your input on this matter. The Johnston City Council will be considering the first reading of the rezoning Ordinance at their Tuesday, July 5 meeting and we would like to be address concerns with the proposal.

Clayton Ender
Planner
City of Johnston
6221 Merle Hay Road - P.O. Box 410
Johnston, IA 50131
515-727-7763
cender@cityofjohnston.com
www.facebook.com/cityofjohnstoniowa
@cityofjohnston on Twitter
www.cityofjohnston.com

From: Clayton Ender
Sent: Monday, June 20, 2016 2:32 PM

To: 'Jonathan.Garton@dnr.iowa.gov'
Cc: David Wilwerding; Aaron Wolfe
Subject: Assistance with Impacts of Benton Dam on Development

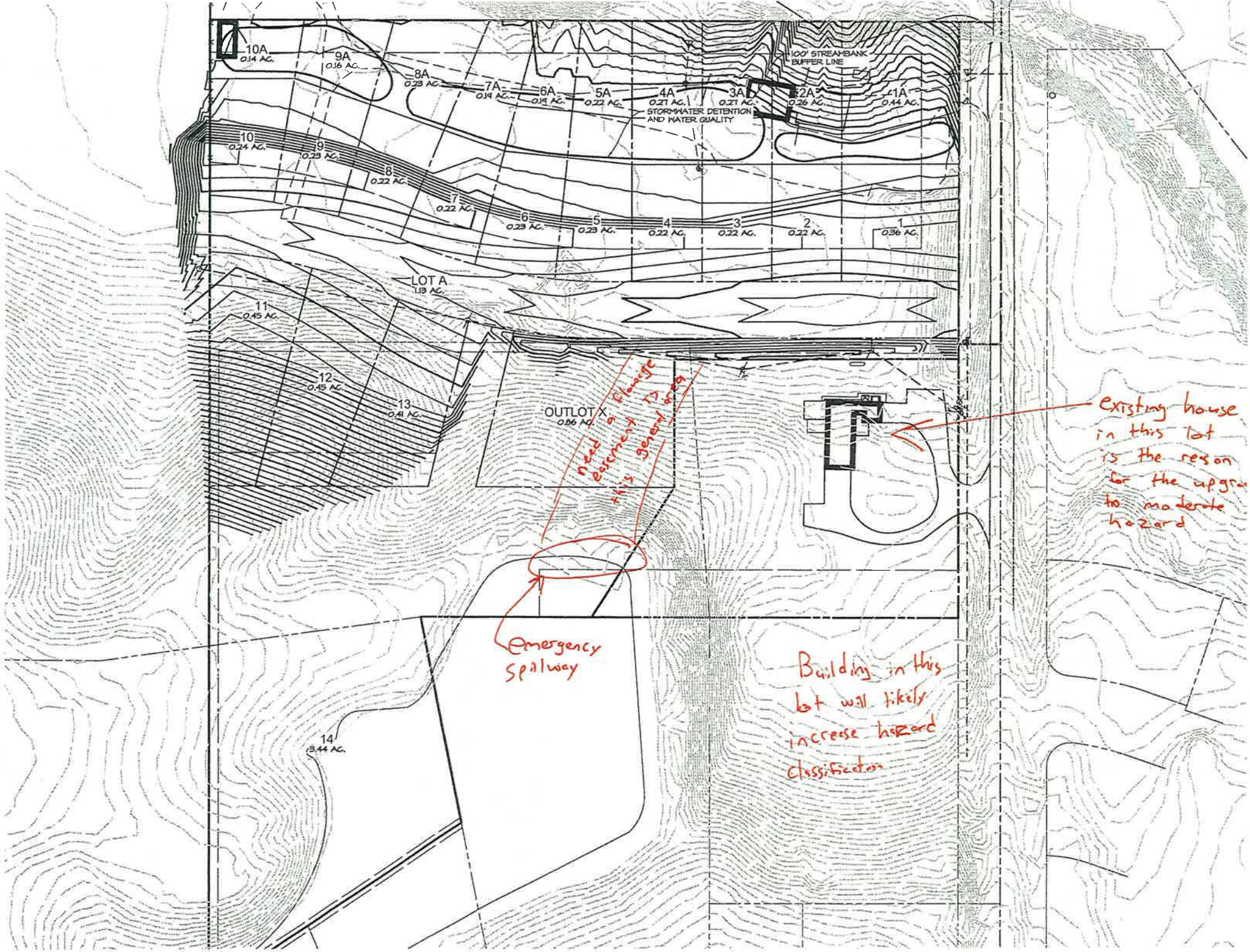
Jonathan,

The City of Johnston has received a rezoning request and a preliminary and final plat for land immediately adjacent to the Benton Dam in Johnston (8094 NW 100th Street, Grimes). You and Casey inspected the dam in November 2011 and provided the City and the property owners a report in April 2012 detailing your findings (see attached). Since that time a new proposal for development in the area has been submitted and a rezoning request has been initiated and the property owner has begun the process to subdivide his property to allow for the developer to purchase the necessary property (see attachments).

My question to you is how will this proposal impact the Benton Dam or if the property owner needs to do anything ensure future development won't undermine the dam? Will the platting of 14 new lots north of the pond be cause for dam improvements or a change to the Iowa DNR dam classification?

If you could help us answer these questions by July 5th we would much appreciate that.

Clayton Ender
Planning Intern
City of Johnston
6221 Merle Hay Road - P.O. Box 410
Johnston, IA 50131
515-727-7763
cender@cityofjohnston.com
www.facebook.com/cityofjohnstoniowa
@cityofjohnston on Twitter
www.cityofjohnston.com


10A
0.14 AC.
9A
0.16 AC.
8A
0.23 AC.
7A
0.14 AC.
6A
0.19 AC.
5A
0.22 AC.
4A
0.21 AC.
3A
0.21 AC.
2A
0.26 AC.
1A
0.44 AC.
100' STREAMBANK BUFFER LINE
STORMWATER DETENTION AND WATER QUALITY
10
0.24 AC.
9
0.23 AC.
8
0.22 AC.
7
0.22 AC.
6
0.23 AC.
5
0.23 AC.
4
0.22 AC.
3
0.22 AC.
2
0.22 AC.
1
0.36 AC.
LOT A
1.13 AC.
11
0.45 AC.
12
0.45 AC.
13
0.41 AC.
OUTLOT X
0.86 AC.
14
3.44 AC.
need a drainage easement in this general area
existing house in this lot is the reason for the upgrade to moderate hazard
Emergency Spillway
Building in this lot will likely increase hazard classification

PLANNING & ZONING COMMISSION

City of Johnston
6221 Merle Hay Road, Johnston, IA 50131

Minutes
Regular Meeting: Monday, June 13, 2016

AGENDA

1. Call to Order

Chairman Petersma called the meeting to order at 7:00 p.m.

2. Roll Call

	Spencer	Severino	Johnson	Smith	Pavlovec	Petersma	Anderson
Present		X	X	X	X	X	
Absent	X						X

City Staff Present: Aaron Wolfe, Clayton Ender, Rebekah Davis

3. Approval of Agenda

Petersma called for a vote to approve the agenda.

	Spencer	Severino	Johnson	Smith	Pavlovec	Petersma	Anderson
Aye		X	X	X	X	X	
Nay							
Abstain							

4. Approval of Meeting Minutes: Regular Meeting of May 31, 2016.

Roll Call Vote:

	Spencer	Severino	Johnson	Smith	Pavlovec	Petersma	Anderson
Aye		X	X	X	X	X	
Nay							
Abstain							

5. PZ Case No. 16-16; DSM Investment Partners, LLC Site Plans: DSM Investment Partners,LLC has submitted site plans for the development of a 15,000 square foot building housing offices, warehouse facilities, and 2 rental spaces. The site is Lot 3 of Beaver Drive Business Park and Outlot YY of Beaver Pines Plat 2 located on NW 57th Avenue, just west of NW Beaver Drive. The site is zoned M-1, Light Industrial.

Ender presented the staff report.

Petersma noted that the building concept plan depicts light packs on the building however, no exterior lighting plan has been proposed for this site.

Ted Greedy, Greedy Investments, Inc., 6230 NW Beaver Drive, the property owner, clarified the lighting depicted in the building concept plan is wall pack lights however, they have composed a lighting plan that they have yet to review with staff. The lights they propose to utilize are down cast LED lights that will not infringe past the property lines. In the lighting plan there are 2 lights on the west side, 2 lights on the east side and several lights on the north side of the building to accommodate the overhead doors.

Craig Lusthoff, the applicant, stated that a large percentage of the architectural requirements are met with curtain wall which is an architecturally unique structural membrane. He expanded that curtain wall is an energy efficient glass with 68% light transmission like that of standard windows. He demonstrated that the curtain wall windows will shade when exposed to direct light. He explained that the use of curtain wall windows are the reason they had decided to use less brick in the building concept.

Johnson inquired if the curtain wall glass material included the walk-in door.

The applicant clarified that the curtain wall glass will be used in the entire concept. He specified that door will not be shaded because sun rays will penetrate the upper panels causing them to shade. People approaching the building will still be able to see through the glass.

Johnson noticed that the site plan portrayed screening of the dumpsters however, this screening is not depicted in the elevations.

The property owner expounded that the dumpster is a 4 x 8 foot drive-in dock pit. There will be walls up along the sides of the pit and a screen can be placed at the front. This will accommodate the disposal of large pieces of glass and metal.

Johnson inquired regarding the alignment of the driveway accessing to NW 57th Ave. He noted that staff typically attempts to align driveways and questioned if the driveway could have been aligned with the south adjacent driveway.

Mark McMurphy, Abaci Consulting, Inc., 101 NE Circle Drive, Grimes, Iowa, we originally intended to put the driveway in the middle of the building however, due to the grade, transitions in elevation and the future lowering of the street, the driveway needed to be moved to the east. If the driveway were positioned where it was initially intended to be it would have been too steep.

Johnson believes the eastern driveway location is beneficial to west adjacent property owners to reduce traffic at their portion of the road.

Motion by Severino, second by Smith to approve PZ Case No. 16-16; DSM Investment Partners, LLC Site Plans, subject to the following conditions:

1. The project shall conform to the requirements, standards and regulations of the City of Johnston.

The Planning & Zoning Commission recommends approval of PZ Case No. 16-16; DSM Investment Partners, LLC Site Plans, with the following conditions:

2. The project shall be in conformance and in accordance with the requirements, standards and regulations of the City of Johnston, and any other requirement of state or federal law or administrative rule.

3. A Storm Water Pollution Prevention Plan, Evidence of NPDES Permit from the Iowa DNR and a City Grading Permit shall be provided prior to any ground disturbing activity on the site.
4. No exterior site lighting may be installed unless and until a photometric layout and manufacturer's cut sheets for proposed lighting have been submitted, reviewed, and approved in satisfaction of Johnston's site lighting requirements as established by Resolution 99-56 for staff review.
5. A Stormwater Management Facilities Maintenance Agreement shall be provided and accepted by the City Council prior to issuance of a building permit.
6. The glass curtain wall is an acceptable material to be used towards satisfaction of the 25% brick, architectural concrete, textured concrete block, architectural steel, or stone panel requirement of Chapter 166.32.E of the Johnston Code of Ordinances.

The following items shall be amended on the Site Plan prior to issuance of a building permit:

a. The engineer approval seal section on sheet 1 should indicate that sheets 1, 2, and 3 are covered by the engineers seal.
b. Correct the landscaping plan so the buffer and open space landscaping plant schedules match the landscape drawings.
c. The open space plant schedule shall indicate that 4 of the required open space trees shall be at minimum 2" to 2 ½" caliper diameter. The remaining 7 required open space trees shall be indicated to be at minimum 8 feet in height. Evergreens used to satisfy the minimum open space tree requirements shall not be less than 6 feet in height.
d. Address Foth's review letter dated June 9, 2016.
e. The architectural elevations must be amended and the following items completed prior to the issuance of a building permit:

7. **The combination of brick and glass curtain wall shall account for at minimum 25% of the south architectural elevation.**

a. The combination of brick and glass curtain wall shall account for at minimum 25% of the south architectural elevation.

Roll Call Vote:

	Spencer	Severino	Johnson	Smith	Pavlovec	Petersma	Anderson
Aye		X	X	X	X	X	
Nay							
Abstain							

6. **PZ Case No. 16-13; Hidden Valley Estates Zoning Map Amendment:** The property owner has requested a rezoning of 13.88 acres from A-R, Agricultural Reserve District to R-1(75), Single-Family Residential District. The property is located west of NW 100th Street and approximately 275 feet south of the Johnston City Limits.

Wolfe presented the staff report.

Melissa Hills, Civil Engineering Consultants, 2400 86th Street, Urbandale, Iowa, property is located in the floodway fringe of Beaver Creek. She explained that there is a ridge line on the lots that they intend to pull dirt from to build up the roadway out of the flood zone. The ridge of the hillside will be leveled to meet the required elevation in the remainder of the subject property.

Johnson inquired how much change in elevation would be required to raise the property out of the floodway fringe.

Hills responded that approximately 1-2 foot rise in elevation is needed to get the property out of the 500 year flood plain.

Petersma opened for public comment opened at 7:36 p.m.

Frank Wennerholt, 10189 NW 80th Lane, specified that his property is south of the subject property. He stated he is concerned with the stormwater generated from the Chesterfield Heights development creating potential flooding in the subject property which is located adjacent to the emergency overflow for the pond. He noted that the dam is 70 years old and questioned its structural integrity to support the additional stormwater. He is concerned with what the effect will be of pulling down the ridge line and the structural condition of hill. He noted that careful planning will be required to ensure the integrity of the pond. He iterated that he is not opposed to the property being developed but is concerned with the potential for flooding.

Gerardus Van Der Heijden, 10113 NW 80th Lane, stated the Chesterfield heights stormwater drains into the pond and has caused the water level to raise considerably. He believes that additional stormwater and the current raise in the water level will cause the pond to overflow into the emergency overflow adjacent to the subject property. He is concerned that there are no maintenance requirements or liable parties responsible for the dam.

Jared Heidesch, 10100 NW 82nd Ave, north of the subject property. He noted that a farmer used the northwest corner of the property to access his field. He believes that a street access at that location is required. He stated that removing this access could potentially cause heavy farming equipment on the roads.

Wolfe noted that we are not considering the specifics of site design at this time. The specifics regarding the platting will be considered in the preliminary and final plat. The proposed development is downhill from the pond. The future proposed development at the subject property will not add any additional drainage to the pond.

Melissa Hills, declared we plan to provide an overland flowage easement which is not shown in this conceptual plan. As we go through the design process overland flowage easements will be provided for this plat. The farmer would still have access along the new street which will run from the east to the west of the property. We do plan to put the street all the way through with a temporary turn around at the end.

Smith inquired as to who owns or maintains the dam.

Wennerholt affirmed that the ownership of the dam is an issue that was considered during the Chesterfield Heights development. He noted that there are several developments whose stormwater drains into the pond. He had to have fill brought into his property due to flooding from the pond after the Chesterfield Heights development. He stated that adjacent property owners maintain the pond's culverts. He explained that the pond is privately owned however, the City and other developments stormwater drains into the pond.

Van Der Heijden noted that the DNR has considered potential risk factors involved with additional stormwater draining into the pond. He is concerned with the pond's emergency overflow draining on to subject property.

Hills stated that the proposed lots are downstream from the pond and stormwater management practices will be implemented in the proposed development.

Petersma stated that the case being considered is the rezoning of the property. A developable area would need to be identified. The plat will specify the stormwater management practices. He added that the subject property is downhill from the pond and will not contribute to the current stormwater drainage issues with the pond.

Johnson noticed the development density of the adjacent properties, R-1(100) to the south and R-1(150) to the north. He inquired it other property density levels were considered, such as R-1(100) or R-1(90).

Wolfe noted that low density residential is in the comprehensive plan and has been identified as 2-5 units per acre. Special consideration was given to the northwest area bearing in mind existing conditions, thus requiring that this area be zoned at the lowest tier of density having no more than 2 units per acre.

Smith noted when the property was annexed in 2008; the remaining property was zoned as residential. She questioned why the subject property was identified as Agricultural Reserve.

Wolfe stated that the proposed rezoning is in compliance with the comprehensive plan and Agriculture Reserve was the current land use.

Motion by Severino, second by Pavlovec to approve PZ 16-13; Hidden Valley Estates Zoning Map Amendment.

Roll Call Vote:

	Spencer	Severino	Johnson	Smith	Pavlovec	Petersma	Anderson
Aye		X	X	X	X	X	
Nay							
Abstain							

7. **PZ Case No. 16-15; Canterbury Woods Plat 2 Preliminary Plat:** The applicant, Canterbury Woods, L.L.C., is proposing to subdivide a 7.664-acre Outlot ZZ of Canterbury Woods Plat 1 into 3 single-family residential lots. The property is zoned R-1(75) with restrictions based upon a Development Agreement entered into as part of the rezoning of the property.

Wolfe presented the staff report.

Petersma opened for public comment at 8:06 p.m.

Sherif Tewfik, 7365 NW 107th Street, is concerned with the setback requirements and new development in a conservation easement. He does not believe the tree line should be removed for the establishment of a 3 lot cul-de-sac. He is not requesting that the property not be developed however; he is requesting that the City not allow development in a conservation easement. He suggested that the cul-de-sac bulb be placed away from the tree line.

Stephen Kraber, 7375 NW 107th Street, adjacent property owner. He stated that in the initial development buffers were created in the form of the conservation easement. He is requesting that the commission consider the conservation easement and the buffer agreement that was established with the initial development.

McMurphy noted the tree line is comprised of relatively new trees. The elevation difference from the cul-de-sac to the south adjacent property is 6 feet of natural rise in addition to the evergreen

trees. If the bulb of the cul-de-sac were moved to the north, they would not be able to accommodate a third lot. He reiterated that they are proposing a 3 lot subdivision on 7.5 acres, averaging about 2.5 acres per lot. He believes that they are doing their best with the City requirement of a cul-de-sac.

John Larson, the applicant, stated that there could have been 6 lots however; they decided that larger lots would complement the area.

Wolfe noted that the Silverstone developer was required to have a 120 foot separation or 60 feet if there was a tree buffer. At that time the developer planted trees to reduce the separation requirement in the future. The layout meets in the intent of the comprehensive plan in creating separation between adjacent properties. Lots 1 and 2 will have sufficient separation to meet the comprehensive plan requirement and lot 3 is not adjacent to rural district residential properties but is well over 120 feet away.

Johnson inquired regarding the overland flowage easement in lot 3. He stated that at times they may not have a habitable backyard due to the flowage. He questioned what the distance was from bulb center to the center of the road.

McMurphy responded that the bulb center was about 17 feet from the center of the roadway.

Johnson would rather see the cul-de-sac bulb centered on the street. He inquired as to what latitude was available to contradict using the conservation easement for ROW.

Wolfe noted that the developer could abandon the conservation easement and that the conservation easement prohibited private drives. The intent of the conservation easement was to protect the steep slopes and wooded areas at the same time. The cul-de-sac bulb is not located in an area of sensitive topography.

Pavlovec inquired as the size of the trees in the tree line.

The applicant responded that the trees were evergreen trees 8 -12 feet in height and that he intends to transplant the trees.

Wolfe noted that the survival rate for smaller trees is better.

Smith inquired if the city required a cul-de-sac or could another street type be considered.

Wolfe affirmed that this is a City requirement. Maintenance of other street types can be difficult to maintain and a cul-de-sac is easier for public safety vehicles to maneuver.

Motion by Johnson with recommendation, that Council consider bulb placement and tree removal, second by Smith to approve PZ Case 16-15; Canterbury Woods Plat 2 Preliminary Plat, subject to the following conditions:

8. The project shall conform to the requirements, standards and regulations of the City of Johnston.

Staff recommends approval of PZ Case No. 16-15, the Preliminary Plat for Canterbury Woods, with the following conditions:

1. The project shall conform to the requirements, standards and regulations of the City of Johnston.
2. Submission of all final plat documentation to City's Staff and Attorney, for review and approval, must occur six (6) working days prior to the City Council's regular meeting.

3. A Storm Water Pollution Prevention Plan and Evidence of a NPDES Permit from the Iowa DNR shall be provided prior to any ground disturbing activity on the site.
4. The Preliminary Plat shall be amended to include a note stipulating purpose/ownership of outlots.
5. The Preliminary Plat shall be amended to address items 1-9 of Foth's review letter dated 6/10/2016.
6. **Prior to the issuance of a building permit for any structure within the plat, the applicant shall visibly and permanently mark the locations of the conservation easement on each lot.**
7. Prior to Council approval of the Final Plat, the following items shall be completed:
   a. Payment of the Northwest Water Connection District fees.
   b. Payment of the Northwest Area Sanitary Sewer Connection District fee.
   c. Execution of a development agreement regarding parkland dedication.

Roll Call Vote:

	Spencer	Severino	Johnson	Smith	Pavlovec	Petersma	Anderson
Aye		X	X	X	X	X	
Nay							
Abstain							

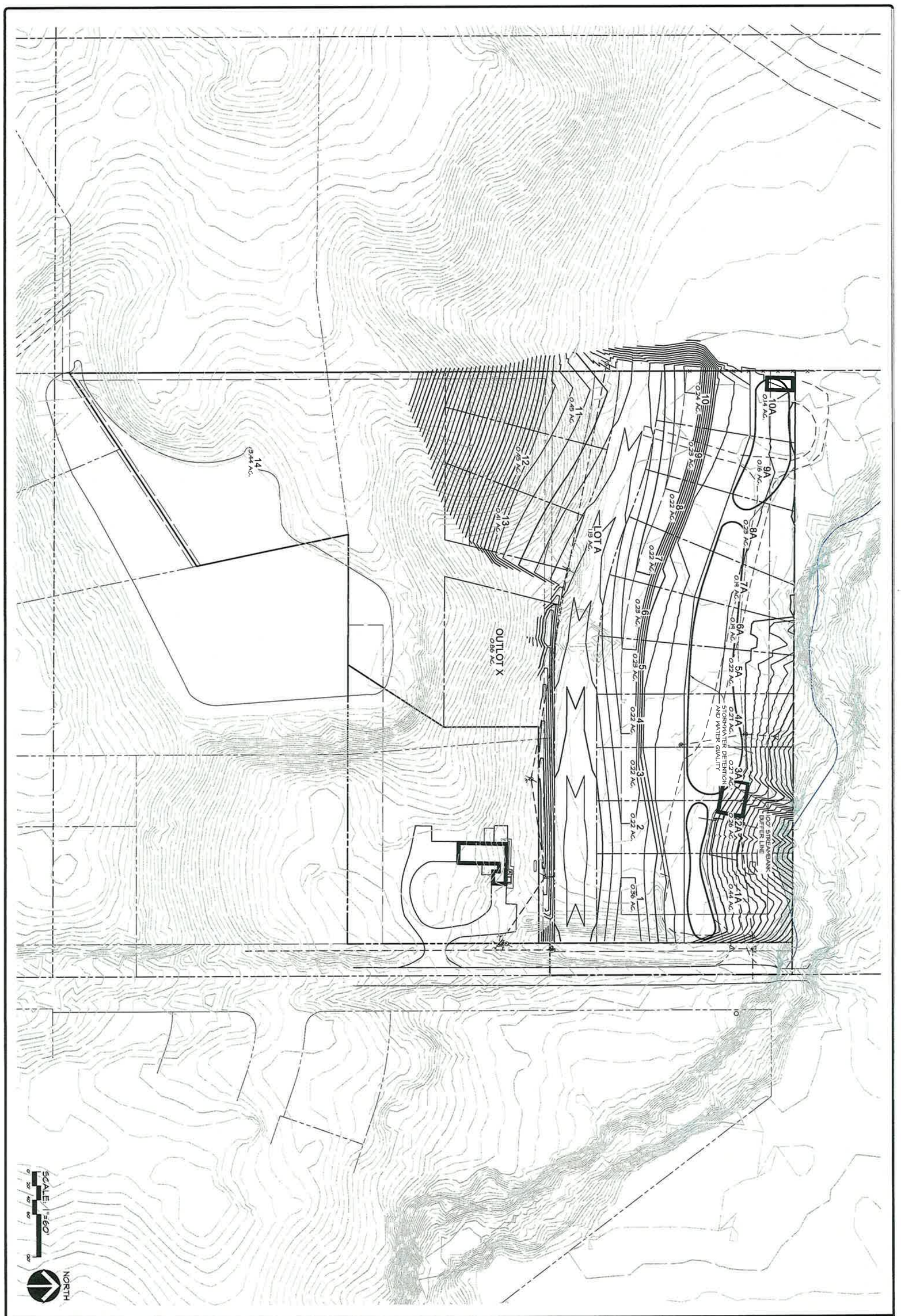
8. Other Business.

9. Adjournment

Meeting adjourned at 8:35 PM.

Chair **Secretary**

Q:\E-FILES\E-7000\E7538_C3D Drawings\Base Design Files\Survey\XR-P-LOTS-ULT.dwg, 5/20/2016 10:52:05 AM, mmhills, 1:2



SHEET 1 OF 1	SHRYOCK PROPERTY JOHNSTON, IA CONCEPT PLAN	DATE: 05-12-16 DATE OF SURVEY: DESIGNED BY: MH DRAWN BY: PD	REVISIONS	COMMENTS	CEC	Civil Engineering Consultants, Inc. 2400 86th Street . Unit 12 . Des Moines, Iowa 50322 515.276.4884 . Fax: 515.276.7084 . mail@ceclac.com

E-7538

JOHNSTON CITY COUNCIL
Worksession No. 16-13
Johnston City Hall, 6221 Merle Hay Road
June 20, 2016
6:00 p.m.

8a

1. CALL TO ORDER
   Mayor Dierenfeld called the meeting to order at 6:04 p.m.

2. ROLL CALL

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

3. DISCUSS A REQUEST TO WAIVE THE CITY'S STORMWATER DETENTION REQUIREMENT OR TO UTILIZE GREENWOOD HILLS' PARKLAND TO ACCOMMODATE A PORTION OF THE REQUIRED DETENTION FOR THE PROPOSED ADJACENT GREENWOOD HILLS PLAT 5
   Planning Intern Clayton Ender reviewed the request to waive stormwater detention requirements, or allowing the use of a portion of city property to accommodate a portion of the detention facility.
   Melissa Hills, Civil Engineering Consultants, addressed the Council, noting that an assumption had been made that detention would be addressed with the city pond. She also advised that without the deviation requested, the property owner would lose 3-4 lots after grading. Hills also noted that the property being discussed had been sold by the owner to the city for the construction of the park. She further described the low impact design that would be used in the area.
   Parks Director John Schmitz noted that the impact of the request on the developable portion of the park are minor, but overall aesthetics of the park would be impacted as the area being discussed is where some of the older tree growth is located. Schmitz noted that the Park Board would be considering the issue at their next meeting.
   Discussion ensued on the drainage in the area and the impact that would have on areas upstream and downstream. Community Development Director David Wilwerding noted that had the intent been for the city's pond area to be the main detention area, the pond would been larger.
   Wilwerding noted that he was concerned that waiving the requirement would set a bad precedent. He noted that he had only minimal concern with allowing the developer to utilize city property, as this is a fairly unique situation.
   Council members noted that they were not in favor of eliminating the requirement, but were agreeable with allowing the use of a portion of the city property. They also encouraged judicious removal of trees in the area. It was also clarified that the pond construction and restoration would be at the applicant's expense.
   Schmitz noted that the Park Board would also be providing a recommendation back to the Council.

4. REVIEW AND DISCUSS THE PROPOSED 28E AGREEMENT BETWEEN JOHNSTON AND GRIMES FOR FIRE AND RESCUE SERVICES
   City Administrator Jim Sanders noted that this agreement had been being discussed for 8-10 months. He noted that the language had been agreed upon by both cities. He also noted that approval of the agreement was included on tonight's consent agenda. Sanders noted that there may still be additional discussion on the name of the department.
   Council Member Cope noted that he had some angst over the language allowing both city administrators voting power on the board created by the 28E. Mayor Dierenfeld noted that the board is strictly advisory and would be making recommendations to their respective councils.

5. DISCUSS REQUEST TO AMEND THE CITY CODE TO EXPAND THE USE OF BOWS AND ARROWS WITHIN THE CITY LIMITS
   Sanders noted that this was a follow-up discussion on the issue. He advised that he, Roger Jackson, and Chief McDaniel had crafted proposed ordinance language to be considered at the July 5 meeting. Council Member Temple requested clean up on the "notwithstanding" language contained in the first paragraph on page 2 of the staff report. Sanders noted that he would revise the language prior to Council consideration.

6. UPDATE ON THE STORMWATER HOMEOWNER GRANT PROGRAM
   Planning Intern Clayton Ender noted that there had been interest in the program. He also outlined the promotion plans for the program.

As there was time remaining in the Worksession, the following item was moved from the Meeting Agenda.

10A. CITY ADMINISTRATOR/STAFF COMMENTS
Sanders noted that there were discussions with Polk County on the minimum wage issue and that work would continue with the committee established by the County, as well as public meetings.
Sanders also noted that he had provided a document on the temporary deviation plan for Saylorville Lake, and Red Rock to work together to decrease the likelihood of flooding.

The meeting adjourned at 6:59 p.m.

_____
Paula S. Dierenfeld, Mayor

ATTEST:

_____
Cyndee D. Rhames, City Clerk

JOHNSTON CITY COUNCIL
COUNCIL MEETING NO. 16-13
Johnston City Hall, 6221 Merle Hay Road
June 20, 2016
7:00 p.m.

1. CALL TO ORDER
   Mayor Dierenfeld called the meeting to order at 7:05 p.m.

2. ROLL CALL

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

3. WELCOME
   Mayor Dierenfeld welcomed residents and guests to the meeting.

4. PLEDGE OF ALLEGIANCE
   Jessica Bigelow, representative of Girls' State, led the meeting in the Pledge.

5. AGENDA APPROVAL
   Council Member Cope noted that he would like to move item 8I to the Non-Consent Agenda. City Administrator Jim Sanders noted that the resolution number in item 9B should be 16-132, not 16-32 as shown on the agenda.
   Motion by Lindeman second by Cope to approve the agenda as noted.

ROLL CALL:	Aye:	Brown, Cope, Temple, Lindeman
	Nay:	None
Motion Approved:		4-0

6. PUBLIC COMMUNICATIONS
   Frank Wennerholt, 10189 NW 80th Lane, addressed the Council regarding changes in Johnston and the increase in traffic in the northwest area, stating there is nowhere to walk safely. He also asked for more police presence in the area to help with the speeding issue. Mr. Wennerholt also noted that there is a stormwater issue near his home that is causing his driveway and street to cave in.
   Mayor Dierenfeld thanked Mr. Wennerholt for his comments and noted that staff would make contact with him regarding the issues.

7. PUBLIC HEARINGS
   a. Continue the Public Hearing and consider Resolution No. 16-103 - Approving proceeding with Condemnation of Easements and Property located at 7420 NW 54th Avenue for construction of a public road from NW 54th Avenue to Birchwood Court.
      Mayor Dierenfeld noted that the Public Hearing on this issue had been continued to this meeting. She advised that the Public Hearing closed at 7:18 p.m. She also noted that a working group would be assembled to continue addressing the proposed construction of the public road.

   Motion by Cope second by Lindeman to take no action on Resolution No. 16-103.

ROLL CALL:	Aye:	Cope, Temple, Lindeman, Brown
	Nay:	None
Motion Approved:		4-0

8. CONSENT AGENDA
   a. Consider Minutes of June 6, 2016, Work Session
   b. Consider Minutes of June 6, 2016, Council Meeting
   c. Consider the renewal of a Class B, C, and E Liquor License for Kum & Go, LC Store #570, 6800 Northglenn Drive.
   d. Consider Resolution No. 16-130 – Establishing Salaries, Wages, and Salary Ranges for Non-Bargaining Unit Professional and Administrative Employees for the 2016-2017 Fiscal Year.
   e. Consider Resolution No. 16-131 – Approving Staff Appointments and Establishing Wages.

f. Consider Resolution No. 16-137 – Approval of amendments to the Employee Handbook.
g. Consider Resolution No. 16-136 – Setting a public hearing on July 5, 2016 at 7:00 p.m. to consider approval of an official zoning map amendment for 13.88 acres and adjoining right-of-way from A-R, Agricultural Reserve District to R-1(75), Single-Family Residential District. The subject property is located west of NW 100th Street and approximately 275' south of the Johnston city limits.
h. Consider Resolution No. 16-138 – Establishing solid waste and recycling fees for 2016-2017.
j. Consider authorizing a Fireworks Permit for Hyperion Field Club, 7390 NW Beaver Drive.
k. Consider Resolution No. 16-128 – Charging off active utility accounts receivable.
l. Consider approval of out-of-state travel for Jim Sanders and Teresa Rotschafer to attend the International City/County Management Association's (ICMA) Annual Training Conference in Kansas City, September 25-27, 2016
m. Consider authorizing the Finance Director to issue payments for necessary end of fiscal year purchases.
n. Consider approval of a Purchase Order to Communication Innovators for the purchase of audio/visual equipment for the training room and the addition of sound capabilities for the Council chambers.
o. Consider Resolution No. 16-129 – Approving the preliminary official statement for $8,510,000 (dollar amount subject to change) General Obligation Bonds, Series 2016A.
p. Consider Resolution No. 16-140 – Authorizing and approving the Police Chief to submit an application for funding to the U.S. Department of Justice COPS Office fiscal year 2016 Community Oriented Policing Services Hiring Program (CHP).
q. Consider renewal of the Employment Contract and Agreement for the City Administrator.
r. Consider the proposed 28E Agreement between Johnston and Grimes for fire and rescue services
s. Consider appointments to the Library Board of Trustees.
t. Consider Resolution No. 16-134 – Accepting the agreement with Hyperion Field Club for a temporary construction easement for phase 2 of the NW Beaver Drive Trail project.
u. Consider Resolution No. 16-135 – Accepting funding award in the amount of $50,000 from Prairie Meadows for the Terra Park project.
v. Consider Resolution No. 16-141 – Approval of the Construction Plans for Wilkie Place Plat 1. The subject property is at the intersection of NW 64th Place and NW 51st Street.
w. Consider Resolution No. 16-139 – Approval of the Construction Plans for Crosshaven Plat 7. The subject property is east of NW 100th Street and south of Little Beaver Creek.
x. Consider approval of Pay Request No. 4 from Iowa Signal, Inc. in the amount of $82,362.63 for work completed as of June 9, 2016 on the Johnston Community Fiber Optic System project – Phase 3.
y. Consider approval of a Purchase Order to Des Moines Water Works to perform an annual leak survey.
z. Consider approval for Matt Greiner to attend the APWA Public Works Expo Conference in Minneapolis, MN August 27-31, 2016.
aa. Consider approval for Dave Cubit to attend the APWA Public Works Expo Conference in Minneapolis, MN August 27-31, 2016
bb. Consider approval of a Purchase Order to Diamond Oil for the purchase of fuel.
cc. Consider approval of Pay Request No. 7 from H&W Contracting, LLC in the amount of $51,841.50 for work completed as of June 10, 2016 on the East of Merle Hay Road-NW 55th Avenue Improvements project-Phase 1B.
dd. Consider approval of Pay Request No. 2 from Rognes Corporation in the amount of $61,416.65 for work completed as of June 7, 2016 on the East of Merle Hay Road-NW 60th Avenue Improvements project-Phase 4A.
ee. Consider approval of Pay Request No. 7 from Alliance Construction Group in the amount of $790,914.90 for work completed as of June 10, 2016 on the NW 70th Avenue Improvements-NW 98th Street to west city limits.
ff. Consider approval of a Purchase Order to Seneca Companies for service on the fuel tank monitoring system.
gg. Receive and file the following reports:
    1. Bank Reconciliation Report – May 31, 2016
    2. Treasurer's Investment Report – May 31, 2016
    3. Year-to-Date Treasurer's Report – May 31, 2016
    4. Monthly Report Summarization – May 31, 2016
    5. Senior Citizens Report – May 31, 2016
    6. Street Division Monthly Operations Report – May 2016
    7. Water/Wastewater Monthly Operations Report – May 2016
    8. Planning & Zoning Commission Meeting Minutes – June 13, 2016

hh. Consider approval of out-of-country travel for Lt. Lynn Aswegan and Lt. Tyler Tompkins to attend a youth camp in Kosovo, August 17-24, 2016.

Motion by Temple second by Lindeman to approve the Consent Agenda

ROLL CALL:	Aye:	Temple, Lindeman, Brown, Cope
	Nay:	None
Motion Approved:		4-0

8i. Consider Resolution No. 16-133 – Designating a working group to identify and discuss issues related to the construction of a road from NW 54th Avenue to Birchwood Court.

City Administrator Jim Sanders noted that a group made up of stakeholders in the area would be created to look into the proposed roadway.

Council Member Cope encouraged those participating in the group to keep an open mind while working on the group.

Motion by Cope second by Temple to approve Resolution No. 16-133.

ROLL CALL:	Aye:	Lindeman, Brown, Cope, Temple
	Nay:	None
Motion Approved:		4-0

9. NON-CONSENT AGENDA

a. Consider Resolution No. 16-142 – Approving the Preliminary Plat for Canterbury Woods Plat 2 subdividing 7.644 acres into 3 single-family lots. The property is located east of NW 107th Street and south of NW 74th Place.

Senior Planner Aaron Wolfe reviewed the proposed plan, including utilities, and setback requirements. Wolfe noted that the setback and buffer requirements for the plat were spelled out in a development agreement approved in 2006. Wolfe advised that the lots met the requirements. Wolfe noted that the proposed cul-de-sac bulb encroaches on an existing conservation easement and would cause the removal of trees in the easement that could be transplanted to continue screenage of the project.

Sherif Tewfik, 7365 NW 107th Street, addressed the Council, noting that he is not opposed to the proposed project, but is against the encroachment on the conservation easement. He advised that he felt allowing the cul-de-sac bulb into the easement would be reneging on the previous agreement. He noted that the easement was put there to appease the neighbors who were being annexed into Johnston.

Steve Kraber, 7375 NW 107th Street, also addressed the Council, noting that he was frustrated with the Planning & Zoning Commission's decision. He noted that allowing the cul-de-sac into the easement and tearing out trees just doesn't add up to him. He encouraged the Council to look closely at the proposed plat. He noted that the developer lives on the north side of the property and that if easements and boundaries were followed on that side, they should be followed on the south side as well.

Mark McMurphy of Abaci Consulting addressed the Council on the challenges the property presented which led to the plan to place the cul-de-sac bulb in the easement, noting that disallowing that would cause the loss of lot 3 for development.

John Larson, the developer, also addressed the Council. Mr. Larson noted that he was willing to plant 2 trees for every tree that was removed and that he was fine with size stipulations as well. He noted that he was also interested in screening these lots from the existing homes.

Council Member Cope inquired as the creation of the easement. Wolfe noted that typically they are created to protect sensitive slopes and topography. He advised that the easement was created in 2013 as part of the platting of Plat 1, even though it didn't meet the typical guidelines. Cope encouraged the developer to continue to look at their proposed project to see if there is a way to plat with less or no encroachment on the easement.

Wolfe noted that the Comprehensive Plan called for either 120' separation or a 60' wooded buffer, and that the proposed plan meets the requirements. He noted that the issue seems to be whether or not the Council was inclined to allow the construction of the cul-de-sac within the conservation easement.

Dr. Tewfik reiterated that he was not opposed to the project, but was adamantly against building in the easement as he was assured that the buffer would not be encroached upon.

Duncan Kyhl, 6035 Nottingham Drive, noted that he did not live in the area being discussed but that the issue seems to be keeping a border between neighborhoods. He suggested adding additional trees below the conservation easement.

There was further discussion on what the compromise could be on the proposed project.

Rand Frei, 7746 Caldwell Circle, requested clarification on responsibility for utility installation, as well as the validity of an oral agreement that may have been made by a previous property owner.

Council Member Cope moved to table Resolution No. 16-142. There was no second. Motion dies due to lack of a second.

Discussion ensued regarding the process and the
Motion by Brown to table Resolution No. 16-142 until July 5, 2016, with a caveat that additional information is provided by staff, second by Lindeman to table Resolution until July 5, 2016, with the caveat that there is a 12' minimum on replacement trees.

ROLL CALL:	Aye:	Lindeman, Brown, Cope, Temple
	Nay:	None
Motion Approved:		4-0

b. Consider Resolution No. 16-132 – Approving the Site Plans for DSM Partners, LLC at 4945 NW 57th Avenue (PZ Case 16-16).
Planning Intern Clayton Ender reviewed the proposed project, noting that the developer was requesting the inclusion of their glass wall in the permanent materials calculations. Ender also noted the conditions for approval set by the Planning & Zoning Commission.

Motion by Lindeman second by Temple to approve Resolution No. 16-132

ROLL CALL:	Aye:	Brown, Cope, Temple, Lindeman
	Nay:	None
Motion Approved:		4-0

c. Consider approval of Claims in the amount of $1,968,796.24
Motion by Cope second by Temple to approve Claims as presented.

ROLL CALL:	Aye:	Cope, Temple, Lindeman, Brown
	Nay:	None
Motion Approved:		4-0

10. CITY ADMINISTRATOR/STAFF COMMENTS
Sanders noted that he had no comments other than those presented at the Worksession.

11. CITY COUNCIL COMMENTS
Council Member Lindeman commented that Green Days was a success.
Council Member Cope noted that he was participating in a discussion on the minimum wage in Polk County and that he was concerned about the precedent that could be set. He noted that he was encouraging Polk County to provide their legal authority to dictate wages.
Mayor Dierenfeld thanked everyone for a great job at Green Days.

12. UPCOMING MEETINGS

TUESDAY, July 5, 2016	City Hall	Worksession 6:00 p.m. Meeting 7:00 p.m.
July 18, 2016	City Hall	Worksession 6:00 p.m. Meeting 7:00 p.m

13. ADJOURNMENT
The meeting adjourned at 8:44 p.m.

_____
Paula S. Dierenfeld, Mayor

ATTEST:

_____
Cyndee Rhames, City Clerk

ITEM NO. 9c

Johnston
COMMUNITY DEVELOPMENT

OFFICE OF THE CITY ADMINISTRATOR

Johnston, Iowa
AGENDA COMMUNICATION
July 5, 2016

SUBJECT: Consider certifying the 2016 Special Federal Census for the City of Johnston to the Iowa Secretary of State and the Treasurer of the State of Iowa; Resolution 16-144.	**ACTION REQUIRED:** ___ Ordinance _X_ Resolution ___ Approval ___ Receive/File ___ Attorney Rvw
SYNOPSIS:	On May 31, 2016 the US Census Bureau certified that as of January 9, 2016, the City of Johnston's population was 20,460 based upon completion of a Special Census. In order to certify this population with the Iowa Secretary of State and Treasurer of the State of Iowa, the City Council is required to pass a resolution certifying this population.
RECOMMENDATION:	Approve Resolution 16-70.

RESOLUTION 16-144

A RESOLUTION CERTIFYING THE 2016 SPECIAL FEDERAL CENSUS FOR THE CITY OF JOHNSTON TO THE IOWA SECRETARY OF STATE AND THE TREASURER OF THE STATE OF IOWA

WHEREAS, a Special Federal Census has been taken for the City of Johnston, Iowa.

WHEREAS, the City Council of the City of Johnston, Iowa, and the Mayor of the City of Johnston, Iowa, desire to certify the 2016 Special Federal Census for the City of Johnston, Iowa to the Iowa Secretary of State and the Treasurer of the State of Iowa pursuant to Iowa Code Section 9F.6.

WHEREAS, the certified population of Johnston in 2010 was 17,278. As a result of the 2016 Special Census, the certified population of Johnston will be 20,460 an increase of 3,182.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF JOHNSTON, IOWA, that:

The 2016 Special Federal Census, as set forth in the attached Exhibit A, is hereby certified to the Iowa Secretary of State and the Treasurer of the State of Iowa, and the Mayor of the City of Johnston hereby joins in such certification.

PASSED AND APPROVED this 5th day of July 2016.

_____

PAULA S. DIERENFELD, MAYOR

ATTEST:

_____

CYNDEE D. RHAMES, CITY CLERK

ROLL CALL VOTE:	Aye	Nay	Absent	Abstain
Clabaugh	___	___	___	___
Brown	___	___	___	___
Cope	___	___	___	___
Lindeman	___	___	___	___
Temple	___	___	___	___

UNITED STATES DEPARTMENT OF COMMERCE
Economics and Statistics Administration
U.S. Census Bureau
Washington, DC 20233-0001
OFFICE OF THE DIRECTOR

MAY 3 1 2016

The Honorable Paula S. Dierenfeld
Mayor, City of Johnston
6221 Merle Hay Road
Johnston, IA 50131

Dear Mayor Dierenfeld:

A **full** Special Census within the **City of Johnston** located in **Polk County, Iowa**, has been conducted per your request. As of **January 9, 2016**, the population was **20,460** and housing count was **8,186**. These numbers represent "Official Census Statistics" according to Title 13 United States Code Section 196, and may be used in the manner provided by the applicable law. Enclosed are detailed tabulations and block counts of your Special Census. You will receive a final accounting of the cost of the Special Census within 120 days.

If you require further information concerning this Special Census, please have a member of your staff contact Mr. Hector X. Merced, Special Census Branch at 301-763-1429.

Sincerely,

John H. Thompson
Director

Enclosure

Block Counts for Johnston city (full), Iowa

Special Census of Johnston city, Iowa: January 9, 2016

[For information on confidentiality protection, nonsampling error, and definitions, see http://www.census.gov/prod/cen2010/doc/sf1.pdf.]

FIPS State Code	FIPS County Code	FIPS County Subdivision Code	FIPS Place Code	Census Tract Code	Census Block Code	Total population	Age 17 years and under	Age 18 years and over	Total population in households	Total population in group quarters	Total housing units
19	153	92247	39765	011404	2002	0	0	0	0	0	0
19	153	92247	39765	011404	2008	60	26	34	60	0	17
19	153	92247	39765	011404	2010	55	18	37	55	0	18
19	153	92247	39765	011404	2012	309	104	205	309	0	101
19	153	92247	39765	011404	2014	11	4	7	11	0	4
19	153	92247	39765	011404	2025	16	4	12	16	0	6
19	153	92247	39765	011404	2026A	33	4	29	33	0	14
19	153	92247	39765	011404	2026B	11	0	11	11	0	5
19	153	92247	39765	011404	2026C	109	38	71	109	0	35
19	153	92247	39765	011404	2026D	0	0	0	0	0	0
19	153	92247	39765	011404	2027A	2	0	2	2	0	1
19	153	92247	39765	011404	2027B	0	0	0	0	0	0
19	153	92247	39765	011404	2028	0	0	0	0	0	0
19	153	92247	39765	011404	2029	0	0	0	0	0	0
19	153	92247	39765	011404	2030	0	0	0	0	0	0
19	153	92247	39765	011404	2031	82	14	68	82	0	34
19	153	92247	39765	011404	2032	0	0	0	0	0	0
19	153	92247	39765	011404	2033	0	0	0	0	0	0
19	153	92247	39765	011404	2034	0	0	0	0	0	0
19	153	92247	39765	011404	2038	26	12	14	26	0	8
19	153	92247	39765	011404	2039	0	0	0	0	0	0
19	153	92247	39765	011404	2040	0	0	0	0	0	0
19	153	92247	39765	011404	2041	0	0	0	0	0	0
19	153	92247	39765	011404	2042	0	0	0	0	0	0

Block Counts for Johnston city (full), Iowa

Special Census of Johnston city, Iowa: January 9, 2016

[For information on confidentiality protection, nonsampling error, and definitions, see http://www.census.gov/prod/cen2010/doc/sf1.pdf.]

FIPS State Code	FIPS County Code	FIPS County Subdivision Code	FIPS Place Code	Census Tract Code	Census Block Code	Total population	Age 17 years and under	Age 18 years and over	Total population in households	Total population in group quarters	Total housing units
19	153	92247	39765	011404	2045	0	0	0	0	0	0
19	153	92247	39765	011404	2046	0	0	0	0	0	0
19	153	92247	39765	011404	2047	0	0	0	0	0	0
19	153	92247	39765	011404	2048	0	0	0	0	0	0
19	153	92247	39765	011404	2049	0	0	0	0	0	0
19	153	92247	39765	011404	2050	0	0	0	0	0	0
19	153	92247	39765	011404	2051	0	0	0	0	0	0
19	153	92247	39765	011404	2052	0	0	0	0	0	0
19	153	92247	39765	011404	2053	0	0	0	0	0	0
19	153	92247	39765	011404	2054	0	0	0	0	0	0
19	153	92247	39765	011404	2060	0	0	0	0	0	0
19	153	92247	39765	011404	2061	0	0	0	0	0	0
19	153	92247	39765	011404	2062	0	0	0	0	0	0
19	153	92247	39765	011404	2063	0	0	0	0	0	0
19	153	92247	39765	011404	2066	0	0	0	0	0	0
19	153	92247	39765	011404	2067	0	0	0	0	0	0
19	153	92247	39765	011404	2068	0	0	0	0	0	0
19	153	92247	39765	011404	2070A	0	0	0	0	0	0
19	153	92247	39765	011404	2070B	0	0	0	0	0	0
19	153	92247	39765	011404	2071	0	0	0	0	0	0
19	153	92247	39765	011404	2074	0	0	0	0	0	0
19	153	92247	39765	011404	2076A	63	14	49	63	0	30
19	153	92247	39765	011404	2076B	2	1	1	2	0	1
19	153	92247	39765	011404	2077	2	0	2	2	0	1

Block Counts for Johnston city (full), Iowa

Special Census of Johnston city, Iowa: January 9, 2016

[For information on confidentiality protection, nonsampling error, and definitions, see http://www.census.gov/prod/cen2010/doc/sf1.pdf.]

FIPS State Code	FIPS County Code	FIPS County Subdivision Code	FIPS Place Code	Census Tract Code	Census Block Code	Total population	Age 17 years and under	Age 18 years and over	Total population in households	Total population in group quarters	Total housing units
19	153	92247	39765	011404	2078A	581	220	361	581	0	186
19	153	92247	39765	011404	2078B	0	0	0	0	0	0
19	153	92247	39765	011404	2078C	73	28	45	73	0	24
19	153	92247	39765	011404	2078D	62	23	39	62	0	19
19	153	92247	39765	011404	2079	66	14	52	66	0	21
19	153	92247	39765	011404	2080	228	86	142	228	0	94
19	153	92247	39765	011404	2081	41	11	30	41	0	15
19	153	92247	39765	011404	2088	0	0	0	0	0	0
19	153	92247	39765	011404	2091	0	0	0	0	0	0
19	153	92247	39765	011404	2092	0	0	0	0	0	0
19	153	92247	39765	011404	2094	0	0	0	0	0	0
19	153	92247	39765	011404	2108	0	0	0	0	0	0
19	153	92247	39765	011404	2109	0	0	0	0	0	0
19	153	92247	39765	011404	2110	0	0	0	0	0	0
19	153	92247	39765	011404	2111	0	0	0	0	0	0
19	153	92247	39765	011404	2114	0	0	0	0	0	0
19	153	92247	39765	011404	2115	0	0	0	0	0	0
19	153	92247	39765	011404	2116	0	0	0	0	0	0
19	153	92247	39765	011404	2117	0	0	0	0	0	0
19	153	92247	39765	011404	2118	0	0	0	0	0	0
19	153	92247	39765	011404	2119	0	0	0	0	0	0
19	153	92247	39765	011404	2120	0	0	0	0	0	0
19	153	92247	39765	011404	2121	0	0	0	0	0	0
19	153	92247	39765	011404	2122	0	0	0	0	0	0

Block Counts for Johnston city (full), Iowa

Special Census of Johnston city, Iowa: January 9, 2016

[For information on confidentiality protection, nonsampling error, and definitions, see http://www.census.gov/prod/cen2010/doc/sf1.pdf.]

FIPS State Code	FIPS County Code	FIPS County Subdivision Code	FIPS Place Code	Census Tract Code	Census Block Code	Total population	Age 17 years and under	Age 18 years and over	Total population in households	Total population in group quarters	Total housing units
19	153	92247	39765	011404	2123	0	0	0	0	0	0
19	153	92247	39765	011404	2124	0	0	0	0	0	0
19	153	92247	39765	011404	2125	0	0	0	0	0	0
19	153	92247	39765	011404	2126	0	0	0	0	0	0
19	153	92247	39765	011404	2127	0	0	0	0	0	0
19	153	92247	39765	011404	2128	0	0	0	0	0	0
19	153	92247	39765	011404	2129	0	0	0	0	0	0
19	153	92247	39765	011404	2130	5	1	4	5	0	2
19	153	92247	39765	011404	2131A	5	3	2	5	0	1
19	153	92247	39765	011404	2131B	16	2	14	16	0	7
19	153	92247	39765	011404	2135	30	13	17	30	0	11
19	153	92247	39765	011404	2141	0	0	0	0	0	0
19	153	92247	39765	011404	2142	58	10	48	58	0	23
19	153	92247	39765	011404	2160	45	12	33	45	0	16
19	153	92247	39765	011404	2161	136	67	69	86	50	32
19	153	92247	39765	011404	2162	56	14	42	56	0	19
19	153	92247	39765	011404	2163	113	25	88	113	0	47
19	153	92247	39765	011404	2164	32	1	31	32	0	19
19	153	92247	39765	011404	2165A	4	0	4	4	0	3
19	153	92247	39765	011404	2165B	0	0	0	0	0	0
19	153	92247	39765	011404	2166	0	0	0	0	0	0
19	153	92247	39765	011404	2167	0	0	0	0	0	0
19	153	92247	39765	011404	2168	0	0	0	0	0	1
19	153	92247	39765	011404	2169	0	0	0	0	0	2

Block Counts for Johnston city (full), Iowa

Special Census of Johnston city, Iowa: January 9, 2016

[For information on confidentiality protection, nonsampling error, and definitions, see http://www.census.gov/prod/cen2010/doc/sf1.pdf.]

FIPS State Code	FIPS County Code	FIPS County Subdivision Code	FIPS Place Code	Census Tract Code	Census Block Code	Total population	Age 17 years and under	Age 18 years and over	Total population in households	Total population in group quarters	Total housing units
19	153	92247	39765	011404	2170	0	0	0	0	0	0
19	153	92247	39765	011404	2171	0	0	0	0	0	0
19	153	92247	39765	011404	2172	0	0	0	0	0	0
19	153	92247	39765	011404	2173	0	0	0	0	0	0
19	153	92247	39765	011404	2174	0	0	0	0	0	0
19	153	92247	39765	011404	2175	0	0	0	0	0	0
19	153	92247	39765	011404	2176	23	11	12	23	0	6
19	153	92247	39765	011404	2177	0	0	0	0	0	0
19	153	92247	39765	011404	2178	0	0	0	0	0	0
19	153	92247	39765	011404	2179	0	0	0	0	0	0
19	153	92247	39765	011404	2180	0	0	0	0	0	0
19	153	92247	39765	011404	2181	0	0	0	0	0	0
19	153	92247	39765	011404	2182	0	0	0	0	0	0
19	153	92247	39765	011404	2183	0	0	0	0	0	0
19	153	92247	39765	011404	2184	153	26	127	153	0	74
19	153	92247	39765	011404	2185	25	10	15	25	0	8
19	153	92247	39765	011404	2186	25	3	22	25	0	17
19	153	92247	39765	011404	2187	41	14	27	41	0	14
19	153	92247	39765	011404	2188	37	15	22	37	0	11
19	153	92247	39765	011404	2189	0	0	0	0	0	0
19	153	92247	39765	011404	2190	0	0	0	0	0	0
19	153	92247	39765	011404	2191	0	0	0	0	0	0
19	153	92247	39765	011404	2192	0	0	0	0	0	0
19	153	92247	39765	011404	2193	0	0	0	0	0	0

Block Counts for Johnston city (full), Iowa

Special Census of Johnston city, Iowa: January 9, 2016

[For information on confidentiality protection, nonsampling error, and definitions, see http://www.census.gov/prod/cen2010/doc/sf1.pdf.]

FIPS State Code	FIPS County Code	FIPS County Subdivision Code	FIPS Place Code	Census Tract Code	Census Block Code	Total population	Age 17 years and under	Age 18 years and over	Total population in households	Total population in group quarters	Total housing units
19	153	92247	39765	011404	2194	0	0	0	0	0	0
19	153	92247	39765	011404	2198	19	3	16	19	0	8
19	153	92247	39765	011404	2202	0	0	0	0	0	0
19	153	92247	39765	011404	2210	0	0	0	0	0	0
19	153	92247	39765	011404	2212	0	0	0	0	0	0
19	153	92247	39765	011404	2213	19	7	12	19	0	6
19	153	92247	39765	011404	2214	0	0	0	0	0	0
19	153	92247	39765	011404	2217	36	14	22	36	0	10
19	153	92247	39765	011404	2218	166	59	107	166	0	51
19	153	92247	39765	011404	2219	0	0	0	0	0	0
19	153	92247	39765	011404	2220	25	11	14	25	0	7
19	153	92247	39765	011404	2221	39	18	21	39	0	10
19	153	93762	39765	011404	2139	0	0	0	0	0	0
19	153	93762	39765	011404	2143A	2	0	2	2	0	1
19	153	93762	39765	011404	2143B	0	0	0	0	0	0
19	153	93762	39765	011404	2143C	9	5	4	9	0	2
19	153	93762	39765	011404	2143D	0	0	0	0	0	0
19	153	93762	39765	011404	2144	0	0	0	0	0	0
19	153	93762	39765	011404	2145	0	0	0	0	0	0
19	153	93762	39765	011404	2146	0	0	0	0	0	0
19	153	93762	39765	011404	2147	0	0	0	0	0	0
19	153	93762	39765	011404	2148A	0	0	0	0	0	0
19	153	93762	39765	011404	2148B	0	0	0	0	0	0
19	153	93762	39765	011404	2149	0	0	0	0	0	0

Block Counts for Johnston city (full), Iowa

Special Census of Johnston city, Iowa: January 9, 2016

[For information on confidentiality protection, nonsampling error, and definitions, see http://www.census.gov/prod/cen2010/doc/sf1.pdf.]

FIPS State Code	FIPS County Code	FIPS County Subdivision Code	FIPS Place Code	Census Tract Code	Census Block Code	Total population	Age 17 years and under	Age 18 years and over	Total population in households	Total population in group quarters	Total housing units
19	153	93762	39765	011404	2150A	0	0	0	0	0	0
19	153	93762	39765	011404	2150B	0	0	0	0	0	0
19	153	93762	39765	011404	2151	0	0	0	0	0	0
19	153	93762	39765	011404	2152	0	0	0	0	0	0
19	153	93762	39765	011404	2153	0	0	0	0	0	0
19	153	93762	39765	011404	2154	0	0	0	0	0	0
19	153	93762	39765	011404	2155	0	0	0	0	0	0
19	153	93762	39765	011404	2156	0	0	0	0	0	0
19	153	93762	39765	011404	2157	0	0	0	0	0	0
19	153	93762	39765	011404	2158	0	0	0	0	0	0
19	153	93762	39765	011404	2159	0	0	0	0	0	0
19	153	93762	39765	011404	2195	0	0	0	0	0	0
19	153	93762	39765	011404	2199A	0	0	0	0	0	0
19	153	93762	39765	011404	2199B	2	0	2	2	0	2
19	153	93762	39765	011404	2200	0	0	0	0	0	0
19	153	93762	39765	011702	1000	0	0	0	0	0	0
19	153	93762	39765	011702	1018A	0	0	0	0	0	0
19	153	93762	39765	011702	1018B	0	0	0	0	0	0
19	153	93762	39765	011702	1018C	0	0	0	0	0	0
19	153	93762	39765	011702	1018D	0	0	0	0	0	0
19	153	93762	39765	011702	1021	0	0	0	0	0	0
19	153	94629	39765	011300	3000	0	0	0	0	0	0
19	153	94629	39765	011300	3001A	207	53	154	203	4	90
19	153	94629	39765	011300	3001B	201	60	141	201	0	230

Block Counts for Johnston city (full), Iowa

Special Census of Johnston city, Iowa: January 9, 2016

[For information on confidentiality protection, nonsampling error, and definitions, see http://www.census.gov/prod/cen2010/doc/sf1.pdf.]

FIPS State Code	FIPS County Code	FIPS County Subdivision Code	FIPS Place Code	Census Tract Code	Census Block Code	Total population	Age 17 years and under	Age 18 years and over	Total population in households	Total population in group quarters	Total housing units
19	153	94629	39765	011300	3001C	64	17	47	64	0	32
19	153	94629	39765	011300	3002	52	12	40	52	0	32
19	153	94629	39765	011300	3003	50	17	33	50	0	17
19	153	94629	39765	011300	3004	75	26	49	75	0	32
19	153	94629	39765	011300	3005	162	50	112	162	0	60
19	153	94629	39765	011300	3012	130	46	84	130	0	42
19	153	94629	39765	011300	3076	84	18	66	84	0	40
19	153	94629	39765	011300	3077	32	3	29	32	0	16
19	153	94629	39765	011300	3078	194	31	163	194	0	98
19	153	94629	39765	011300	3079	22	0	22	22	0	14
19	153	94629	39765	011300	3080	8	1	7	8	0	4
19	153	94629	39765	011300	3081	20	0	20	20	0	13
19	153	94629	39765	011300	3082	18	2	16	18	0	9
19	153	94629	39765	011300	3083	104	45	59	104	0	29
19	153	94629	39765	011300	3084	84	33	51	84	0	25
19	153	94629	39765	011300	3105	59	27	32	59	0	22
19	153	94629	39765	011300	5000	388	100	288	388	0	187
19	153	94629	39765	011300	5001	214	69	145	214	0	86
19	153	94629	39765	011300	5002	79	30	49	79	0	27
19	153	94629	39765	011300	5003	235	43	192	235	0	132
19	153	94629	39765	011404	1000	310	71	239	310	0	111
19	153	94629	39765	011404	1001	132	25	107	132	0	57
19	153	94629	39765	011404	1002	116	21	95	116	0	46
19	153	94629	39765	011404	1003	37	6	31	37	0	16

Block Counts for Johnston city (full), Iowa

Special Census of Johnston city, Iowa: January 9, 2016

[For information on confidentiality protection, nonsampling error, and definitions, see http://www.census.gov/prod/cen2010/doc/sf1.pdf.]

FIPS State Code	FIPS County Code	FIPS County Subdivision Code	FIPS Place Code	Census Tract Code	Census Block Code	Total population	Age 17 years and under	Age 18 years and over	Total population in households	Total population in group quarters	Total housing units
19	153	94629	39765	011404	1004	34	5	29	34	0	14
19	153	94629	39765	011404	1005	54	12	42	54	0	22
19	153	94629	39765	011404	1006	505	193	312	505	0	235
19	153	94629	39765	011404	1007	92	45	47	92	0	33
19	153	94629	39765	011404	1008	49	28	21	49	0	14
19	153	94629	39765	011404	1009	69	31	38	69	0	32
19	153	94629	39765	011404	1010	0	0	0	0	0	0
19	153	94629	39765	011404	1011	53	17	36	53	0	21
19	153	94629	39765	011404	1012	0	0	0	0	0	0
19	153	94629	39765	011404	1013	82	11	71	82	0	48
19	153	94629	39765	011404	1014	0	0	0	0	0	0
19	153	94629	39765	011404	1015	0	0	0	0	0	0
19	153	94629	39765	011404	1016	94	23	71	94	0	32
19	153	94629	39765	011404	1017	21	4	17	21	0	7
19	153	94629	39765	011404	1018	46	21	25	46	0	12
19	153	94629	39765	011404	1019	0	0	0	0	0	0
19	153	94629	39765	011404	1020	59	9	50	59	0	27
19	153	94629	39765	011404	1021	97	24	73	97	0	36
19	153	94629	39765	011404	1022	94	32	62	94	0	33
19	153	94629	39765	011404	1023	29	7	22	29	0	14
19	153	94629	39765	011404	1024	364	108	256	364	0	137
19	153	94629	39765	011404	1025	49	22	27	49	0	14
19	153	94629	39765	011404	1026	73	13	60	73	0	33
19	153	94629	39765	011404	1027	191	41	150	191	0	93

Block Counts for Johnston city (full), Iowa

Special Census of Johnston city, Iowa: January 9, 2016

[For information on confidentiality protection, nonsampling error, and definitions, see http://www.census.gov/prod/cen2010/doc/sf1.pdf.]

FIPS State Code	FIPS County Code	FIPS County Subdivision Code	FIPS Place Code	Census Tract Code	Census Block Code	Total population	Age 17 years and under	Age 18 years and over	Total population in households	Total population in group quarters	Total housing units
19	153	94629	39765	011404	1028	119	26	93	119	0	52
19	153	94629	39765	011404	1029	92	5	87	92	0	72
19	153	94629	39765	011404	1030	45	7	38	45	0	23
19	153	94629	39765	011404	1031	124	23	101	124	0	64
19	153	94629	39765	011404	1032	314	108	206	310	4	103
19	153	94629	39765	011404	1033	0	0	0	0	0	0
19	153	94629	39765	011404	1034	126	17	109	126	0	72
19	153	94629	39765	011404	1035	0	0	0	0	0	0
19	153	94629	39765	011404	2203	0	0	0	0	0	0
19	153	94629	39765	011404	2205	175	63	112	175	0	54
19	153	94629	39765	011404	2206	63	21	42	63	0	20
19	153	94629	39765	011404	2207	40	12	28	40	0	15
19	153	94629	39765	011404	2208	8	0	8	8	0	4
19	153	94629	39765	011404	2209	0	0	0	0	0	0
19	153	94629	39765	011404	2215	0	0	0	0	0	0
19	153	94629	39765	011404	2216	0	0	0	0	0	0
19	153	94629	39765	011701	1000	0	0	0	0	0	0
19	153	94629	39765	011701	1001	550	190	360	550	0	183
19	153	94629	39765	011701	1002	249	94	155	249	0	70
19	153	94629	39765	011701	1003	37	15	22	37	0	12
19	153	94629	39765	011701	1004A	153	46	107	153	0	44
19	153	94629	39765	011701	1004B	158	80	78	158	0	39
19	153	94629	39765	011701	1005	106	45	61	106	0	30
19	153	94629	39765	011701	1006	230	81	149	230	0	67

Block Counts for Johnston city (full), Iowa

Special Census of Johnston city, Iowa: January 9, 2016

[For information on confidentiality protection, nonsampling error, and definitions, see http://www.census.gov/prod/cen2010/doc/sf1.pdf.]

FIPS State Code	FIPS County Code	FIPS County Subdivision Code	FIPS Place Code	Census Tract Code	Census Block Code	Total population	Age 17 years and under	Age 18 years and over	Total population in households	Total population in group quarters	Total housing units
19	153	94629	39765	011701	1007	51	25	26	51	0	12
19	153	94629	39765	011701	1008A	65	29	36	65	0	18
19	153	94629	39765	011701	1008B	39	14	25	39	0	11
19	153	94629	39765	011701	1009	39	14	25	39	0	12
19	153	94629	39765	011701	1010	116	48	68	116	0	33
19	153	94629	39765	011701	1011	164	65	99	164	0	46
19	153	94629	39765	011701	1012	544	174	370	544	0	197
19	153	94629	39765	011701	1013	41	12	29	41	0	13
19	153	94629	39765	011701	1014	12	0	12	12	0	12
19	153	94629	39765	011701	1015	86	32	54	86	0	25
19	153	94629	39765	011701	1016	172	72	100	172	0	49
19	153	94629	39765	011701	1017	162	70	92	162	0	48
19	153	94629	39765	011701	1018	49	23	26	49	0	15
19	153	94629	39765	011701	1019	68	32	36	68	0	20
19	153	94629	39765	011701	1020	104	50	54	104	0	29
19	153	94629	39765	011701	1021	97	40	57	97	0	29
19	153	94629	39765	011701	1022	85	33	52	85	0	26
19	153	94629	39765	011701	1023	44	20	24	44	0	11
19	153	94629	39765	011701	1024	252	65	187	252	0	101
19	153	94629	39765	011701	1025	43	19	24	43	0	12
19	153	94629	39765	011701	1026	73	27	46	73	0	21
19	153	94629	39765	011701	1027A	316	48	268	316	0	185
19	153	94629	39765	011701	1027B	265	77	188	265	0	94
19	153	94629	39765	011701	1028	41	13	28	41	0	13

Block Counts for Johnston city (full), Iowa

Special Census of Johnston city, Iowa: January 9, 2016

[For information on confidentiality protection, nonsampling error, and definitions, see http://www.census.gov/prod/cen2010/doc/sf1.pdf.]

FIPS State Code	FIPS County Code	FIPS County Subdivision Code	FIPS Place Code	Census Tract Code	Census Block Code	Total population	Age 17 years and under	Age 18 years and over	Total population in households	Total population in group quarters	Total housing units
19	153	94629	39765	011701	1029	54	22	32	54	0	17
19	153	94629	39765	011701	1030	65	25	40	65	0	18
19	153	94629	39765	011701	1031	0	0	0	0	0	0
19	153	94629	39765	011701	1032	177	74	103	177	0	51
19	153	94629	39765	011701	1033	46	3	43	46	0	29
19	153	94629	39765	011701	1034	0	0	0	0	0	0
19	153	94629	39765	011701	1035	109	16	93	109	0	58
19	153	94629	39765	011701	1036	85	26	59	85	0	30
19	153	94629	39765	011701	1037A	129	43	86	129	0	42
19	153	94629	39765	011701	1037B	84	3	81	84	0	59
19	153	94629	39765	011701	1038	58	10	48	58	0	30
19	153	94629	39765	011701	1039	58	20	38	58	0	19
19	153	94629	39765	011701	1040	70	28	42	70	0	23
19	153	94629	39765	011701	1041	0	0	0	0	0	0
19	153	94629	39765	011701	1042	0	0	0	0	0	0
19	153	94629	39765	011701	1043	0	0	0	0	0	0
19	153	94629	39765	011701	1044	0	0	0	0	0	0
19	153	94629	39765	011701	1045	0	0	0	0	0	0
19	153	94629	39765	011701	1046	188	32	156	188	0	111
19	153	94629	39765	011701	1047	30	5	25	30	0	16
19	153	94629	39765	011701	1048	52	5	47	52	0	32
19	153	94629	39765	011701	1049	8	1	7	8	0	4
19	153	94629	39765	011701	1050	16	5	11	16	0	7
19	153	94629	39765	011701	1051	118	36	82	118	0	41

Block Counts for Johnston city (full), Iowa

Special Census of Johnston city, Iowa: January 9, 2016

[For information on confidentiality protection, nonsampling error, and definitions, see http://www.census.gov/prod/cen2010/doc/sf1.pdf.]

FIPS State Code	FIPS County Code	FIPS County Subdivision Code	FIPS Place Code	Census Tract Code	Census Block Code	Total population	Age 17 years and under	Age 18 years and over	Total population in households	Total population in group quarters	Total housing units
19	153	94629	39765	011701	1052	68	33	35	68	0	18
19	153	94629	39765	011701	1053	52	23	29	52	0	16
19	153	94629	39765	011701	1054	54	16	38	54	0	18
19	153	94629	39765	011701	1055	57	18	39	57	0	18
19	153	94629	39765	011701	1056	0	0	0	0	0	0
19	153	94629	39765	011701	1057	0	0	0	0	0	0
19	153	94629	39765	011701	1058	0	0	0	0	0	0
19	153	94629	39765	011701	1059	123	35	88	123	0	49
19	153	94629	39765	011701	1060	43	17	26	43	0	13
19	153	94629	39765	011701	1063	34	16	18	34	0	10
19	153	94629	39765	011701	2000A	54	23	31	54	0	14
19	153	94629	39765	011701	2000B	188	47	141	188	0	68
19	153	94629	39765	011701	2001	89	23	66	89	0	33
19	153	94629	39765	011701	2002	39	9	30	39	0	15
19	153	94629	39765	011701	2003	28	3	25	28	0	12
19	153	94629	39765	011701	2004	119	40	79	119	0	36
19	153	94629	39765	011701	2005	23	3	20	23	0	10
19	153	94629	39765	011701	2006	135	43	92	135	0	44
19	153	94629	39765	011701	2007	275	91	184	275	0	91
19	153	94629	39765	011701	2008	3	0	3	3	0	2
19	153	94629	39765	011701	2010	74	25	49	74	0	23
19	153	94629	39765	011701	2011	31	13	18	31	0	9
19	153	94629	39765	011701	2012	12	5	7	12	0	4
19	153	94629	39765	011701	2013	280	100	180	280	0	87

Block Counts for Johnston city (full), Iowa

Special Census of Johnston city, Iowa: January 9, 2016

[For information on confidentiality protection, nonsampling error, and definitions, see http://www.census.gov/prod/cen2010/doc/sf1.pdf.]

FIPS State Code	FIPS County Code	FIPS County Subdivision Code	FIPS Place Code	Census Tract Code	Census Block Code	Total population	Age 17 years and under	Age 18 years and over	Total population in households	Total population in group quarters	Total housing units
19	153	94629	39765	011701	2014	107	43	64	107	0	32
19	153	94629	39765	011701	2015	0	0	0	0	0	0
19	153	94629	39765	011701	2016	130	32	98	130	0	53
19	153	94629	39765	011701	2017	14	8	6	14	0	3
19	153	94629	39765	011701	2018	0	0	0	0	0	0
19	153	94629	39765	011701	2020	0	0	0	0	0	0
19	153	94629	39765	011701	2022	1	0	1	1	0	1
19	153	94629	39765	011701	2031	59	25	34	59	0	15
19	153	94629	39765	011701	2032	37	12	25	37	0	14
19	153	94629	39765	011701	2033	34	9	25	34	0	13
19	153	94629	39765	011701	2034	47	19	28	47	0	13
19	153	94629	39765	011702	1002	7	5	2	7	0	1
19	153	94629	39765	011702	1003	65	4	61	65	0	39
19	153	94629	39765	011702	1004	66	7	59	66	0	36
19	153	94629	39765	011702	1005	84	34	50	84	0	25
19	153	94629	39765	011702	1006	111	24	87	111	0	49
19	153	94629	39765	011702	1007	53	16	37	53	0	21
19	153	94629	39765	011702	1008	81	16	65	81	0	59
19	153	94629	39765	011702	1009	0	0	0	0	0	0
19	153	94629	39765	011702	1010A	157	45	112	157	0	72
19	153	94629	39765	011702	1010B	74	9	65	74	0	35
19	153	94629	39765	011702	1010C	87	29	58	87	0	32
19	153	94629	39765	011702	1010D	36	14	22	36	0	16
19	153	94629	39765	011702	1011	76	27	49	76	0	26

Block Counts for Johnston city (full), Iowa

Special Census of Johnston city, Iowa: January 9, 2016

[For information on confidentiality protection, nonsampling error, and definitions, see http://www.census.gov/prod/cen2010/doc/sf1.pdf.]

FIPS State Code	FIPS County Code	FIPS County Subdivision Code	FIPS Place Code	Census Tract Code	Census Block Code	Total population	Age 17 years and under	Age 18 years and over	Total population in households	Total population in group quarters	Total housing units
19	153	94629	39765	011702	1012	36	14	22	36	0	10
19	153	94629	39765	011702	1013	79	31	48	79	0	22
19	153	94629	39765	011702	1014	132	24	108	126	6	67
19	153	94629	39765	011702	1015	37	12	25	37	0	16
19	153	94629	39765	011702	1016	0	0	0	0	0	0
19	153	94629	39765	011702	1017	0	0	0	0	0	0
19	153	94629	39765	011702	1019	0	0	0	0	0	0
19	153	94629	39765	011702	1020A	0	0	0	0	0	0
19	153	94629	39765	011702	1020B	0	0	0	0	0	0
19	153	94629	39765	011702	1027	0	0	0	0	0	0
19	153	94629	39765	011702	1029	47	16	31	47	0	17
19	153	94629	39765	011702	1030	146	4	142	106	40	68
19	153	94629	39765	011702	1031	0	0	0	0	0	0
19	153	94629	39765	011702	1032	0	0	0	0	0	0
19	153	94629	39765	011702	1033	39	2	37	39	0	27
19	153	94629	39765	011702	1034	0	0	0	0	0	0
19	153	94629	39765	011702	1035	0	0	0	0	0	0
19	153	94629	39765	011702	1036	0	0	0	0	0	0
19	153	94629	39765	011702	1037	0	0	0	0	0	0
19	153	94629	39765	011702	1038	0	0	0	0	0	0
19	153	94629	39765	011702	1039	0	0	0	0	0	0
19	153	94629	39765	011702	1040	0	0	0	0	0	0
19	153	94629	39765	011702	1041	0	0	0	0	0	0
19	153	94629	39765	011702	1042	0	0	0	0	0	0

Block Counts for Johnston city (full), Iowa

Special Census of Johnston city, Iowa: January 9, 2016

[For information on confidentiality protection, nonsampling error, and definitions, see http://www.census.gov/prod/cen2010/doc/sf1.pdf.]

FIPS State Code	FIPS County Code	FIPS County Subdivision Code	FIPS Place Code	Census Tract Code	Census Block Code	Total population	Age 17 years and under	Age 18 years and over	Total population in households	Total population in group quarters	Total housing units
19	153	94629	39765	011702	1043	0	0	0	0	0	0
19	153	94629	39765	011702	1044	0	0	0	0	0	0
19	153	94629	39765	011702	1047B	0	0	0	0	0	0
19	153	94629	39765	011702	1048	0	0	0	0	0	0
19	153	94629	39765	011702	1050	0	0	0	0	0	0
19	153	94629	39765	011702	1051	0	0	0	0	0	0
19	153	94629	39765	011702	1052	0	0	0	0	0	0
19	153	94629	39765	011702	1053B	0	0	0	0	0	0
19	153	94629	39765	011702	1058	0	0	0	0	0	0
19	153	94629	39765	011702	1059	0	0	0	0	0	0
19	153	94629	39765	011702	1060	0	0	0	0	0	0
19	153	94629	39765	011702	1061	48	4	44	48	0	29
19	153	94629	39765	011702	1062	80	22	58	80	0	28
19	153	94629	39765	011702	1063	0	0	0	0	0	0
19	153	94629	39765	011702	1064	0	0	0	0	0	0
19	153	94629	39765	011702	2000	0	0	0	0	0	0
19	153	94629	39765	011702	2001	477	31	446	262	215	181
19	153	94629	39765	011702	2002	329	44	285	329	0	192
19	153	94629	39765	011702	2003	0	0	0	0	0	0
19	153	94629	39765	011702	2004	0	0	0	0	0	0
19	153	94629	39765	011702	2005	0	0	0	0	0	0
19	153	94629	39765	011702	2006	0	0	0	0	0	0
19	153	94629	39765	011702	2007	64	8	56	64	0	50
19	153	94629	39765	011702	2008	450	80	370	450	0	248

Block Counts for Johnston city (full), Iowa

Special Census of Johnston city, Iowa: January 9, 2016

[For information on confidentiality protection, nonsampling error, and definitions, see http://www.census.gov/prod/cen2010/doc/sf1.pdf.]

FIPS State Code	FIPS County Code	FIPS County Subdivision Code	FIPS Place Code	Census Tract Code	Census Block Code	Total population	Age 17 years and under	Age 18 years and over	Total population in households	Total population in group quarters	Total housing units
19	153	94629	39765	011702	2009	70	16	54	70	0	27
19	153	94629	39765	011702	2010	108	27	81	108	0	38
19	153	94629	39765	011702	2011	0	0	0	0	0	0
19	153	94629	39765	011702	2012	205	41	164	205	0	82
19	153	94629	39765	011702	2013	34	5	29	34	0	15
19	153	94629	39765	011702	2014	0	0	0	0	0	0
19	153	94629	39765	011702	2015	23	1	22	23	0	13
19	153	94629	39765	011702	2016	0	0	0	0	0	0
19	153	94629	39765	011702	2017	0	0	0	0	0	0
					Total:	20,460	5,949	14,511	20,141	319	8,186

Source: U.S. Census Bureau

ITEM NO. 9d

Johnston
COMMUNITY DEVELOPMENT

OFFICE OF THE CITY ADMINISTRATOR

Johnston, Iowa
AGENDA COMMUNICATION
July 5, 2016

SUBJECT: Consider acceptance of the Greenwood Hills Greenbelt-Phase 2 Grading and Utilities Project and approval of pay request No. 12 releasing retainage to Corell Contractors, Inc. in the amount of $128,756.47; Resolution 16-143.	**ACTION REQUIRED:** ___ Ordinance ___ Resolution _X_ Approval ___ Receive/File ___ Attorney ___ Review

SYNOPSIS:	John Nilles, PE with Nilles Associates has certified that Corell Contractors, Inc. has completed all required construction and recommends acceptance of the public improvements for Greenwood Hills Greenbelt – Phase 2 Grading and Utilities as documented in the attached June 20, 2016 certification. He is also recommending with that acceptance the release of final retainage in the amount of $128,756.47 as documented in the attached Pay Request # 12.
FISCAL IMPACT:	The funds for this payment will come from account 342 funded by the Stormwater Utility.
RECOMMENDATION:	Staff recommends approval Resolution 16-143 accepting the public improvements and approval of pay request no. 12 releasing retainage.

Motion by _____, seconded by _____ to approve Resolution 16-143 accepting the public improvements and approval of pay request no. 12 releasing retainage. on the Greenwood Hills Greenbelt-Phase 2 Grading and Utilities.

ROLL CALL VOTE:	Aye	Nay	Absent	Abstain
Brown	___	___	___	___
Clabaugh	___	___	___	___
Cope	___	___	___	___
Lindeman	___	___	___	___
Temple	___	___	___	___

PASSED AND APPROVED this 5th day of July, 2016.

_____
Mayor

ATTEST:

_____
City Clerk

CERTIFICATE

STATE OF IOWA)
) SS
COUNTY OF POLK)

I, the undersigned City Clerk of the City of Johnston, State of Iowa, do hereby certify that attached is a true and complete copy of the portion of the corporate records of the City showing proceedings of the City Council, and the same is a true and complete copy of the action taken by the Council with respect to the matter at the meeting held on the date indicated in the attachment, which proceedings remain in full force and effect, and have not been amended or rescinded in any way; that meeting and all action thereat was duly and publicly held in accordance with a notice of public hearing and tentative agenda, a copy of which was timely served on each member of the Council and posted on a bulletin board or other prominent place easily accessible to the public and clearly designated for that purpose at the principal office of the Council (a copy of the face sheet of the agenda being attached hereto) pursuant to the local rules of the Council and the provisions of Chapter 21, Code of Iowa, upon reasonable advance notice to the public and media at least twenty-four hours prior to the commencement of the meeting as required by law and with members of the public present in attendance; I further certify that the individuals named therein were on the date thereof duly and lawfully possessed of their respective City offices as indicated therein, that no Council vacancy existed except as may be stated in the proceedings, and that no controversy or litigation is pending, prayed or threatened involving the incorporation, organization, existence or boundaries of the City or the right of the individuals named therein as officers to their respective positions.

WITNESS my hand and the seal of the City hereto affixed this _____ day of _____, 2015.

_____
City Clerk, City of Johnston, State of Iowa

(SEAL)

01035126-1\10765-297

CERTIFICATE OF COMPLETION

Greenwood Hills Greenbelt – Phase 2

Johnston, Iowa

June 20, 2016

This is to certify that the construction improvements on the **Greenwood Hills Greenbelt – *Phase 2*** project have been completed in substantial compliance with the plans and specifications for the project. The final contract amount is ***$2,575,129.47***. I hereby recommend acceptance of the project.

Respectfully submitted,

John P. Nilles, PE
Nilles Associates, Inc.
Iowa License Number 12106

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Prepared by

Nilles Associates, Inc.

Project Title:	Greenwood Hills Greenbelt - Phase 2 Grading
Owner:	City of Johnston
Contractor:	Corell Contractor, Inc.
Address:	PO Box 65430, West Des Moines, IA 50265
Orginal Contract Date:	August 4, 2014

Payment Request No: 12 - Final

Payment Time Period: N/A through N/A

Contract Summary

Original Contract Amount:	$	2,013,929.65
Net change by Change Orders:	$	561,199.82
Contract Amount to Date:	$	2,575,129.47
Total completed and stored to date:	$	2,575,129.47
Less Retainage: 0%	$	-
Total Earned less Retainage:	$	2,575,129.47
Less previous applications for payment:	$	2,446,373.00
SUBTOTAL:	$	128,756.47
Other charges (See attached itemized list):		
CURRENT PAYMENT DUE	$	128,756.47
Balance to finish, including retainage:	$	-

Contractor Approval: Corell Contractor, Inc.
Firm Name

Signature Date

Nilles Associates, Inc Approval:

Signature 06/20/2016
Date

Owner Approval: City of Johnston
Owner

Signature Date

CONTRACT PRICE DETAIL

ITEM #		DESCRIPTION (Include Change Order # if Applicable)	UNITS	ORIGINAL PROPOSED QUANTITY	QUANTITY CHANGE (BY CHANGE ORDER)	TOTAL QUANTITY	UNIT PRICE	EXTENDED PRICE	QUANTITY COMPLETE	VALUE OF COMPLETED WORK	REMAINING QUANTITY	PERCENT COMPLETE
1		Mobilization	LS	1		1	$163,554.00	$163,554.00	1.00	$ 163,554.00	-	100.00%
2		Baseflow Management, Flow Bypass and Temporary Crossings	LS	1		1	$61,200.00	$61,200.00	1.00	$ 61,200.00	-	100.00%
3		Construction Fencing	LF	7,200		7,200	$1.80	$12,960.00	7200.00	$ 12,960.00	-	100.00%
4		Waste and Debris Removal	LS	1		1	$21,150.00	$21,150.00	1.00	$ 21,150.00	-	100.00%
5		Forebay Outlet Structure	LS	1		1	$231,060.00	$231,060.00	1.00	$ 231,060.00	-	100.00%
6		Pond Outlet Structure	LS	1		1	$220,800.00	$220,800.00	1.00	$ 220,800.00	-	100.00%
7		Installation of Bridge Assembly	LS	1		1	$9,500.00	$9,500.00	1.00	$ 9,500.00	-	100.00%
8		Fishing Pier	LS	1		1	$128,000.00	$128,000.00	1.00	$ 128,000.00	-	100.00%
9		RCB Removals	LS	1		1	$7,500.00	$7,500.00	1.00	$ 7,500.00	-	100.00%
10		Paver Sidewalk with Rock Base	SF	514		514.00	$12.00	$6,168.00	514.00	$ 6,168.00	-	100.00%
11		Choker Aggregate (Bioretention)	CY	21		21.00	$135.00	$2,835.00	21.00	$ 2,835.00	-	100.00%
12		Aggregate Subbase (Bioretention)	CY	63		63.00	$92.00	$5,796.00	63.00	$ 5,796.00	-	100.00%
13		Underdrain (6" Perforated PVC - Bioretention)	LF	120		120.00	$25.00	$3,000.00	120.00	$ 3,000.00	-	100.00%
14		Modified Soil Layer (Bioretention)	CY	134		134.00	$60.00	$8,040.00	134.00	$ 8,040.00	-	100.00%
15		Clearing and Grubbing	AC	0.3		0.30	$15,000.00	$4,500.00	0.30	$ 4,500.00	-	100.00%
16		Grubbing and Stump Removal	AC	2.5		2.50	$18,500.00	$46,250.00	2.50	$ 46,250.00	-	100.00%
17		Topsoil, On-site	CY	2,150	(420.00)	1,730.00	$15.00	$25,950.00	1730.00	$ 25,950.00	-	100.00%
18		Earthwork and Excavation	CY	9,400	(746.00)	8,654.00	$15.00	$129,810.00	8654.00	$ 129,810.00	-	100.00%
19		Pond Clay Liner Preparation	CY	3,300		3,300.00	$9.00	$29,700.00	3300.00	$ 29,700.00	-	100.00%
20		Additional Overexcavation and Replacement for Pond Liner	CY	660	(493.00)	167.00	$12.00	$2,004.00	167.00	$ 2,004.00	-	100.00%
21		Core Trench (Forebay Dam)	CY	450		450.00	$15.00	$6,750.00	450.00	$ 6,750.00	-	100.00%
22		Compaction Testing	LS	1		1.00	$3,500.00	$3,500.00	1.00	$ 3,500.00	-	100.00%
23		Trench Compaction Testing	LS	1		1.00	$1,500.00	$1,500.00	1.00	$ 1,500.00	-	100.00%
24		Storm Sewer, Trenched (RCP, 15" Diameter)	LF	140		140.00	$75.00	$10,500.00	140.00	$ 10,500.00	-	100.00%
25		Storm Sewer, Trenched (RCP, 54" Diameter)	LF	209		209.00	$255.00	$53,295.00	209.00	$ 53,295.00	-	100.00%
26		Removal of Storm Sewer and Structures	LS	1		1.00	$6,200.00	$6,200.00	1.00	$ 6,200.00	-	100.00%
27		Pipe Apron (RCP, 15" Diameter)	EA	3		3.00	$1,250.00	$3,750.00	3.00	$ 3,750.00	-	100.00%
28		Pipe Apron (RCP, 54" Diameter)	EA	1		1.00	$3,600.00	$3,600.00	1.00	$ 3,600.00	-	100.00%
29		Footing for Concrete Pipe Apron (RCP, 15" Diameter)	EA	3		3.00	$600.00	$1,800.00	3.00	$ 1,800.00	-	100.00%
30		Footing for Concrete Pipe Apron (RCP, 54" Diameter)	EA	1		1.00	$1,250.00	$1,250.00	1.00	$ 1,250.00	-	100.00%
31		Pipe Apron Guard (RCP, 15" Diameter)	EA	3		3.00	$800.00	$2,400.00	3.00	$ 2,400.00	-	100.00%
32		Pipe Apron Guard (RCP, 54" Diameter)	EA	1		1.00	$2,400.00	$2,400.00	1.00	$ 2,400.00	-	100.00%
33		Maintenance Drawdown Headwall	EA	3		3.00	$4,500.00	$13,500.00	3.00	$ 13,500.00	-	100.00%
34		Slope Drain (PVC, 4" Perforated)	LF	150		150.00	$22.00	$3,300.00	150.00	$ 3,300.00	-	100.00%
35		Subdrain (PVC, 4" Non-perforated)	LF	200		200.00	$24.00	$4,800.00	200.00	$ 4,800.00	-	100.00%
36		Subdrain (PVC, 6" Non-perforated)	LF	100		100.00	$30.00	$3,000.00	100.00	$ 3,000.00	-	100.00%
37		Drawdown Pipe - Water Main Material, Trenched (PVC C905, 10")	LF	165		165.00	$80.00	$13,200.00	165.00	$ 13,200.00	-	100.00%
38		Drawdown Control - Valve (10" Knife)	EA	2		2.00	$2,100.00	$4,200.00	2.00	$ 4,200.00	-	100.00%
39		Manhole (SW-401, 48" Diameter)	EA	3		3.00	$2,800.00	$8,400.00	3.00	$ 8,400.00	-	100.00%
40		Manhole (SW-401, 72" Diameter)	EA	2		2.00	$6,800.00	$13,600.00	2.00	$ 13,600.00	-	100.00%
41		Manhole (Modified SW-401, 48" Diameter)	EA	2		2.00	$3,800.00	$7,600.00	2.00	$ 7,600.00	-	100.00%
42		Intake (Modified SW-512, 30" Diameter)	EA	2		2.00	$2,000.00	$4,000.00	2.00	$ 4,000.00	-	100.00%
43		Manhole Adjustment, Major (Sanitary)	EA	2		2.00	$2,000.00	$4,000.00	2.00	$ 4,000.00	-	100.00%
44		Removal of ACC Shared Use Path and PCC Sidewalks	SY	2,225		2,225.00	$10.00	$22,250.00	2225.00	$ 22,250.00	-	100.00%
45		Shared Use Path (PCC, 6" Non-reinforced)	SY	3,040		3,040.00	$36.75	$111,720.00	3040.00	$ 111,720.00	-	100.00%
46		Special Subgrade Preparation for Shared Use Paths	SY	4,250		4,250.00	$4.00	$17,000.00	4250.00	$ 17,000.00	-	100.00%
47		Sidewalk (PCC, 6" Non-reinforced)	SY	95		95.00	$48.00	$4,560.00	95.00	$ 4,560.00	-	100.00%
48		Detectable Warning	SF	40		40.00	$48.00	$1,920.00	40.00	$ 1,920.00	-	100.00%
49		Sidewalk Assurance Testing	LS	1		1.00	$2,500.00	$2,500.00	1.00	$ 2,500.00	-	100.00%
50		Shared Use Path Assurance Testing	LS	1		1.00	$2,500.00	$2,500.00	1.00	$ 2,500.00	-	100.00%
51		Seedbed Preparation	AC	2.9	(0.70)	2.20	$525.00	$1,155.00	2.20	$ 1,155.00	-	100.00%
52		Hydraulic Seeding: Seeding and Mulching (N. Side Sunny Native)	AC	1.6		1.60	$5,240.00	$8,384.00	1.60	$ 8,384.00	-	100.00%
53		Hydraulic Seeding: Seeding and Mulching (S. Side Shady Native)	AC	1.8		1.80	$5,240.00	$9,432.00	1.80	$ 9,432.00	-	100.00%
54		Watering (1000 gallons)	EA	140	(140.00)	-	$63.00	$0.00	0.00	$ -	-	0.00%
55		SWPPP Management	LS	1		1.00	$2,625.00	$2,625.00	1.00	$ 2,625.00	-	100.00%
56		Compost Blankets (1" Depth)	SY	4,150	(1,254.00)	2,896.00	$1.80	$5,212.80	2896.00	$ 5,212.80	-	100.00%
57		Filter Socks (12")	LF	600	(540.00)	60.00	$2.30	$138.00	60.00	$ 138.00	-	100.00%
58		Wattles (9")	LF	2,400		2,400.00	$1.80	$4,320.00	2400.00	$ 4,320.00	-	100.00%
59		Class "E" Revetment Stone	TN	1,134	(231.00)	903.00	$62.00	$55,986.00	903.00	$ 55,986.00	-	100.00%
60		Stabilized Construction Entrance (Install, Maintain & Remove)	SY	67		67.00	$100.00	$6,700.00	67.00	$ 6,700.00	-	100.00%
61		Stabilized Construction Entrance (Maintain & Remove)	SY	399		399.00	$50.00	$19,950.00	399.00	$ 19,950.00	-	100.00%
62		Erosion Control Mulching, Hydromulching	AC	4.0	(0.39)	3.61	$2,415.00	$8,718.15	3.61	$ 8,718.15	-	100.00%
63		Turf Reinforcement Mats (DeKoWe 700 or CoirMat 700)	SY	2,543	(1,152.00)	1,391.00	$5.05	$7,024.55	1391.00	$ 7,024.55	-	100.00%
64		Surface Roughening	SY	4,150	(2,500.00)	1,650.00	$2.00	$3,300.00	1650.00	$ 3,300.00	-	100.00%
65		Concrete Washout	LS	1		1.00	$2,500.00	$2,500.00	1.00	$ 2,500.00	-	100.00%
66		Articulated Concrete Mat	SF	3,760	(816.00)	2,944.00	$12.50	$36,800.00	2944.00	$ 36,800.00	-	100.00%
67		Rock Pile (Habitat)	EA	4	(2.00)	2.00	$2,225.00	$4,450.00	2.00	$ 4,450.00	-	100.00%
68		Brush Pile (Habitat)	EA	4		4.00	$3,300.00	$13,200.00	4.00	$ 13,200.00	-	100.00%
69		Cobblestone Material	TN	174	(81.00)	93.00	$115.00	$10,695.00	93.00	$ 10,695.00	-	100.00%
70		Riffle Dams	EA	8	(3.00)	5.00	$4,450.00	$22,250.00	5.00	$ 22,250.00	-	100.00%
71		Slope Stability Geocells	SY	2,408	(1,310.00)	1,098.00	$25.00	$27,450.00	1098.00	$ 27,450.00	-	100.00%
72		Tensar Geogrid	LF	518	(240.00)	278.00	$10.00	$2,780.00	278.00	$ 2,780.00	-	100.00%
73		Reinforced Revetment Anchors	EA	207	(50.00)	157.00	$50.00	$7,850.00	157.00	$ 7,850.00	-	100.00%
74		Soil Log (Filter Sock, 18")	LF	3,216	(592.00)	2,624.00	$13.00	$34,112.00	2624.00	$ 34,112.00	-	100.00%
75		Pre-cast Toe Armor Units	LF	411		411.00	$95.00	$39,045.00	411.00	$ 39,045.00	-	100.00%
76		Boulder Retaining Wall	SF	485	(269.00)	216.00	$47.00	$10,152.00	216.00	$ 10,152.00	-	100.00%
77		Traffic Control	LS	1		1.00	$7,300.00	$7,300.00	1.00	$ 7,300.00	-	100.00%
78		Lighting Items	LS	1		1.00	$46,150.00	$46,150.00	1.00	$ 46,150.00	-	100.00%
CO.1		Slope Stability Removals and Replacement #1	LS		1.00	1.00	$188,131.98	$188,131.98	1.00	$ 188,131.98	-	100.00%
CO.2		Slope Stability Removals and Replacement #2	LS		1.00	1.00	$421,526.08	$421,526.08	1.00	$ 421,526.08	-	100.00%
CO.3		Slope Stability Removals and Replacement #3	LS		1.00	1.00	$68,678.14	$68,678.14	1.00	$ 68,678.14		100.00%
CO.5		Quantity Adjustments and Additional Structure Excavation/Backfill	LS		1.00	1.00	$22,856.52	$ 22,856.52	1.00	$ 22,856.52		100.00%
CO.6		Slope repair work along pond.	LS		1.00	1.00	$17,485.25	$17,485.25	1.00	$ 17,485.25		100.00%

TOTAL CONTRACT AND VALUE OF WORK COMPLETED TO DATE $2,575,129.47 $ 2,575,129.47

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment

#	Date	Amount
1	11/4/2014	$ 528,847.36
2	12/1/2014	$ 432,727.69
3	1/6/2015	$ 230,401.05
4	1/20/2015	$ 128,919.88
5	2/6/2015	$ 82,741.68
6	3/5/2015	$ 88,102.67
7	3/30/2015	$ 156,889.65
8	5/22/2015	$ 484,315.22
9	6/30/2015	$ 177,392.48
10	8/31/2015	$ 88,452.93
11	5/16/2016	$ 47,582.39
12		
13		
14		
15		
16		
17		
18		
19		
20		
21		
22		
23		
24		
25		
26		
27		
28		
29		
30		
31		
32		
33		
34		
	TOTAL	$ 2,446,373.00

Record of Change Orders

#	Date	Amount
1	11/4/2014	$ 188,131.98
2	12/1/2014	$ 318,174.98
3	1/20/2015	$ 27,906.14
4	6/4/2015	$ -
5	8/31/2015	$ 11,414.52
6	3/31/2016	$ 15,572.20
7		
8		
9		
10		
11		
12		
	TOTAL	$ 561,199.82

Contract Time Remaining:

Contract Period	Completion Date
Original Contract Date:	August 4, 2014
Original Completion Date:	July 3, 2015
Change Order:	
Revised Completion Date:	August 3, 2015

ITEM NO. 9e

OFFICE OF THE CITY ADMINISTRATOR

Johnston, Iowa
AGENDA COMMUNICATION
July 5, 2016

SUBJECT: Consider approval of Pay Application #5 to Corell Contractor, Inc. for the NW 63rd Place Extension from NW 59th Court to Merle Hay Road Project.	**ACTION REQUIRED:** ___ Ordinance ___ Resolution _X_ Approval ___ Receive/File ___ Attorney ___ Review

SYNOPSIS:	Attached is Pay Request No. 5 in the amount of $194,848.58 for work completed as of June 20, 2016 on the NW 63rd Place Extension from NW 59th Court to Merle Hay Road Project. 5% of the completed value of the work has been retained totaling $37.488.53 to date. Jared Rokke, Foth Infrastructure and Environment has determined that work has been performed by the contractor in accordance with the approved plans and specifications, the quantities have been checked and he is recommending payment as provided by the projects contract. A copy of Pay Application # 5 is attached.
FISCAL IMPACT:	$194,848.58 of the total project cost of $847,183.20. Funds are budgeted through TIF distract # 1.
RECOMMENDATION:	Approval of Pay Application # 5.

Motion by _____, seconded by _____ to approve Pay Application # 5.

PAY REQUEST 5

Department of Public Works
6221 Merle Hay Road
Johnston, IA 50131
Phone (515) 278-2344
Fax (515) 278-2033

Contractor:

Corell Contractor Inc.
1300 Lincoln Street
West Des Moines, IA 50265

Project Title	NW 63rd Place Extension NW 59th Court to Merle Hay Road		
Johnston Project File No.	63P	Project Number	14J012.01
Purchase Order Number			
Orig. Contract Amount & Date	$839,803.20	6/1/2015	
Notice to Proceed Date	6/12/2015		
Estimated Completion Date	6/30/2016		
Pay Period	4/202016	to	6/20/2016
Pay Request Number	5		
Date	6/20/2016		
Contract ID			

BID ITEMS

Item No.	Fund.Dept.Object No.	Item Code	Description	Unit	Est. Qty.	Unit Price	Extended Price	Quantity Completed	Value Completed
DIVISION 1 - GENERAL									
1.1	5.760.67610	1090-A-2000	Mobilization	LS	1	$54,050.95	$54,050.95	1.00	$54,050.95
DIVISION 2 - EXCAVATION AND GRADING									
2.1	5.760.67610	2010-C-1000	Clearing & Grubbing	LS	1	$9,790.00	$9,790.00	1.00	$9,790.00
2.2	5.760.67610	2010-D-1000	Topsoil, On Site	CY	525	$26.50	$13,912.50	525.00	$13,912.50
2.3	5.760.67610	2010-E-1010	Excavation, Class 10	CY	1,293	$17.40	$22,498.20	1293.00	$22,498.20
2.4	5.760.67610	2010-G-1006	Subgrade Preparation, 12 in.	SY	3,425	$4.00	$13,700.00	3425.00	$13,700.00
2.5	5.760.67610	2010-I-3006	Modified Subbase, 6 in.	SY	3,425	$10.00	$34,250.00	3425.00	$34,250.00
2.6	5.760.67610	2010-J-1000	Removals, As Per Plan	LS	1	$7,735.00	$7,735.00	1.00	$7,735.00
DIVISION 3 - TRENCH AND TRENCHLESS CONSTRUCTION									
3.1	5.760.67650	3010-E-1000	Porous Backfill, 1" Clean	TON	205	$139.50	$28,597.50	117.31	$16,364.75
3.2	5.760.67650	3010-E-3000	Porous Backfill, 3" Clean	TON	5	$774.25	$3,871.25	7.57	$5,861.07
3.3	5.760.67650	3010-E-3750	Seperation Layer, Porous, 3/8" Clean	TON	3	$1,267.00	$3,801.00	3.00	$3,801.00
DIVISION 4 - SEWERS AND DRAINS									
4.1	5.768.67670	4010-A-1008	San. Sewer, Gravity, Trenched, PVC Truss, 8 in.	LF	31	$293.00	$9,083.00	31.00	$9,083.00
4.2	5.768.67670	4010-I-1000	Sanitary Sewer Cleanout	EA	1	$2,824.25	$2,824.25	1.00	$2,824.25
4.3	5.760.67650	4020-A-1015	Storm Sewer, Trenched, RCP, Cl V, 15 In. (Gasketed)	LF	554	$85.00	$47,090.00	554.00	$47,090.00
4.4	5.760.67650	4020-A-2000	Special Pipe Connection, Storm Sewer, SW-211	EA	1	$2,080.00	$2,080.00	0.00	$0.00
4.5	5.760.67650	4030-B-1015	Pipe Apron, Concrete, 15 In.	EA	1	$2,012.00	$2,012.00	1.00	$2,012.00
4.6	5.760.67650		Field Tile and Fittings, PVC, Unspecified Dia	LF	250	$36.00	$9,000.00	0.00	$0.00
4.7	5.760.67650	4060-B-2000	Video Inspection of Sanitary Sewer and Storm Sewer	LS	1	$2,060.00	$2,060.00	1.00	$2,060.00
DIVISION 5 - WATER MAIN AND APPURTENANCES									
5.1	5.766.67800	5010-A-1008	Water Main, Trenched, PVC C900, DR18, 8 in.	LF	707	$58.50	$41,359.50	707.00	$41,359.50
5.2	5.766.67800	5010-A-2008	Water Main, Trenched, PVC C900, DR18, 8in., Restrained Joint	LF	45	$94.75	$4,263.75	45.00	$4,263.75
5.3	5.766.67800	5010-B-1000	Water Main, w/ Casing Pipe, Trenched	LF	55	$188.00	$10,340.00	55.00	$10,340.00
5.4	5.766.67800	5010-C-1000	Water Main Fittings	LB	480	$12.25	$5,880.00	760.00	$9,310.00
5.5	5.766.67800		Live Tap w/ 16"x8" Tapping Sleeve	EA	1	$9,820.00	$9,820.00	1.00	$9,820.00
5.6	5.766.67800	5020-A-1008	Valve, Gate, 8 in.	EA	2	$1,560.00	$3,120.00	2.00	$3,120.00
5.7	5.766.67800	5020-C-1000	Fire Hydrant Assembly	EA	3	$4,345.00	$13,035.00	3.00	$13,035.00
5.8	5.766.67800		Relocation of Water Main	EA	1	$11,500.00	$11,500.00	0.00	$0.00
DIVISION 6 - STRUCTURES FOR SANITARY AND STORM SEWER									
6.1	5.760.67650	6010-A-1060	Manhole, Storm Sewer, SW-401, 60"	EA	1	$7,500.00	$7,500.00	1.00	$7,500.00
6.2	5.760.67650	6010-B-1505	Intake, Double Grate, SW-505	EA	1	$3,700.00	$3,700.00	1.00	$3,700.00
~~6.3~~	~~5.768.67670~~	~~6010-E-1000~~	~~Manhole Adjustment, Minor~~	~~EA~~	~~0~~	~~$500.00~~	~~$0.00~~	~~0.00~~	~~$0.00~~
6.4	5.768.67670	6010-G-1000	Connection to Existing Sanitary Manhole	EA	1	$7,500.00	$7,500.00	1.00	$7,500.00
6.5 (CO-1)	5.768.67670	6010-F-1000	Manhole Adjustment, Major	EA	1	$4,800.00	$4,800.00	1.00	$4,800.00

DIVISION 7 - STREETS & RELATED WORK									
7.1	5.760.67610	7010-A-1007	Pavement, PCC, Class C, 7 in.	SY	3,057	$56.75	$173,484.75	3057.00	$173,484.86
7.2	5.760.67610	7030-A-1000	Removal of Sidewalk and Driveway	SY	89	$23.25	$2,069.25	89.00	$2,069.25
7.3	5.760.67612	7030-E-1004	Sidewalk, PCC, 4 in	SY	459	$44.10	$20,241.90	459.00	$20,241.90
7.4	5.760.67612	7030-E-1006	Sidewalk, PCC, 6 in	SY	25	$84.00	$2,100.00	25.00	$2,100.00
7.5	5.760.67612	7030-G-1000	Detectable Warnings	SF	50	$42.00	$2,100.00	50.00	$2,100.00
7.6	5.760.67610	7030-H-1007	Driveway, Paved, PCC, 7 in	SY	115	$49.00	$5,635.00	115.00	$5,635.00
7.7	5.760.67610	7040-A-1000	Patches, Full Depth, PCC	SY	47	$89.25	$4,194.75	32.00	$2,856.00
7.8	5.760.67610	7040-H-1000	Pavement Removal	SY	321	$13.00	$4,173.00	310.60	$4,037.85
7.9	5.760.67610	7040-I-1000	Curb and Gutter Removal	LF	88	$27.00	$2,376.00	88.00	$2,376.00
7.10	5.760.67610		Temporary Granular Surfacing	TON	200	$53.00	$10,600.00	169.98	$9,008.94
DIVISION 8 - TRAFFIC SIGNALS AND TRAFFIC CONTROL									
8.1	5.760.67615		Traffic Control	LS	1	$3,520.00	$3,520.00	1.00	$3,520.00
8.2	5.760.67610		Painted Pavement Markings, Durable	STA	15	$252.26	$3,728.40	14.78	$3,728.40
8.3	5.760.67610		Painted Symbols and Legends, Durable	EA	4	$275.00	$1,100.00	4.00	$1,100.00
8.4	5.760.67615		Temporary Construction Barriers	LF	130	$27.50	$3,575.00	0.00	$0.00
DIVISION 9 - SITEWORK AND LANDSCAPING									
9.1	5.760.67610	9010-B-1001	Hydraulic Seeding, Fertilizing & Mulching, Type 1 (Permanent Lawn M	ACRE	0.8	$4,345.00	$3,476.00	0.00	$0.00
~~9.2~~	~~5.760.67610~~	~~9010-B-1004~~	~~Hydraulic Seeding, Fertilizing & Mulching, Type 4 (Temp. Erosion Mix)~~	~~ACRE~~	~~0.0~~	~~$3,025.00~~	~~$0.00~~	~~0.00~~	~~$0.00~~
9.2A	5.760.67610	9010-B-2000	Hydraulic Mulching	ACRE	1.6	$1,925.00	$3,080.00	1.24	$2,387.00
9.3	5.760.67610	9010-D-1000	Watering	MGAL	70	$66.00	$4,620.00	0.00	$0.00
9.4	5.760.67610	9010-E-1000	Warranty	LS	1	$2,200.00	$2,200.00	0.00	$0.00
9.5	5.760.67610	9040-A-2000	Stormwater Pollution Prevention Plan (SWPPP) Management	LS	1	$4,400.00	$4,400.00	1.00	$4,400.00
9.6	5.760.67610	9040-N-1000	Silt Fence, Installation	LF	1,500	$1.87	$2,805.00	445.00	$832.15
9.7	5.760.67610	9040-N-3000	Silt Fence, Removal	LF	1,500	$0.33	$495.00	0.00	$0.00
9.8	5.760.67610	9040-T-1000	Inlet Protection Device, Install and Remove	EA	4	$126.50	$506.00	4.00	$506.00
9.9	5.760.67610	9040-T-2000	Intake Protection Device, Maintenance	EA	4	$22.00	$88.00	4.00	$88.00
9.10	5.760.67610	9060-D-1000	Remove and Reinstall Existing Fence	LF	50	$58.00	$2,900.00	50.00	$2,900.00
9.11	5.760.67610	9060-E-1000	Removal of Fence	LF	135	$19.75	$2,666.25	135.00	$2,666.25
9.12	5.760.67610	9060-F-1000	Temporary Construction Fence	LF	1,500	$2.50	$3,750.00	0.00	$0.00
DIVISION 12 - STRUCTURES									
12.1	5.760.67650		Special Intake Structure, Double Grate Intake w/ Manholes	EA	3	$15,225.00	$45,675.00	3.00	$45,675.00
12.2	5.760.67650		Intake Drain and Fittings, Dual Wall PVC, Perforated, 6 in.	EA	3	$3,270.00	$9,810.00	0.00	$0.00
12.3	5.760.67650		Temporary Intake Grouting, Install and Remove	EA	3	$953.00	$2,859.00	0.00	$0.00
12.4	5.760.67650		Stormwater Chamber and Fittings	EA	3	$10,550.00	$31,650.00	3.00	$31,650.00
12.5	5.760.67650		Modular Block Retaining Wall - Bioretention Basin	EA	3	$10,000.00	$30,000.00	3.00	$30,000.00
12.6	5.760.67650		Concrete Wall Cap and Landscaping Apron	EA	3	$7,990.00	$23,970.00	3.00	$23,970.00
12.7	5.760.67650		Ornamental Metal Railing	EA	3	$3,867.00	$11,601.00	3.00	$11,601.00
12.8	5.760.67650		Bioretention Basin Planting Medium	CY	630	$44.00	$27,720.00	24.00	$1,056.00
						TOTAL	**$842,343.20**		**$749,770.58**

MATERIALS STORED SUMMARY			
Description	**# of Units**	**Unit Price**	**Extended Cost**
		TOTAL	**$0.00**

PAY REQUEST SUMMARY

		Total Approved	Total Completed
Contract Price		$839,803.20	$749,770.58
Approved Change Order 1		$4,300.00	$4,300.00
Approved Change Order 2		-$1,760.00	-$1,760.00
Approved Change Order 3		$0.00	$0.00
Revised Contract Price		$842,343.20	$749,770.58
		Materials Stored	$0.00
		Retainage 5%	$37,488.53
		Total Earned Less Retainage	$712,282.05
Total Previously Approved (list each)	Pay Request 1	$236,964.77	
	Pay Request 2	$58,990.24	
	Pay Request 3	$2,267.65	
	Pay Request 4	$219,210.81	
	Pay Request 5		
	Pay Request 6		
	Pay Request 7		
	Pay Request 8		
	Pay Request 9		
	Pay Request 10		
		Total Previously Approved	$517,433.47
		Amount Due This Request	**$194,848.58**
		Percent Complete	89.0%
Percent of Contract Period Utilized (In Calendar Days, Based on Notice to Proceed Date & Contract Completion Date)			97.4%

The amount **$194,848.58** is recommended for approval for payment in accordance with the terms of the Contract.

Fund.Dept.Object	Item Description	TOTAL AMOUNT TO DATE
5.760.67400	ROW	$0.00
5.760.67610	STREETS AND BRIDGES	$374,012.36
5.760.67612	SIDEWALK	$24,441.90
5.760.67615	TRAFFIC CONTROL	$3,520.00
	TRAFFIC SIGNAL	$0.00
5.760.67170	STREETSCAPE	$0.00
5.760.67650	STORM DRAINAGE	$232,340.82
5.766.67800	WATER MAIN, HYDRANT	$91,248.25
5.768.67670	SANITARY SEWER	$24,207.25
5.760.67616	UTILITY RELOCATION	$0.00

Contractor: Corell Contractor Inc.	**Recommended By:** Foth Infrastructure	**Checked By:** City of Johnston
Signature: [signature]	Signature: [signature]	Signature:
Name: Joel Jackson	Name: Jared Rukke	Name:
Title: V.P.	Title: Project Civil Engineer	Title:
Date: 6-22-16	Date: 6/20/16	Date:

ITEM NO. 8F

Johnston
COMMUNITY DEVELOPMENT

OFFICE OF THE CITY ADMINISTRATOR

Johnston, Iowa
AGENDA COMMUNICATION
July 5, 2016

SUBJECT: Consider approval of Pay Application #4 to Applied Ecological for the Greenwood Hills Greenbelt – Phase III Landscaping Project.	**ACTION REQUIRED:** ___ Ordinance ___ Resolution _X_ Approval ___ Receive/File ___ Attorney ___ Review
SYNOPSIS:	Attached is Pay Request No 4 in the amount of $8,896.75 for work completed as of June 22, 2016 on the Greenwood Hills Greenbelt – Phase III Landscaping project. 5% of the completed value of the work has been retained totaling $5,068.10 to date. Roger Silver with Nilles Associates has determined that work has been performed by the contractor in accordance with the approved plans and specifications, the quantities have been checked and he is recommending payment as provided by the projects contract. A copy of Pay Application # 4 is attached.
FISCAL IMPACT:	$8,896.75. The funds for this payment will come from account 342 funded by the Stormwater Utility.
RECOMMENDATION:	Approval of Pay Application # 4.

Motion by _____, seconded by _____ to approve Pay Application # 4.

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Prepared by

Nilles Associates, Inc.

Project Title:	Greenwood Hills Greenbelt - Phase 3 Landscaping
Owner:	City of Johnston
Contractor:	Applied Ecological Services
Address:	17921 W. Smith Road, Broadhead, WI 53520
Orginal Contract Date:	January 26, 2015

Payment Request No: 4

Payment Time Period: 11/26/2015 through 6/22/2016

Contract Summary

Original Contract Amount:	$	114,994.00
Net change by Change Orders:	$	1,417.00
Contract Amount to Date:	$	116,411.00
Total completed and stored to date:	$	101,362.00
Less Retainage: 5%	$	5,068.10
Total Earned less Retainage:	$	96,293.90
Less previous applications for payment:	$	87,397.15
SUBTOTAL:	$	8,896.75
Other charges (See attached itemized list):		
CURRENT PAYMENT DUE	$	8,896.75
Balance to finish, including retainage:	$	20,117.10

Contractor Approval: Applied Ecological Services
Firm Name

Signature — 6/22/16 Date

Nilles Associates, Inc Approval:

Signature — 6-23-16 Date

Owner Approval: City of Johnston
Owner

Signature — Date

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

CONTRACT PRICE DETAIL

ITEM #		DESCRIPTION (Include Change Order # if Applicable)	UNITS	ORIGINAL PROPOSED QUANTITY	QUANTITY CHANGE (BY CHANGE ORDER)	TOTAL QUANTITY	UNIT PRICE	EXTENDED PRICE	QUANTITY COMPLETE	VALUE OF COMPLETED WORK	REMAINING QUANTITY	PERCENT COMPLETE
1		Mobilization	LS	1		1	$7,000.00	$ 7,000.00	0.90	$ 6,300.00	0.10	90.00%
2		Construction Fence Removal	LF	3000		3,000	$1.00	$ 3,000.00	300.00	$ 300.00	2,700.00	10.00%
3		Filter Sock / Silt Fence Removal	LF	100		100	$1.50	$ 150.00	0.00	$ -	100.00	0.00%
4		Filter Sock / Silt Fence	LF	100		100	$4.40	$ 440.00	0.00	$ -	100.00	0.00%
5		Filter Sock / Wattle	LF	100		100	$3.30	$ 330.00	0.00	$ -	100.00	0.00%
6		Turf Reinforcement Mat (DeKoWe 700)	SY	100		100	$7.50	$ 750.00	0.00	$ -	100.00	0.00%
7		Trees - 2 inch Caliper	EA	75	1.00	76	$449.00	$ 33,675.00	75.00	$ 33,675.00	1.00	98.68%
8		Trees - 1 1/2 inch Caliper - w/protective fencing	EA	16	6.00	22	$343.00	$ 5,488.00	22.00	$ 7,546.00	-	100.00%
9		Trees - 1 inch Caliper	EA	4		4	$305.00	$ 1,220.00	4.00	$ 1,220.00	-	100.00%
10		Trees - 5-6 foot Height Coniferous	EA	11		11	$328.00	$ 3,608.00	11.00	$ 3,608.00	-	100.00%
11		Trees - 5-6 foot Height Understory	EA	39	(25.00)	14	$185.00	$ 7,215.00	11.00	$ 2,035.00	3.00	78.57%
12		Shrubs - 3-4 foot Height	EA	71		71	$57.00	$ 4,047.00	71.00	$ 4,047.00	-	100.00%
13		Shrubs - 2-3 foot Height	EA	96		96	$40.00	$ 3,840.00	96.00	$ 3,840.00	-	100.00%
14		Shrubs - 18-24 inch Height	EA	36	25.00	61	$34.00	$ 1,224.00	61.00	$ 2,074.00	-	100.00%
15		Native Perennials	EA	3800		3,800	$3.59	$ 13,642.00	3800.00	$ 13,642.00	-	100.00%
16		Shredded Hardwood Mulch	SY	200		200	$10.00	$ 2,000.00	200.00	$ 2,000.00	-	100.00%
17		Permanent Lawn Seeding & Mulching	AC	0.5	0.50	1.0	$5,370.00	$ 2,685.00	1.00	$ 5,370.00	-	100.00%
18		North Side Sunny Native Seeding & Mulching	AC	0.5		0.5	$6,850.00	$ 3,425.00	0.50	$ 3,425.00	-	100.00%
19		South Side Shady Native Seeding & Mulching	AC	0.5		0.5	$7,190.00	$ 3,595.00	0.50	$ 3,595.00	-	100.00%
20		Watering	1000 gal.	15		15	$250.00	$ 3,750.00	15.00	$ 3,750.00	-	100.00%
21		Seeding and Planting Maintenance	TRIPS	8		8	$1,645.00	$ 13,160.00	3.00	$ 4,935.00	5.00	37.50%
22		Sodding	SQUARE	10		10	$75.00	$ 750.00	0.00	$ -	10.00	0.00%

TOTAL CONTRACT AND VALUE OF WORK COMPLETED TO DATE $ 114,994.00 $ 101,362.00

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment

#	Date	Amount
1	6/30/2015	$ 32,300.95
2	8/28/2015	$ 46,347.18
3	11/25/2015	$ 8,749.02
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		
21		
22		
23		
24		
25		
26		
27		
28		
29		
30		
31		
32		
33		
34		
	TOTAL	$ 87,397.15

Record of Change Orders

#	Date	Amount
1	6/30/2015	$ (1,268.00)
2	8/28/2015	$ 2,685.00
3		$ -
4		$ -
5		$ -
6		
7		
8		
9		
10		
11		
12		
	TOTAL	$ 1,417.00

Contract Time Remaining:

Contract Period	Completion Date
Original Contract Date:	January 26, 2015
Original Completion Date:	
Change Order:	
Revised Completion Date:	

ITEM NO. 9g

Johnston
COMMUNITY DEVELOPMENT

OFFICE OF THE CITY ADMINISTRATOR

Johnston, Iowa
AGENDA COMMUNICATION
July 5, 2016 Meeting

SUBJECT: Consider the NW 63rd Place Extension project as substantially complete.	ACTION REQUIRED: ___ Ordinance ___ Resolution _X_ Approval ___ Receive/File ___ Attorney Review

SYNOPSIS:	We have received a letter of recommendation from the engineer, Foth on the above mentioned project, located between Merle Hay Road and NW 59th Court. They are asking that the project be considered substantially complete. It is their opinion that the work Corell Contractors has competed is substantially complete in accordance with the plans and specifications. The letter does not constitute an acceptance of work, nor does it release the contractor's obligation to complete the remaining work. A punch list of items to be completed or corrected will be forth coming.
FISCAL IMPACT	None
RECOMMENDATION:	Approval

Motion by _____, seconded by _____, Consider the NW 3rd Place Extension Project as substantially complete

ROLL CALL VOTE:	AYE	NAY	ABSENT	ABSTAIN
Brown	____	____	____	____
Clabaugh	____	____	____	____
Cope	____	____	____	____
Lindeman	____	____	____	____
Temple	____	____	____	____

Foth

June 20, 2016

David Wilwerding
Community Development Director
6221 Merle Hay Road
P.O. Box 410
Johnston, IA 50131

Dear Mr. Wilwerding:

RE: NW 63rd Place Extension
NW 59th Court to Merle Hay Road

As Construction Administrators and Observers for the above referenced project, it is our opinion that, as of June 1, 2016, the utility and paving work completed by Corell Contractor was in accordance with the Substantial Completion requirements of plans and specifications.

This letter does not constitute an acceptance of work not in accordance with the contract documents nor is it a release of contractor's obligation to complete the work in accordance with the contract documents.

Please call with any questions or comments.

Sincerely,

Foth Infrastructure & Environment, LLC

Jared P. Rokke, P.E.

CC: Eric Thompson, Corell Contractor

C:\pw_workdir\pw_ie\jpr3\dms06689\Ltr-2016_0620-Substantial Completion.doc

8191 Birchwood Court, Suite L • Johnston, IA 50131 • (515) 254-1393 • Fax: (515) 254-1642

ITEM NO. 8h

Johnston
PARKS DEPARTMENT

OFFICE OF THE CITY ADMINISTRATOR

Johnston, Iowa
AGENDA COMMUNICATION
July 5th, 2016 Meeting

SUBJECT: Approval of Partial Pay Request to TK Concrete in the amount of $43,830.00 for work on the Green Meadows Flume Repair Project.	ACTION REQUIRED: ___ Ordinance ___ Resolution _X_ Approval ___ Receive/File ___ Attorney Review

SYNOPSIS:	This invoice is for partial Pay Request for work done on the Green Meadows Flume Repair project. Work includes special subgrade preparation for recreational trail/sidewalk path; check dams; erosion Stone; and installation of turf reinforcement mats.
FISCAL IMPACT	Funds are available in the Flume Repair Line: 342.5.770.64170
RECOMMENDATION:	Staff is recommending approval of this payment of partial Pay Request to TK Concrete.

Motion by _____, seconded by _____, to approve Partial Pay Request in the amount of $43,830.00 to TK Concrete for work performed for the Green Meadows Flume Project.

ROLL CALL VOTE:	**AYE**	**NAY**	**ABSENT**	**ABSTAIN**
Brown	____	____	____	____
Clabaugh	____	____	____	____
Cope	____	____	____	____
Lindeman	____	____	____	____
Temple	____	____	____	____

TK CONCRETE INC.

PELLA, IA 50219
641-628-4590

Invoice

DATE	INVOICE #
6/23/2016	8696

BILL TO
City of Johnston 6221 Merle Hay Road Johnston, IA 50131

DUE DATE	P.O. NO.	TERMS	PROJECT
6/23/2016		30 Day Progress Payme...	Flume Repair & Wat...

ITEM	DESCRIPTION	RATE	QTY	AMOUNT
Mobilization	Mobilization LS	47,500.00	0.5	23,750.00
5.0 - 5" Sidewalks/...	Sidewalk/Recreational Trail Path, PCC, 5 IN. SY	50.00	166	8,300.00
Subgrade Prep	Special Subgrade Preperation For Recreational Trail SY	6.00	166	996.00
Erosion Stone	Check Dams, Erosion Stone, Installation TON	125.00	19	2,375.00
Reinforcement	Turf Reinforcement Mats (TRM) SY	30.00	280.3	8,409.00
	ALTERNATE 1:			0.00
	ALTERNATE 3:			0.00
	ALTERNATE 4:			0.00
	ALTERNATE 5:			0.00

Total	$43,830.00
Balance Due	$43,830.00

ITEM NO. 8i

Johnston
PARKS DEPARTMENT

OFFICE OF THE CITY ADMINISTRATOR

Johnston, Iowa
AGENDA COMMUNICATION
July 5th, 2016 Meeting

SUBJECT: Approval of Partial Pay Request Number 3 to Kingston Services in the amount of $432,960.60 for construction of a new Parking Lot at Terra Lake.	ACTION REQUIRED: ___ Ordinance ___ Resolution _X_ Approval ___ Receive/File ___ Attorney Review

SYNOPSIS:	This invoice is for payment of Pay Request number 3 for Earthwork, Sub-grading, and paving of the new parking lot at Crown Point Community Center for the Terra Lake Park Improvements Phase 2.
FISCAL IMPACT	Funds are available in the Terra Lake Improvements Fund Line 340.5.764.67616.
RECOMMENDATION:	Staff is recommending approval of this payment of Pay Request No.3 to Kingston Services.

Motion by _____, seconded by _____, to approve Pay Request No.3 in the amount of $432,960.60 to Kingston Services for work performed for the Terra Lake Park Improvements Phase 2.

ROLL CALL VOTE:	**AYE**	**NAY**	**ABSENT**	**ABSTAIN**
Brown	____	____	____	____
Clabaugh	____	____	____	____
Cope	____	____	____	____
Lindeman	____	____	____	____
Temple	____	____	____	____

APPLICATION FOR PARTIAL PAYMENT NO. 3

PROJECT: Terra Lake Park Improvements Phase 2
OWNER: City of Johnston
CONTRACTOR: Kingston Services
ADDRESS: 1510 Ohio Street
Des Moines, IA 50314
DATE: June 21, 2016

S&A PROJECT NO.: 115.0890

PAYMENT PERIOD: 5/21/2016-6/17/2016

1. CONTRACT SUMMARY:

Original Contract Amount:	$ 1,853,724.00
Net Change by Change Order:	$18,000.00
Contract Amount to Date:	$1,871,724.00

CONTRACT PERIOD: WORKING DAYS

Original Contract Date:	December 22, 2015
Substantial Completion:	
Final Completion:	December 1, 2016
Added by Change Order:	0
Contract Time to Date:	0

2. WORK SUMMARY:

Total Work Performed to Date:	$ 1,308,265.00
Retainage: 5%	$65,413.25
Total Earned Less Retainage:	$1,242,851.75
Total Previous Payments	$271,455.85 Pay App 1 $538,435.30 Pay App 2
AMOUNT DUE THIS APPLICATION:	$432,960.60

3. CONTRACTOR'S CERTIFICATION:

The undersigned CONTRACTOR certifies that:
(1) all previous progress payments received from OWNER on account of Work done under the Contract referred to above have been applied to discharge in full all obligations of CONTRACTOR incurred in connection with the Work covered by prior Applications for
(2) title to all materials and equipment incorporated in said Work or otherwise listed in or covered by this application for Payment are free and clear of all liens, claims, security interests and encumbrances.

Kingston Services
CONTRACTOR

By _____ DATE: _____

4. ENGINEER'S APPROVAL:

Payment of the above AMOUNT DUE THIS APPLICATION is recommended:

Snyder & Associates, Inc.
ENGINEER

By _____ DATE: 6/22/16

5. OWNER'S APPROVAL

City of Johnston
OWNER

By _____ DATE: _____

DETAILED ESTIMATE OF WORK COMPLETED:

DESCRIPTION	CONTRACT ITEMS				COMPLETED WORK		
	QUANTITY	UNIT	UNIT COST	TOTAL COST	QTY COMP.	% COMPLETE	AMOUNT COMP
ORIGINAL CONTRACT							
NG AREAS							
Mobilization	1	LS	$ 96,000.00	$ 96,000.00	1	100%	$ 96,000.00
Perimeter Construction Fencing, 4'	3,800	LF	$ 4.50	$ 17,100.00	3,800	100%	$ 17,100.00
Traffic Control	1	LS	$ 9,200.00	$ 9,200.00	0.95	95%	$ 8,740.00
Remove and Dispose Pavement	6,870	SY	$ 8.00	$ 54,960.00	6,870	100%	$ 54,960.00
Remove Lighting and Electrical Service	1	LS	$ 8,200.00	$ 8,200.00	1	100%	$ 8,200.00
Clear & Grub Woody Plant Material	1	LS	$ 10,000.00	$ 10,000.00	1	100%	$ 10,000.00
Remove Traffic Sign	4	EA	$ 400.00	$ 1,600.00	4	100%	$ 1,600.00
Strip/Stockpile Topsoil	4,000	CY	$ 6.00	$ 24,000.00	4,000	100%	$ 24,000.00
Earthwork	1	LS	$ 62,000.00	$ 62,000.00	1	100%	$ 62,000.00
Respread Topsoil	2,660	CY	$ 4.00	$ 10,640.00	1,800	68%	$ 7,200.00
Erosion Control	1	LS	$ 36,000.00	$ 36,000.00	0.95	95%	$ 34,200.00
Reconstruct Intake	2	EA	$ 2,250.00	$ 4,500.00	0	0%	$ -
4" Perforated PE Drain Tile	2,170	LF	$ 13.00	$ 28,210.00	2,200	101%	$ 28,600.00
6" Perforated HDPE Drain Tile	660	LF	$ 17.00	$ 11,220.00	710	108%	$ 12,070.00
12" HDPE	30	LF	$ 70.00	$ 2,100.00	30	100%	$ 2,100.00
18" HDPE	290	LF	$ 75.00	$ 21,750.00	290	100%	$ 21,750.00
18" RCP Flared End Section with Footing and Apron Guard	1	EA	$ 2,500.00	$ 2,500.00	1	100%	$ 2,500.00
12" Nyloplast Intake with Beehive Grate	2	EA	$ 2,500.00	$ 5,000.00	2	100%	$ 5,000.00
SW 511 Storm Intake	2	EA	$ 3,500.00	$ 7,000.00	4	200%	$ 14,000.00
SW 501 Storm Intake	1	EA	$ 4,000.00	$ 4,000.00	1	100%	$ 4,000.00
SW 401 Storm Manhole	1	EA	$ 5,000.00	$ 5,000.00	1	100%	$ 5,000.00
6" PVC Water Service Line	200	LF	$ 84.00	$ 16,800.00	200	100%	$ 16,800.00
4" PVC Water Service Line	460	LF	$ 42.00	$ 19,320.00	460	100%	$ 19,320.00
6" Water Valve	2	EA	$ 900.00	$ 1,800.00	2	100%	$ 1,800.00
4" Water Valve	1	EA	$ 800.00	$ 800.00	1	100%	$ 800.00
6" Sanitary Sewer Line	475	LF	$ 72.00	$ 34,200.00	75	16%	$ 5,400.00
Sanitary Sewer Clean-Out	5	EA	$ 800.00	$ 4,000.00	1	20%	$ 800.00
Sanitary Manhole	1	EA	$ 4,800.00	$ 4,800.00	1	100%	$ 4,800.00
Parking Lot and Trail Lighting	1	LS	$ 71,500.00	$ 71,500.00	0.95	95%	$ 67,925.00
Demolish Existing Pump House and Picnic Shelter	1	LS	$ 12,000.00	$ 12,000.00	1	100%	$ 12,000.00
Trash Enclosure	1	LS	$ 25,000.00	$ 25,000.00	0.25	25%	$ 6,250.00
5" Depth PCC	2,150	SY	$ 34.00	$ 73,100.00	2,150	100%	$ 73,100.00
6" Depth HMA	7,125	SY	$ 36.00	$ 256,500.00			
7" Depth HMA	3,785	SY	$ 38.00	$ 143,830.00			
24" PCC Curb and Gutter	2,285	LF	$ 19.00	$ 43,415.00			
24" Concrete Header	675	LF	$ 26.00	$ 17,550.00			
Concrete Permeable Pavers on 24" Granular Base	2,500	SF	$ 25.00	$ 62,500.00	0	0%	$ -
6" Depth Subgrade Preparation	1,990	SY	$ 3.00	$ 5,970.00	1,990	100%	$ 5,970.00
12" Depth Subgrade Preparation	11,695	SY	$ 5.00	$ 58,475.00	11,695	100%	$ 58,475.00
6" Depth Granular Base	3,500	TON	$ 21.00	$ 73,500.00	3,500	100%	$ 73,500.00
Pavement Markings	1	LS	$ 8,000.00	$ 8,000.00	0.60	60%	$ 4,800.00
Traffic Sign	20	EA	$ 400.00	$ 8,000.00	0	0%	$ -
Bioretention Cells	1	LS	$ 40,000.00	$ 40,000.00	0.9	90%	$ 36,000.00
Seeding - Native Seed Mix	1	LS	$ 5,400.00	$ 5,400.00	0	0%	$ -
Seeding - Lawn Seed Mix	3.5	AC	$ 2,800.00	$ 9,800.00	0	0%	$ -
NAL TRAILS							$ -
Mobilization	1	LS	$ 12,000.00	$ 12,000.00	0.50	50%	$ 6,000.00
Traffic Control	1	LS	$ 2,100.00	$ 2,100.00	0.50	50%	$ 1,050.00
Remove and Dispose Pavement	3,100	SY	$ 8.00	$ 24,800.00	3,100	100%	$ 24,800.00
Remove Storm Sewer	12	LF	$ 14.00	$ 168.00	0	0%	$ -
Remove Field Fence	350	LF	$ 4.00	$ 1,400.00	0	0%	$ -
Protect Selected Trees	1	LS	$ 5,000.00	$ 5,000.00	0.50	50%	$ 2,500.00
Clear & Grub Woody Plant Material	1	LS	$ 5,000.00	$ 5,000.00	0.50	50%	$ 2,500.00
Earthwork	1	LS	$ 18,000.00	$ 18,000.00	0.50	50%	$ 9,000.00
Erosion Control	1	LS	$ 6,000.00	$ 6,000.00	0.50	50%	$ 3,000.00
Seeding - Lawn Seed Mix	0.8	AC	$ 2,800.00	$ 2,240.00	0	0%	$ -
15" CMP Culvert	40	LF	$ 38.00	$ 1,520.00	0	0%	$ -
18" CMP Culvert	50	LF	$ 46.00	$ 2,300.00	0	0%	$ -
15" CMP Flared End Section and Apron Guard	2	EA	$ 600.00	$ 1,200.00	0	0%	$ -
18" CMP Flared End Section and Apron Guard	2	EA	$ 700.00	$ 1,400.00	0	0%	$ -
6" Depth HMA	3,962	SY	$ 38.00	$ 150,556.00	320	8%	$ 12,160.00
12" Subgrade Preparation	4,160	SY	$ 5.00	$ 20,800.00	336	8%	$ 1,680.00
TRAIL							
Mobilization	1	LS	$ 18,000.00	$ 18,000.00	0.25	25%	$ 4,500.00
Traffic Control	1	LS	$ 2,100.00	$ 2,100.00	0.25	25%	$ 525.00
Remove Pavement	350	SY	$ 8.00	$ 2,800.00	0	0%	$ -
Strip Vegetation	810	SY	$ 10.00	$ 8,100.00	0	0%	$ -
Strip/Stockpile Topsoil	3,000	CY	$ 6.00	$ 18,000.00	0	0%	$ -
Earthwork and Import	1	LS	$ 40,000.00	$ 40,000.00	0	0%	$ -
Respread Topsoil	2,500	CY	$ 4.00	$ 10,000.00	0	0%	$ -
Erosion Control	1	LS	$ 6,000.00	$ 6,000.00	0	0%	$ -
Seeding - Lawn Seed Mix	0.6	AC	$ 2,800.00	$ 1,680.00	0	0%	$ -
18" CMP Culvert	160.0	LF	$ 70.00	$ 11,200.00	0	0%	$ -
18" CMP Flared End Section and Apron Guard	4	EA	$ 1,400.00	$ 5,600.00	0	0%	$ -
6" Depth HMA	2,150	SY	$ 38.00	$ 81,700.00	0	0%	$ -
12" Subgrade Preparation	2,600	SY	$ 5.00	$ 13,000.00	0	0%	$ -
NATE BID ITEM 1: PCC INLIEU OF HMA AT CROWN POINT							
DEDUCT 6" Depth HMA	3,500	SY	$ (36.00)	$ (126,000.00)			
DEDUCT 7" Depth HMA	3,800	SY	$ (38.00)	$ (144,400.00)			
DEDUCT 24" PCC Curb & Gutter	1,990	LF	$ (19.00)	$ (37,810.00)			
DEDUCT 24" Concrete Header	520	LF	$ (20.00)	$ (10,400.00)			
ADD 6" Depth PCC	3,725	SY	$ 36.00	$ 134,100.00	3,725	100%	$ 134,100.00
ADD 7" Depth PCC	4,135	SY	$ 38.00	$ 157,130.00	4,135	100%	$ 157,130.00
NATE BID ITEM 2: PCC INLIEU OF HMA AT NORTH PARKING							
DEDUCT 6" Depth HMA	3,460	SY	$ (36.00)	$ (124,560.00)			
DEDUCT 24" PCC Curb & Gutter	300	LF	$ (19.00)	$ (5,700.00)			
DEDUCT 24" Concrete Header	155	LF	$ (20.00)	$ (3,100.00)			
ADD 6" Depth PCC	3,460	SY	$ 36.00	$ 124,560.00	3,460	100%	$ 124,560.00
TOTAL ORIGINAL CONTRACT:				$ 1,853,724.00			$ 1,290,265.00
*Bid Items 6.2-6.5 omitted inlieu of Alternate Bid Items 1 and 2							
Change Order No. 1- North Parking Buried Concrete Footing							
Project Coordination, Excavation/Exploration and Import Fill	1	LS	$ 18,000.00	$ 18,000.00	1	100%	$ 18,000.00
Total Revised Contract:				$ 1,871,724.00			$ 1,308,265.00

ITEM NO. 8j

Johnston
PARKS DEPARTMENT

OFFICE OF THE CITY ADMINISTRATOR

Johnston, Iowa
AGENDA COMMUNICATION
July 5th, 2016 Meeting

SUBJECT: Approval of Partial Pay Request Number 2 to Rochon Corporation of Iowa, Inc. in the amount of $237,276.22 for Terra Lake Park Improvements Phase 3.	ACTION REQUIRED: ___ Ordinance ___ Resolution _X_ Approval ___ Receive/File ___ Attorney Review

SYNOPSIS:	This invoice is for partial Pay Request number 2 for Earthwork, Sub-grading and pouring of concrete footings for the Park Shelters and Civic Shelter at Terra Lake Park.
FISCAL IMPACT	Funds are available in the Terra Lake Improvements Fund Line: 340.5.764.67616.
RECOMMENDATION:	Staff is recommending approval of this payment of partial Pay Request No.2 to Rochon Corporation of Iowa, Inc.

Motion by _____, seconded by _____, to approve Partial Pay Request No.2 in the amount of $237,276.22 to Rochon Corporation of Iowa, Inc. for work performed for the Terra Lake Park Improvements Phase 3.

ROLL CALL VOTE:	**AYE**	**NAY**	**ABSENT**	**ABSTAIN**
Brown	____	____	____	____
Clabaugh	____	____	____	____
Cope	____	____	____	____
Lindeman	____	____	____	____
Temple	____	____	____	____

6. DETAILED ESTIMATE OF WORK COMPLETED:

CODE	DESCRIPTION	M/L	SCHEDULED VALUE	TOTAL TO DATE	% COMPLETE	BALANCE TO FINISH
	ORIGINAL CONTRACT					
GENERAL CONDITIONS						
	General Conditions		$ 102,820.00	$ 24,000.00	23%	$ 78,820.00
	Bond		$ 16,000.00	$ 16,000.00	100%	$ -
	Overhead and Fee		$ 69,000.00	$ 15,750.00	23%	$ 53,250.00
CONCRETE						
33000	Footings	L	$ 119,588.00	$ 55,500.00	46%	$ 64,088.00
33000	Footings	M	$ 79,856.00	$ 37,056.00	46%	$ 42,800.00
33000	Rebar	M	$ 14,230.00	$ 14,230.00	100%	$ -
33000	Slab on Grade	L	$ 7,240.00	$ 7,240.00	100%	$ -
33000	Slab on Grade	M	$ 4,760.00	$ 4,760.00	100%	$ -
33000	Sidewalks and Patios	L	$ 69,155.00	$ -	0%	$ 69,155.00
33000	Sidewalks and Patios	M	$ 64,605.00	$ -	0%	$ 64,605.00
MASONRY						
42200	Mobilization/Submittals	L	$ 13,000.00	$ 13,000.00	100%	$ -
42200	CMU	L	$ 19,916.00	$ 1,775.00	9%	$ 18,141.00
42200	CMU	M	$ 27,504.00	$ 2,500.00	9%	$ 25,004.00
44313	Stone Veneer	L	$ 118,999.00	$ -	0%	$ 118,999.00
44313	Stone Veneer	M	$ 184,331.00	$ -	0%	$ 184,331.00
METALS						
5000	Drafting	L	$ 4,200.00	$ 4,200.00	100%	$ -
5000	Freight	L	$ 1,300.00	$ -	0%	$ 1,300.00
51200	Structural Steel	L	$ 20,000.00	$ -	0%	$ 20,000.00
51200	Structural Steel	M	$ 44,275.00	$ -	0%	$ 44,275.00
55000	Metal Fabrication	M	$ 26,425.00	$ -	0%	$ 26,425.00
WOOD AND PLASTICS						$ -
61000	Rough Carpentry	L	$ 47,000.00	$ -	0%	$ 47,000.00
61000	Rough Carpentry	M	$ 14,200.00	$ -	0%	$ 14,200.00
61800	Glued-Laminated Beams and Decking	M	$ 73,632.00	$ -	0%	$ 73,632.00
64023	Finish Carpentry	L	$ 3,000.00	$ -	0%	$ 3,000.00
THERMAL AND MOISTURE						$ -
71900	Water Repellents	L	$ 2,200.00	$ -	0%	$ 2,200.00
71900	Water Repellents	M	$ 1,680.00	$ -	0%	$ 1,680.00
74113	Metal Roof/Soffit	L	$ 40,925.00	$ -	0%	$ 40,925.00
74113	Metal Roof/Soffit	M	$ 19,705.00	$ -	0%	$ 19,705.00
74646	Fiber Cement Siding	L	$ 5,820.00	$ -	0%	$ 5,820.00
74646	Fiber Cement Siding	M	$ 2,180.00	$ -	0%	$ 2,180.00
79200	Caulking	L	$ 7,000.00	$ -	0%	$ 7,000.00
79200	Caulking	M	$ 3,000.00	$ -	0%	$ 3,000.00
DOORS AND WINDOWS						$ -
801113	HM Frames	M	$ 2,240.00	$ 2,240.00	100%	$ -
801113	HM Doors	M	$ 2,276.00	$ 2,276.00	100%	$ -
84500	Translucent Panel Wall Cladding Assemblies	L	$ 3,053.00	$ 677.00	22%	$ 2,376.00
84500	Translucent Panel Wall Cladding Assemblies	M	$ 6,624.00	$ -	0%	$ 6,624.00
87100	Hardware	M	$ 4,712.00	$ -	0%	$ 4,712.00
FINISHES						$ -
99123	Painting	L	$ 7,350.00	$ -	0%	$ 7,350.00
99123	Painting	M	$ 3,150.00	$ -	0%	$ 3,150.00
96600	High Performance Coatings	L	$ 2,420.00	$ -	0%	$ 2,420.00
96600	High Performance Coatings	M	$ 2,080.00	$ -	0%	$ 2,080.00
SPECIALTIES						$ -
101400	Signage	M	$ 1,700.00	$ -	0%	$ 1,700.00
102800	Accessories	M	$ 789.00	$ -	0%	$ 789.00
FURNISHINGS						
123613	Concrete Countertops		$ 3,360.00	$ -	0%	$ 3,360.00
MECHANICAL						
220500	Common Plumbing	L	$ 3,000.00	$ 3,000.00	100%	$ -
220719	Plumbing Insulation	L	$ 1,140.00	$ -	0%	$ 1,140.00
220719	Plumbing Insulation	M	$ 1,620.00	$ -	0%	$ 1,620.00

221005	Plumbing Piping	L	$ 13,130.00	$ 8,000.00	61%	$ 5,130.00
221005	Plumbing Piping	M	$ 11,406.00	$ 7,000.00	61%	$ 4,406.00
223000	Plumbing Equipment	L	$ 1,350.00	$ -	0%	$ 1,350.00
223000	Plumbing Equipment	M	$ 3,290.00	$ -	0%	$ 3,290.00
224000	Plumbing Fixtures	L	$ 5,290.00	$ -	0%	$ 5,290.00
224000	Plumbing Fixtures	M	$ 4,240.00	$ -	0%	$ 4,240.00
233100	Ductwork	L	$ 2,445.00	$ -	0%	$ 2,445.00
233100	Ductwork	M	$ 2,310.00	$ -	0%	$ 2,310.00
233423	Power Ventillators	L	$ 800.00	$ -	0%	$ 800.00
233423	Power Ventillators	M	$ 1,630.00	$ -	0%	$ 1,630.00
233700	Air Outlets and Inlets	L	$ 640.00	$ -	0%	$ 640.00
233700	Air Outlets and Inlets	M	$ 745.00	$ -	0%	$ 745.00
ELECTRICAL						
260534	Conduit Roughin	L	$ 21,422.00	$ 4,200.00	20%	$ 17,222.00
260534	Conduit Roughin	M	$ 5,528.00	$ 1,100.00	20%	$ 4,428.00
262726	Wire	L	$ 6,451.00	$ -	0%	$ 6,451.00
262726	Wire	M	$ 21,301.00	$ -	0%	$ 21,301.00
262716	Gear	L	$ 1,191.00	$ -	0%	$ 1,191.00
262716	Gear	M	$ 6,000.00	$ -	0%	$ 6,000.00
265100	Lights	L	$ 8,466.00	$ -	0%	$ 8,466.00
265100	Lights	M	$ 29,556.00	$ -	0%	$ 29,556.00
SITE WORK						
328400	Irrigation System	L	$ 21,814.00	$ -	0%	$ 21,814.00
328400	Irrigation System	M	$ 27,762.00	$ -	0%	$ 27,762.00
	Strip and Spread Topsoil	L	$ 16,400.00	$ 8,000.00	49%	$ 8,400.00
	Grading	L	$ 137,050.00	$ 104,100.00	76%	$ 32,950.00
	Overexcavation	L	$ 35,000.00	$ 35,000.00	100%	$ -
	Overexcavation	M	$ 34,000.00	$ 34,000.00	100%	$ -
	Subgrade Prep	L	$ 13,500.00	$ -	0%	$ 13,500.00
	Granular Fill	L	$ 2,000.00	$ 2,000.00	100%	$ -
	Granular Fill	M	$ 4,500.00	$ 4,500.00	100%	$ -
	Wet Well	L	$ 20,000.00	$ 10,000.00	50%	$ 10,000.00
	Wet Well	M	$ 56,855.00	$ 24,607.00	43%	$ 32,248.00
	Storm Sewer	L	$ 29,256.00	$ 6,000.00	21%	$ 23,256.00
	Storm Sewer	M	$ 34,344.00	$ 26,300.00	77%	$ 8,044.00
	Water Line	L	$ 2,000.00	$ -	0%	$ 2,000.00
	Water Line	M	$ 2,000.00	$ -	0%	$ 2,000.00
	Hardscape	L	$ 94,880.00	$ -	0%	$ 94,880.00
	Hardscape	M	$ 106,993.00	$ -	0%	$ 106,993.00
	Seeding		$ 9,600.00	$ -	0%	$ 9,600.00
GRAND TOTAL			$ 2,068,205.00	$ 479,011.00		$ 1,589,194.00

ITEM NO. 8K

Johnston
COMMUNITY DEVELOPMENT

OFFICE OF THE CITY ADMINISTRATOR

Johnston, Iowa
AGENDA COMMUNICATION
July 5, 2016

SUBJECT:

Consider Resolution 16-147 fixing date for a meeting on the proposition to authorize a Loan and Disbursement Agreement and the issuance of Notes to evidence the obligations of the City thereunder for the Green Meadows West Central Channel Stabilization Project.

SYNOPSIS:	The engineering portion of this project is within the Capital Improvement Program for 2016/2017 with construction programmed in 2017/2018. This project is immediately downstream of the emergency channel repair that occurred in 2010 and also downstream of the recently completed Greenwood Hills project and would include streambank stabilization on an unnamed tributary of Beaver Creek in Johnston, Iowa. The stream to be addressed flows generally in a northeasterly direction between Tiburon Place and Heather Bow within the Green Meadows West subdivision. The project will include limited grading to develop a stable slope and establish native vegetation at certain locations, installation of stone toe protection, and installation of riffle structures. The City Council has approved a design contract with HR Green, Inc. with the project being funded through a loan from the State SRF program. Staff submitted and the SRF has approved an application for a Planning and Design Loan to cover the cost of the engineering contract, that loan would have a zero percent interest for three years and could be folded into the construction loan for the project. Staff will not authorize HR Green to commence with the design until a public hearing is held authorizing the borrowing of the funds from the SRF. The SRF loans will be repaid through revenue from the Stormwater Utility.
FISCAL IMPACT:	$288,000 for the design phase.
RECOMMENDATION:	Approval of Resolution 16-147 as drafted by Ahlers and Cooney.

Attachments:

Resolution 16-147

ITEMS TO INCLUDE ON AGENDA FOR JULY 5, 2016

CITY OF JOHNSTON, IOWA

Not to Exceed $288,000 Sewer Revenue Capital Loan Notes.

- Resolution 16-147 fixing date for a meeting on the proposition to authorize a Loan and Disbursement Agreement and the issuance of Notes to evidence the obligations of the City thereunder.

NOTICE MUST BE GIVEN PURSUANT TO IOWA CODE CHAPTER 21 AND THE LOCAL RULES OF THE CITY.

July 5, 2016

The City Council of the City of Johnston, State of Iowa, met in open session, in the Council Chambers, City Hall, 6221 Merle Hay Road, Johnston, Iowa, at 7:00 o'clock P.M., on the above date. There were present Mayor _____, in the chair, and the following named Council Members:

_____

_____

Absent: _____

* * * * * * *

Council Member _____ introduced the following Resolution entitled "RESOLUTION 16-147 FIXING DATE FOR A MEETING ON THE AUTHORIZATION OF A LOAN AND DISBURSEMENT AGREEMENT AND THE ISSUANCE OF NOT TO EXCEED $288,000 SEWER REVENUE CAPITAL LOAN NOTES OF THE CITY OF JOHNSTON, IOWA, AND PROVIDING FOR PUBLICATION OF NOTICE THEREOF", and moved that the same be adopted. Council Member _____ seconded the motion to adopt. The roll was called and the vote was,

AYES: _____

_____

NAYS: _____

Whereupon, the Mayor declared the Resolution duly adopted as follows:

RESOLUTION 16-147 FIXING DATE FOR A MEETING ON THE AUTHORIZATION OF A LOAN AND DISBURSEMENT AGREEMENT AND THE ISSUANCE OF NOT TO EXCEED $288,000 SEWER REVENUE CAPITAL LOAN NOTES OF THE CITY OF JOHNSTON, IOWA, AND PROVIDING FOR PUBLICATION OF NOTICE THEREOF

WHEREAS, it is deemed necessary and advisable that the City of Johnston, Iowa should provide for the authorization of a Loan and Disbursement Agreement and the issuance of Sewer Revenue Capital Loan Notes, in the amount of not to exceed $288,000, as authorized by Sections 384.24A and 384.82, Code of Iowa, as amended, for the purpose of providing funds to pay costs as hereinafter described; and

WHEREAS, it is proposed that the City fund its costs on an interim basis under Section 76.13 of the Code of Iowa, anticipating in part, the future receipt of the proceeds of the issuance of said Sewer Revenue Capital Loan Notes; and

WHEREAS, the City has applied for a loan through the Iowa Water Pollution Control Works Financing Program pursuant to which the Iowa Finance Authority has agreed to purchase the City's Notes and has requested that such Notes be issued as a single Note in a denomination equal to the total amount of the issue as authorized by Chapter 384, Code of Iowa; and

WHEREAS, the Loan and Disbursement Agreement and Note shall be payable solely and only out of the net earnings of the Municipal Sewer System and shall be a first lien on the future net earnings of the Utility; and shall not be general obligations of the City or payable in any

manner by taxation and the City shall be in no manner liable by reason of the failure of the net revenues to be sufficient for the payment of the Loan and Disbursement Agreement and Note; and

WHEREAS, before a Loan and Disbursement Agreement may be authorized and Sewer Revenue Capital Loan Notes issued to evidence the obligation of the City thereunder, it is necessary to comply with the provisions of the City Code of Iowa, as amended, and to publish a notice of the proposal and of the time and place of the meeting at which the Council proposes to take action for the authorization of the Loan and Disbursement Agreement and Notes and to receive oral and/or written objections from any resident or property owner of the City to such action.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF JOHNSTON, IOWA:

Section 1. That this Council meet in the Council Chambers, City Hall, 6221 Merle Hay Road, Johnston, Iowa, City of Johnston, Iowa, at 7:00 o'clock P.M., on the 18th day of July, 2016, for the purpose of taking action on the matter of the authorization of a Loan and Disbursement Agreement and the issuance of not to exceed $288,000 Sewer Revenue Capital Loan Notes to evidence the obligations of the City thereunder, the proceeds of which will be used to provide funds to pay the costs of acquisition, construction, reconstruction, extending, remodeling, improving, repairing and equipping all or part of the Municipal Sewer System, including Green Meadows West Central Channel stabilization, and miscellaneous related work to complete the project.

Section 2. That the Clerk is hereby directed to cause at least one publication to be made of a notice of said meeting, in a legal newspaper, printed wholly in the English language, published at least once weekly, and having general circulation in said City, said publication to be not less than four clear days nor more than twenty days before the date of said public meeting on the issuance of the Notes.

Section 3. The notice of the proposed action shall be in substantially the following form:

(Publish on or before July 12, 2016)

NOTICE OF MEETING OF THE CITY COUNCIL OF THE CITY OF JOHNSTON, IOWA ON THE MATTER OF THE PROPOSED AUTHORIZATION OF A LOAN AND DISBURSEMENT AGREEMENT AND THE ISSUANCE OF NOT TO EXCEED $288,000 SEWER REVENUE CAPITAL LOAN NOTES, AND THE PUBLIC HEARING ON THE AUTHORIZATION AND ISSUANCE THEREOF

PUBLIC NOTICE is hereby given that the Council of the City of Johnston, Iowa, will hold a public hearing on the 18th day of July, 2016, at 7:00 o'clock P.M., in the Council Chambers, City Hall, 6221 Merle Hay Road, Johnston, Iowa, City of Johnston, Iowa, at which meeting the Council proposes to take additional action for the authorization of a Loan and Disbursement Agreement by and between the City and the Iowa Finance Authority, and the issuance to the Iowa Finance Authority of not to exceed $288,000 Sewer Revenue Capital Loan Notes to evidence the obligations of the City under said Loan and Disbursement Agreement, in order to provide funds to pay the costs of acquisition, construction, reconstruction, extending, remodeling, improving, repairing and equipping all or part of the Municipal Sewer System, including Green Meadows West Central Channel stabilization, and miscellaneous related work to complete the project. The Notes will not constitute general obligations or be payable in any manner by taxation, but will be payable from and secured by the net revenues of the Municipal Sewer System.

The proceeds of the Sewer Revenue Capital Loan Notes may be applied to pay project costs directly or to pay interim financing which the City will issue in anticipation of the future receipt of funds or Note proceeds applicable to the foregoing project and purpose.

At the above meeting the Council shall receive oral or written objections from any resident or property owner of the City, to the above action. After all objections have been received and considered, the Council will at this meeting or at any adjournment thereof, take additional action for the authorization of said Loan and Disbursement Agreement and the issuance of Notes or will abandon the proposal to issue the Notes.

This Notice is given by order of the Council of City of Johnston, Iowa, as provided by Sections 384.24A and 384.82 of the City Code of Iowa, as amended.

Dated this 5th day of July, 2016.

_____

City Clerk, City of Johnston, State of Iowa

(End of Notice)

PASSED AND APPROVED this 5th day of July, 2016.

_____

Mayor

ATTEST:

_____

City Clerk

CERTIFICATE

STATE OF IOWA)
) SS
COUNTY OF POLK)

I, the undersigned City Clerk of the City of Johnston, State of Iowa, do hereby certify that attached is a true and complete copy of the portion of the corporate records of the City showing proceedings of the City Council, and the same is a true and complete copy of the action taken by the Council with respect to the matter at the meeting held on the date indicated in the attachment, which proceedings remain in full force and effect, and have not been amended or rescinded in any way; that meeting and all action thereat was duly and publicly held in accordance with a notice of public hearing and tentative agenda, a copy of which was timely served on each member of the Council and posted on a bulletin board or other prominent place easily accessible to the public and clearly designated for that purpose at the principal office of the Council (a copy of the face sheet of the agenda being attached hereto) pursuant to the local rules of the Council and the provisions of Chapter 21, Code of Iowa, upon reasonable advance notice to the public and media at least twenty-four hours prior to the commencement of the meeting as required by law and with members of the public present in attendance; I further certify that the individuals named therein were on the date thereof duly and lawfully possessed of their respective City offices as indicated therein, that no Council vacancy existed except as may be stated in the proceedings, and that no controversy or litigation is pending, prayed or threatened involving the incorporation, organization, existence or boundaries of the City or the right of the individuals named therein as officers to their respective positions.

WITNESS my hand and the seal of the City hereto affixed this _____ day of _____, 2016.

_____
City Clerk, City of Johnston, State of Iowa

(SEAL)

Johnston
PARKS DEPARTMENT

ITEM NO. 8.1

OFFICE OF THE CITY ADMINISTRATOR

Johnston, Iowa
AGENDA COMMUNICATION
July 5th, 2016 Meeting

SUBJECT: Consider Applicants to City Boards and Commissions: Park Board	ACTION REQUIRED: ___ Ordinance ___ Resolution _X_ Approval ___ Receive/File ___ Attorney Review

SYNOPSIS:	The term of two Park Board members expired June 30, 2016. The openings were advertised in the city Newsletter, website and on social media. Persons who have applied for each opening are listed below with their applications attached to this memo. **Park Advisory Board (two terms open)** Doug Minear- Incumbent- has reapplied Angela Butler- Incumbent- has reapplied Elizabeth Van Zomeren- new application Janet McFadden- new application Benjamin Garcia, Jr.- new application Duff McFadden- new application Michael Hoff- new application The Board currently consists of four female and three male members.
RECOMMENDATION:	Recommendation it to appoint Doug Minear and Angela Butler to the Park Advisory Board.

CITY OF JOHNSTON

SERVE ON CITY BOARD/COMMISSION APPLICATION

www.cityofjohnston.com

City Hall · 6221 Merle Hay Road · PO Box 410 · Johnston, IA 50131 · 515-278-2344

Name Douglas Minear Occupation Retired

Address 5992 Dogwood Circle Home Phone 515. 278. 5742

Cell Phone 515. 979. 5879 Work Phone NA

E-mail douglas_minear@msn.com How long have you been a Johnston resident: 14

I am interested in serving on the following Board/Commission(s):

- ☐ Board of Adjustment – 5 year term
- ☐ Board of Appeals – 5 year term
- ☐ Comprehensive Plan Advisory Board – 3 year term
- ☐ Library Board - 6 year term
- ☒ Park Advisory Board – 3 year term
- ☐ Planning & Zoning Commission – 5 year term
- ☐ Tree Board – 3 year term
- ☐ Senior Citizens Advisory Board – 2 year term

State law requires gender balance, please indicate your gender: ☒ Male ☐ Female

List boards/commissions you have served on in Johnston or other community, including dates of service:

Senior Board - current

Other Civic Activities:

Describe why you are interested in serving on the Board/Commission. What goals and objectives do you have?

I use the trail and parks with my grand children and I would like to help improve what we have and continue to improve parks.

What knowledge and experience do you have that will be helpful in serving on the Board/Commission:

I have a BA. in PE and MSE in Admin. I retired after teaching 35 yr Elem PE. and taught PE staff development for AEA. Directed YCC camp in Boone several summers

Please disclose any business or personal relationships that may be considered a conflict of interest, if selected to serve on a city board or commission:

NONE that I am aware of

Other comments and/or information:

Signature: Douglas Minear Date: 6/21/16

This application will be kept on file for one year. If you are not chosen to serve on the board/commission for which you applied, would you consider being contacted to serve on another board/commission?

☐ Yes ☒ No If so, please list other interests:

THIS APPLICATION IS PUBLIC RECORD

FOR OFFICE USE

Date received: Comments:

April 2010

CITY OF JOHNSTON

SERVE ON CITY BOARD/COMMISSION APPLICATION

www.cityofjohnston.com

Johnston THRIVE. EVERY DAY.

City Hall · 6221 Merle Hay Road · PO Box 410 · Johnston, IA 50131 · 515-278-2344

Name Angela Butler Occupation Teacher

Address 6820 NW 93rd Ct. Home Phone 515.986 4907

Cell Phone 515.360.3129 Work Phone 515.278.6228

E-mail wtij@msn.com How long have you been a Johnston resident: 18 1/2 yrs.

I am interested in serving on the following Board/Commission(s):

- ☐ Board of Adjustment – 5 year term
- ☐ Board of Appeals – 5 year term
- ☐ Comprehensive Plan Advisory Board – 3 year term
- ☐ Library Board - 6 year term
- ☒ Park Advisory Board – 3 year term
- ☐ Planning & Zoning Commission – 5 year term
- ☐ Tree Board – 3 year term
- ☐ Senior Citizens Advisory Board – 2 year term

State law requires gender balance, please indicate your gender: ☐ Male ☒ Female

List boards/commissions you have served on in Johnston or other community, including dates of service:

Park Advisory 2004-Present, Iowa Lutheran Patient Advisory 2006-Present

Other Civic Activities: School PTO past president + member

Girl Scout leader, FIRST Robotics Coach

Describe why you are interested in serving on the Board/Commission. What goals and objectives do you have?

To help the community develop + maintain quality of life amenities

What knowledge and experience do you have that will be helpful in serving on the Board/Commission:

Past board experience + knowledge of child development + educational outcomes

Please disclose any business or personal relationships that may be considered a conflict of interest, if selected to serve on a city board or commission: None I am aware of.

Other comments and/or information:

Signature: Angela Butler Date: 6-21-16

This application will be kept on file for one year. If you are not chosen to serve on the board/commission for which you applied, would you consider being contacted to serve on another board/commission?

☒ Yes ☐ No If so, please list other interests: Library, tree board

FOR OFFICE USE

Date received: _____ Comments: _____

CITY OF JOHNSTON

SERVE ON CITY BOARD/COMMISSION APPLICATION

www.cityofjohnston.com

Johnston THRIVE. EVERY DAY.

City Hall · 6221 Merle Hay Road · PO Box 410 · Johnston, IA 50131 · 515-278-2344

Name Elizabeth Van Zomeren Occupation Real Estate Manager

Address 6849 Morningside Circle Home Phone 515-339-8272

Cell Phone 515-745-0118 Work Phone 515-258-7522

E-mail evanzomeren@mchsi.com How long have you been a Johnston resident: 8 yrs

I am interested in serving on the following Board/Commission(s):

- ☒ Board of Adjustment – 5 year term
- ☐ Board of Appeals – 5 year term
- ☒ Comprehensive Plan Advisory Board – 3 year term
- ☒ Library Board - 6 year term
- ☒ Park Advisory Board – 3 year term
- ☒ Planning & Zoning Commission – 5 year term
- ☐ Tree Board – 3 year term
- ☒ Senior Citizens Advisory Board – 2 year term

State law requires gender balance, please indicate your gender: ☐ Male ☒ Female

List boards/commissions you have served on in Johnston or other community, including dates of service:
Ankeny Community Theatre, 2012-2013; currently assisting Des Moines European Heritage Assoc. with grant-writing

Other Civic Activities:
Active in political party – Caucus Secretary, Platform & Credentialing Committee, Parade Committee, Friends of the Library

Describe why you are interested in serving on the Board/Commission. What goals and objectives do you have?
See cover letter

What knowledge and experience do you have that will be helpful in serving on the Board/Commission:
See cover letter

Please disclose any business or personal relationships that may be considered a conflict of interest, if selected to serve on a city board or commission:
none

Other comments and/or information:

Please see resume, cover letter & volunteer activities

Signature: Elizabeth Van Zomeren Date: 4-8-2016

This application will be kept on file for one year. If you are not chosen to serve on the board/commission for which you applied, would you consider being contacted to serve on another board/commission?

☒ Yes ☐ No If so, please list other interests: _____

FOR OFFICE USE

Date received: _____ Comments: _____

April 2010

CITY OF JOHNSTON

SERVE ON CITY BOARD/COMMISSION APPLICATION

www.cityofjohnston.com

Johnston THRIVE. EVERY DAY.

City Hall · 6221 Merle Hay Road · PO Box 410 · Johnston, IA 50131 · 515-278-2344

Name Janet McFadden Occupation Customer Service

Address 6151 Meadow Crest DR #101 Home Phone N/A

Cell Phone 515-321-5517 Work Phone 515-725-9807

E-mail Janniemac36@gmail.com How long have you been a Johnston resident: 17 kyears

I am interested in serving on the following Board/Commission(s):

- ☐ Board of Adjustment – 5 year term
- ☐ Board of Appeals – 5 year term
- ☐ Comprehensive Plan Advisory Board – 3 year term
- ☒ Library Board - 6 year term
- ☒ Park Advisory Board – 3 year term
- ☐ Planning & Zoning Commission – 5 year term
- ☐ Tree Board – 3 year term
- ☒ Senior Citizens Advisory Board – 2 year term

State law requires gender balance, please indicate your gender: ☐ Male ☒ Female

List boards/commissions you have served on in Johnston or other community, including dates of service:

I was on a committe on garbage pickup / Companies Can't remember exact time

Other Civic Activities:

member of VFW Auxilary Post 9662- D. M

Describe why you are interested in serving on the Board/Commission. What goals and objectives do you have?

I love being a member of the Johnston Community. It's a great city, I'd like to do more for it

What knowledge and experience do you have that will be helpful in serving on the Board/Commission:

Computer Skills

Please disclose any business or personal relationships that may be considered a conflict of interest, if selected to serve on a city board or commission:

Other comments and/or information:

Signature: Janet R McFadden Date: 4-22-16

This application will be kept on file for one year. If you are not chosen to serve on the board/commission for which you applied, would you consider being contacted to serve on another board/commission?

☒ Yes ☐ No If so, please list other interests: wherever needed.

FOR OFFICE USE

Date received: Comments:

April 2010

CITY OF JOHNSTON

SERVE ON CITY BOARD/COMMISSION APPLICATION

www.cityofjohnston.com

Johnston THRIVE. EVERY DAY.

City Hall · 6221 Merle Hay Road · PO Box 410 · Johnston, IA 50131 · 515-278-2344

Name Benjamin Garcia, Jr. Occupation Stay at home parent

Address 5514 Kensington Circle Home Phone —

Cell Phone 515-491-4400 Work Phone —

E-mail bgarcia76@gmail.com How long have you been a Johnston resident: 45 years

I am interested in serving on the following Board/Commission(s):

- ☐ Board of Adjustment – 5 year term
- ☐ Board of Appeals – 5 year term
- ☑ Comprehensive Plan Advisory Board – 3 year term
- ☑ Library Board - 6 year term
- ☑ Park Advisory Board – 3 year term
- ☐ Planning & Zoning Commission – 5 year term
- ☐ Tree Board – 3 year term
- ☐ Senior Citizens Advisory Board – 2 year term

State law requires gender balance, please indicate your gender: ☑ Male ☐ Female

List boards/commissions you have served on in Johnston or other community, including dates of service:

Other Civic Activities:
Volunteer regularly at Lawson Elementary and the Johnston Partnership food pantry. Currently working with Barb Allen, Andrea Cook, Tom Leffler and the Partnership to create a transportation network for people in need.

Describe why you are interested in serving on the Board/Commission. What goals and objectives do you have?
I want to be more involved in my community and have a better understanding of government/public sector. My goal is to contribute as much as I can to people of Johnston.

What knowledge and experience do you have that will be helpful in serving on the Board/Commission:
Strong technology background, eye for detail, well organized, self motivated, ready to jump in and help, think outside of the box, team focused.

Please disclose any business or personal relationships that may be considered a conflict of interest, if selected to serve on a city board or commission:

Other comments and/or information:
I am currently applying to the CASA program. Very strong supporter of child advocacy. I am also a JUMP mentor.

Signature: [signature] Date: 04/22/16

This application will be kept on file for one year. If you are not chosen to serve on the board/commission for which you applied, would you consider being contacted to serve on another board/commission?

☑ Yes ☐ No If so, please list other interests: Senior Citizens Advisory Board, Technology Board

FOR OFFICE USE

Date received: _____ Comments: _____

CITY OF JOHNSTON

SERVE ON CITY BOARD/COMMISSION APPLICATION

www.cityofjohnston.com

Johnston THRIVE. EVERY DAY.

City Hall · 6221 Merle Hay Road · PO Box 410 · Johnston, IA 50131 · 515-278-2344

Name Duff E. McFadden Occupation Public Affairs Specialist

Address 6151 Meadow Crest Dr., Apt. 101 Home Phone

Cell Phone (515) 489-7647 Work Phone (515) 252-4666

E-mail mcduff36@msn.com How long have you been a Johnston resident: 17 years

I am interested in serving on the following Board/Commission(s):

- ☐ Board of Adjustment – 5 year term
- ☐ Board of Appeals – 5 year term
- ☐ Comprehensive Plan Advisory Board – 3 year term
- ☒ Library Board - 6 year term
- ☒ Park Advisory Board – 3 year term
- ☐ Planning & Zoning Commission – 5 year term
- ☐ Tree Board – 3 year term
- ☒ Senior Citizens Advisory Board – 2 year term

State law requires gender balance, please indicate your gender: ☒ Male ☐ Female

List boards/commissions you have served on in Johnston or other community, including dates of service:

N/A

Other Civic Activities:
Adjutant General Summer Concert Series; Church Elder; Junior College Student Senate member; 36-year military veteran.

Describe why you are interested in serving on the Board/Commission. What goals and objectives do you have?
I am on the lower end of the senior spectrum and retire from the military next year. i want to repay my community for the many years I've lived here. I want to become part of the solution.

What knowledge and experience do you have that will be helpful in serving on the Board/Commission:
I have served in many leadership positions within the military and being public affairs, I know how to research issues and find the answers, as well as work with others to find viable solutions

Please disclose any business or personal relationships that may be considered a conflict of interest, if selected to serve on a city board or commission:
None that I'm aware of.

Other comments and/or information:
What better way to give back to the Johnsnton community than by serving on a board, helping my fellow citizens. I have a lot to offer based on my many years of military experience.

Signature : Duff E. McFadden Date: 22 April 2016

This application will be kept on file for one year. If you are not chosen to serve on the board/commission for which you applied, would you consider being contacted to serve on another board/commission?

☒ Yes ☐ No If so, please list other interests: Library or Park Advisory Board

FOR OFFICE USE

Date received: Comments:

CITY OF JOHNSTON

SERVE ON CITY BOARD/COMMISSION APPLICATION

www.cityofjohnston.com

Johnston THRIVE. EVERY DAY.

City Hall · 6221 Merle Hay Road · PO Box 410 · Johnston, IA 50131 · 515-278-2344

Name Michael Hoff Occupation Management / Finance

Address 8001 Huntingwood Ct Home Phone —

Cell Phone 319-269-6734 Work Phone 515-281-2941

E-mail michaelahoff@gmail.com How long have you been a Johnston resident: 3 years

I am interested in serving on the following Board/Commission(s):

- ☐ Board of Adjustment – 5 year term
- ☐ Board of Appeals – 5 year term
- ☐ Comprehensive Plan Advisory Board – 3 year term
- ☒ Library Board - 6 year term
- ☒ Park Advisory Board – 3 year term
- ☐ Planning & Zoning Commission – 5 year term
- ☐ Tree Board – 3 year term
- ☐ Senior Citizens Advisory Board – 2 year term

State law requires gender balance, please indicate your gender: ☐ Male ☐ Female

List boards/commissions you have served on in Johnston or other community, including dates of service:
None

Other Civic Activities:
Volunteerism with charitable organizations - United Way, habitat for humanity
Youth coaching - Johnston Little league, Johnston Soccer, DSM South Hockey

Describe why you are interested in serving on the Board/Commission. What goals and objectives do you have?
I want to give back to the community I live in by using my professional experience to better the community. My goals are to have a positive impact on the community

What knowledge and experience do you have that will be helpful in serving on the Board/Commission:
Managing people, managing budgets, financial business strategy development and implementation, a passion for leading.

Please disclose any business or personal relationships that may be considered a conflict of interest, if selected to serve on a city board or commission:
none

Other comments and/or information:
I have enclosed a resume for reference.

Signature: Michael Hoff Date: 1/22/16

This application will be kept on file for one year. If you are not chosen to serve on the board/commission for which you applied, would you consider being contacted to serve on another board/commission?

☒ Yes ☐ No If so, please list other interests: Board of Adjustments, Planning Board and Zoning Commission

FOR OFFICE USE

Date received: _____ Comments: _____

Johnston
PARKS DEPARTMENT

ITEM NO. 4m

OFFICE OF THE CITY ADMINISTRATOR

Johnston, Iowa
AGENDA COMMUNICATION
July 5th, 2016 Meeting

SUBJECT: Consider Resolution 16-148 A resolution accepting the agreement with JimMar, Inc. for a temporary construction easement for phase 2 of the NW Beaver Drive Trail Project.	ACTION REQUIRED: ___ Ordinance _X_ Resolution _X_ Approval ___ Receive/File ___ Attorney Review

SYNOPSIS:	A temporary construction easement is necessary on a portion of property owned by the JinMar, Inc. (the Boathouse) for the NW Beaver Drive Trail project. This easement was negotiated by A & R Land Services and Hyperion declined the option of donating the easement. This easement is necessary for completing this phase of the project.
FISCAL IMPACT:	Cost $2,500
RECOMMENDATION:	Approve Resolution 16-148

Motion by _____, seconded by _____, to approve

ROLL CALL VOTE:	**AYE**	**NAY**	**ABSENT**	**ABSTAIN**
Brown	____	____	____	____
Clabaugh	____	____	____	____
Cope	____	____	____	____
Lindeman	____	____	____	____
Temple	____	____	____	____

RESOLUTION NO. 16-148

A RESOLUTION ACCEPTING THE AGREEMENT WITH JINMAR, INC. FOR A TEMPORARY CONSTRUCTION EASEMENT FOR PHASE 2 OF THE NW BEAVER DRIVE TRAIL PROJECT.

WHEREAS, A & R Land Services, Inc. on behalf of the City have begun the process of negotiating easement rights for phase 2 of the NW Beaver Drive Trail: and

WHEREAS, an temporary construction easement is necessary for a section of land owned by JinMar, Inc. (the Boathouse) with the associated fee to be $2,500 for the purchase of this easement; and

WHEREAS, Shive-Hattery, engineers for the project have deemed this to be the best route for the trail: therefore

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF JOHNSTON, IOWA, that:

This easement agreement for phase 2 of the NW Beaver Drive Trail project in the amount of $2,500 be

PASSED AND APPROVED this 5th day of July, 2016

_____
Paula Dierenfeld, Mayor

ATTEST:

_____
Cyndee Rhames, City Clerk

ROLL CALL VOTE:	**AYE**	**NAY**	**ABSENT**	**ABSTAIN**
Brown	____	____	____	____
Clabaugh	____	____	____	____
Cope	____	____	____	____
Lindeman	____	____	____	____
Temple	____	____	____	____

PREPARED BY:	Ryan K. Gurwell, A & R Land Services, Inc., 1601 Golden Aspen Dr., Suite 105, Ames, IA 50014	(515) 337-1197
TAXPAYER:	JimMar, Inc., PO Box 393, Johnston, IA 50131	(515) 253-9404
RETURN TO:	Ryan K. Gurwell, A & R Land Services, Inc., 1601 Golden Aspen Dr., Suite 105, Ames, IA 50014	(515) 337-1197
TAX STATEMENT TO:	N/A	

PURCHASE AGREEMENT

PARCEL NO. 3 **CITY** Johnston, IA
PROJECT NW Beaver Drive Recreational Trail **COUNTY** Polk

SELLER: **JimMar, Inc.**

THIS AGREEMENT made and entered into this _____ day of _____, 20____ by and between Seller and the **CITY OF JOHNSTON, IOWA**, Buyer.

1a. SELLER AGREES to sell and furnish to Buyer an easement, on form(s) furnished by Buyer, and Buyer agrees to buy the following recreational trail easement, situated in parts of the following real estate, hereinafter referred to as the premises:
Part of Lot Five (5) in Country Ridge Plat Three (3), an Official Plat located in and forming a part of the City of Johnston, Polk County, Iowa, subject to easements and restrictions of record,
County of Polk, State of Iowa, and more particularly described on Page 4, including:
a temporary construction easement for recreational trail purposes, including the right to right to enter, reenter, and construct a recreational trail, and said temporary construction easement shall terminate upon completion of project construction and approval of the City Council of Buyer.

1b. SELLER CONSENTS to any required change of grade of the premises and accepts payment under this agreement for any and all damages arising therefrom. SELLER ACKNOWLEDGES full settlement and payment from Buyer for all claims per the terms of this agreement.

2. Possession of the premises is the essence of this agreement and Buyer may enter and assume full use and enjoyment of the premises per the terms of this agreement. SELLER GRANTS Buyer the immediate right to enter the premises for the purpose of gathering survey and soil data.

3. Buyer agrees to pay and SELLER AGREES to grant this recreational trail easement as shown on or before the dates listed below.

PAYMENT AMOUNT	AGREED PERFORMANCE	DATE OF PERFORMANCE
$_____	on conveyance of title	_____
$_____	on surrender of possession	_____
$ 2,500.00	on possession and conveyance	60 days after Buyer approval
$ 2,500.00	**TOTAL LUMP SUM**	

BREAKDOWN	ACRES
Land by Fee Title	0.00
Permanent Easement	0.00
Temporary Easement	0.143

4. Names and addresses of lienholders are: None

5. Buyer agrees that any agricultural drain tiles that are located within the premises and are damaged or require relocation by construction shall be repaired or relocated at no expense to Seller. Where Buyer specifically agrees to construct and maintain fence, the fence shall be constructed and maintained for vehicle access control purposes only at no expense to Seller. Buyer shall have the right of entry upon Seller's remaining property along the right of way line, if necessary, for the purpose of connecting said drain tile and constructing and maintaining said fence. Seller may pasture against said fence at his/her own risk. Buyer will not be liable for fencing private property or maintaining the same to restrain livestock.

6. If Seller holds title to the premises in joint tenancy with full rights of survivorship and not as tenants in common at the time of this agreement, Buyer will pay any remaining proceeds to the survivor of that joint tenancy and will accept title solely from that survivor, provided the joint tenancy has not been destroyed by operation of law or acts of Seller.

7. These premises are being acquired for public purposes and this transfer is exempt from the requirements for the filing of a Declaration of Value by the Code of Iowa.

PARCEL NO. 3 **CITY** Johnston, IA
PROJECT NW Beaver Drive Recreational Trail **COUNTY** Polk

SELLER: JimMar, Inc.

8. Buyer hereby gives notice of Seller's five-year right to renegotiate construction or maintenance damages not apparent at the time of the signing of this agreement, as required by Section 6B.52 *Renegotiation of Damages* of the Code of Iowa.

9. Area restoration and reconstruction of fencing removed for construction purposes shall be done by the Buyer at the Buyer's expense.

10. Re-fencing shall be limited to those fences removed by the Buyer, if deemed necessary by the Seller and/or neighboring properties, if these are Line Fences.

11. Trees may be planted in open areas of easement by Seller subject to approval of Buyer.

12. Fence Maintenance - Line Fences shall be shared maintenance between the adjoining property owners as with any other line fence. Maintenance of Convenience Fencing shall be by the parties that share the need for the fence. When fenced for livestock purposes this shall be the livestock owning parties. When fenced, if required as a trail fence, this shall be by the Buyer.

13. Tile and culverts constructed by the Buyer shall be maintained by the Buyer within easement areas. Tile inlets at field edges shall be protected from damage and debris by farming operations by the Seller. Tile outside of the easements shall be maintained by the Seller.

14. Crop Damage - Easement areas are to remain unplanted. If construction access requires significant crop removal, crop damage may be requested by Seller. It is desired by the Buyer to minimize crop damage and damage payments so limiting planting in areas likely for construction will be reviewed with Seller prior to construction. Basis for crop damage shall be determined by agreement of the parties.

15. Buyer hereby agrees to indemnify, defend, and hold Seller harmless from any and all construction activities that take place on the premises to construct and maintain this recreational trail. In addition, Buyer agrees to indemnify, defend, and hold Seller harmless from any accidents, personal injuries and other claims or losses incurred by Buyer with respect to the public use of this recreational trail. Buyer's obligations under this easement shall run with the land and bind any successors and assigns of Buyer's rights under this easement.

16. Page 4 of this Purchase Agreement graphically illustrates and legally describes the proposed easement area. It is understood and agreed that the Registered Land Surveyor's Plat, which will be attached to the future conveyance document, will supersede and replace the attached document as the accurate and correct plat of the land being conveyed. Should the Land Surveyor's Plat indicate a slightly greater or lesser acreage/square footage to be conveyed than that shown on Page 1 of this agreement, the payment due the Seller, if any as shown on Page 1 of this agreement, will be adjusted accordingly and shown on the future conveyance document. Seller hereby waives any increased payment of less than $50.00.

17. This written agreement constitutes the entire agreement between Buyer and Seller and there is no agreement to do or not to do any act or deed except as specifically provided for herein. The obligations of both Buyer and Seller shall survive closing and the execution and granting of the easement contemplated herein.

18. Each page and each attachment is by this reference made a part hereof and the entire agreement consists of 4 pages.

PARCEL NO. 3 **CITY** Johnston, IA
PROJECT NW Beaver Drive Recreational Trail **COUNTY** Polk

SELLER: JimMar, Inc.

SELLER'S SIGNATURE AND CLAIMANT'S CERTIFICATION: Upon due approval and execution by the Buyer, we the undersigned claimants certify the Total Lump Sum payment shown herein is just and unpaid.

JIMMAR, INC.

BY: _____
Marlin Wedmore, President

SELLER'S ALL-PURPOSE ACKNOWLEDGMENT
STATE OF Iowa }
COUNTY OF Polk } ss:

On this 7th day of June, A.D. 2016, before me, the undersigned, a Notary Public in and for said State, personally appeared Marlin Wedmore,

_____ to me personally known
or X proved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) is/are subscribed to the within record and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signatures(s) on the record the person(s), or the entity(ies) upon behalf of which the person(s) acted, executed the record as his/her/their voluntary act and deed or the voluntary act and deed of said entity by it voluntary executed.

_____
(Sign in Ink)
Julie Lynn Collins
(Print / Type Name)
Notary Public in and for the State of Iowa

CAPACITY CLAIMED BY SIGNER:
___ INDIVIDUAL
X CORPORATE
Title(s) of Corporate Officer(s):
President

___ Corporate Seal is affixed
X No Corporate Seal procured
___ PARTNER(s):
___ Limited Partnership
___ General Partnership
___ ATTORNEY-IN-FACT
___ EXECUTOR(s) or TRUSTEE(s)
___ GUARDIAN(s) or CONSERVATOR(s)
___ OTHER:

SIGNER IS REPRESENTING:
List name(s) of entity(ies) or person(s)
JimMar, Inc.

JULIE LYNN COLLINS COMMISSION NO. 190536 Iowa MY COMMISSION EXPIRES 6-5-18 NOTARIAL SEAL

BUYER'S ACKNOWLEDGMENT

STATE OF Iowa,
COUNTY OF Polk, ss:

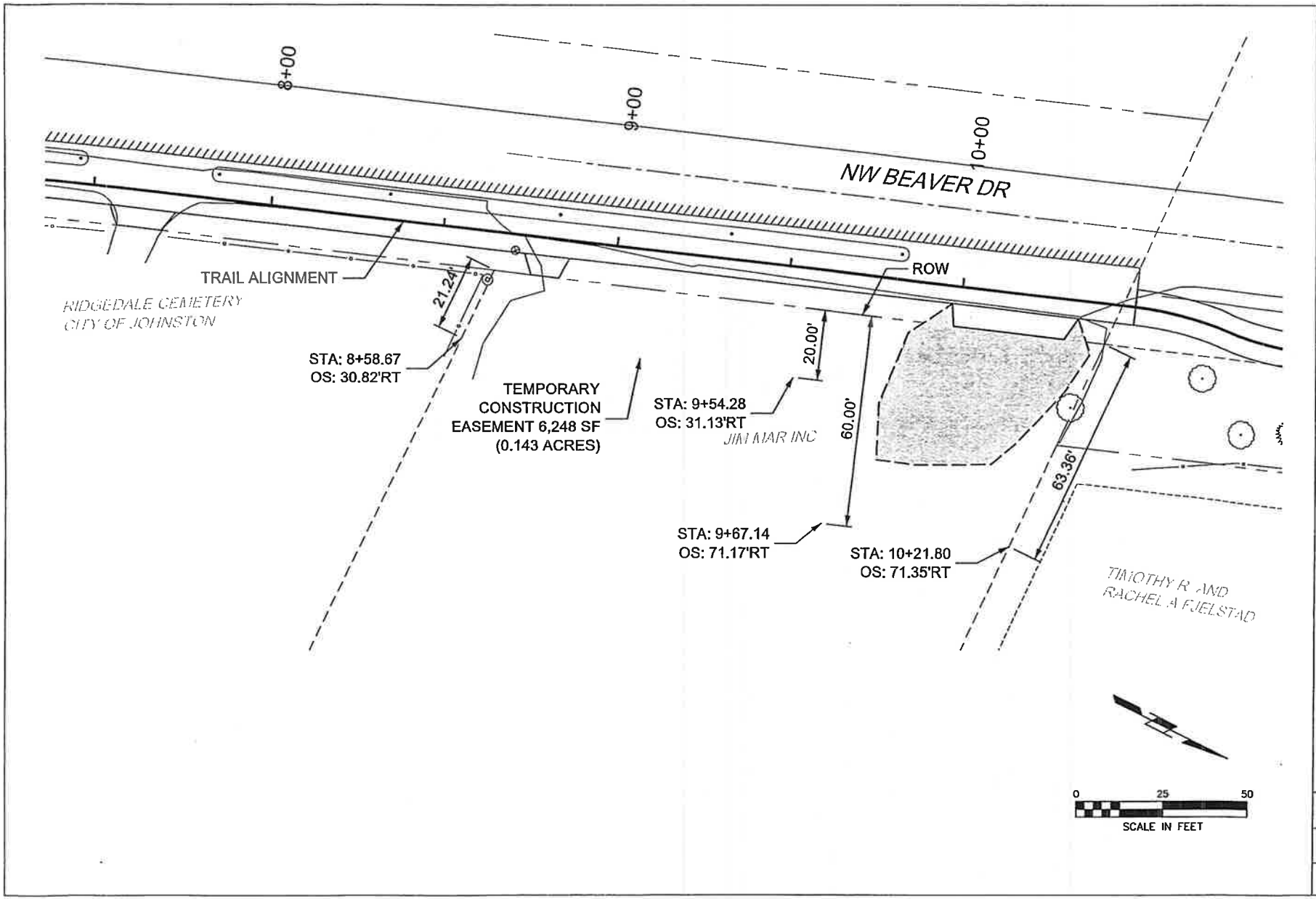
On this _____ day of _____, 20____, before me, the undersigned, personally appeared, _____, known to me to be the _____ of Buyer and who did say that said instrument was signed on behalf of Buyer by its authority duly recorded in its minutes, and said acknowledged the execution of said instrument, which signature appears hereon, to be the voluntary act and deed of Buyer and by it voluntarily executed.

_____
Notary Public in and for the State of Iowa

BUYER'S APPROVAL

BY _____ Date: 6/26/16
Recommended by: Ryan K. Gurwell, Project Manager

BY _____ Date: _____
Approved by: City of Johnston, Iowa



SHIVEHATTERY
ARCHITECTURE + ENGINEERING
4125 Westown Pkwy, Suite 100 | West Des Moines, Iowa 50266
515.223.8104 | fax: 515.223.0622 | www.shive-hattery.com
Iowa | Illinois | Indiana

NW BEAVER DRIVE TRAIL
JIM MAR INC
7695 NW BEAVER DR
PO BOX 393
JOHNSTON IA 50131

DATE	01/28/2016	SCALE	1"=25'	FIELD BOOK	
DRAWN	JWW	APPROVED		REFERENCE DRAWING	

PROJECT NO.
4124012

ISSUED FOR

ITEM NO. 8n

OFFICE OF THE CITY ADMINISTRATOR

Johnston, Iowa
AGENDA COMMUNICATION

July 5th, 2016 Meeting

Subject: Consider approval of the Stormwater Management Facilities Maintenance Agreement for DSM Investment Partners, LCC at 4945 NW 57th Avenue (PZ Case 16-16); Resolution 16-145.	**ACTION REQUIRED:** ___ Ordinance _X_ Resolution ___ Approval ___ Receive/File ___ Attorney Rvw
SYNOPSIS:	DSM Investments, LLC has submitted a Stormwater Management Facilities Maintenance Agreement for the two stormwater detention areas to be located on their property at 4945 NW 57th Avenue. The site plans for their site were approved by Resolution 16-132 on June 20th, 2016. A condition of the resolution was that a Stormwater Management Facilities Maintenance Agreement be provided and approved by the City Council prior to the issuance of a building permit. The applicant has submitted a Stormwater Management Facilities Maintenance agreement and this agreement has been reviewed by staff and has been found to be satisfactory.
RECOMMENDATION:	Approval of Resolution 16-145

Attachments: Stormwater Management Facilities Maintenance Agreement

RESOLUTION 16-145

A RESOLUTION APPROVING THE STORMWATER MANAGEMENT FACILITIES MAINTENANCE AGREEMENT FOR 4945 NW 57TH AVENUE

WHEREAS, the City Council approved the site plans for 4945 NW 57th Avenue subject to the condition that a Stormwater Management Facilities Maintenance Agreement be provided and approved by the City Council prior to issuance of a building permit; and,

WHEREAS, the applicant has submitted a Stormwater Management Facilities Maintenance Agreement; and,

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF JOHNSTON, IOWA, that the Stormwater Management Facilities Maintenance Agreement for 4945 NW 57th Avenue is hereby approved and the Mayor is authorized to sign the same.

PASSED AND APPROVED this 5th day of July, 2016.

_____
PAULA S. DIERENFELD, MAYOR

ATTEST:

_____
CYNDEE RHAMES, CITY CLERK

ROLL CALL VOTE:	Aye	Nay	Absent	Abstain
Brown	___	___	___	___
Clabaugh	___	___	___	___
Cope	___	___	___	___
Lindeman	___	___	___	___
Temple	___	___	___	___

Stormwater Management Facilities Maintenance Agreement

This Stormwater Management Facilities Maintenance Agreement is entered into by DSM Investments Partners, LLC (the "Grantor"), and the City of Johnston, Iowa ("City"), in consideration of the approval of the Site Plan/Plat by the City of Johnston, Iowa for development of the Property identified below. Grantor is obligated by the Municipal Code of the City of Johnston to control stormwater runoff for the proposed development as a part of the Site Plan/Platting approval process. In consideration for the City's approval of the Grantor's Site Plan, Grantor has entered into this Stormwater Management Facilities Maintenance Agreement (this "Agreement") to control and address stormwater runoff for the following described property:

Lot 3, Beaver Drive Business Park Plat 1, Official Plat and

Outlot "YY", Beaver Pine Plat 2, Official Plat, all in the City of Johnston

Polk County, Iowa 50131, (hereinafter referred to as the "Benefited Property")

The following provisions are covenants running with the land to the benefit of the City, binding on Grantor and Grantor's successors and assigns in interest to the Benefited Property, and shall only be amended or released with the written permission of the City.

Part I – Covenants on the Benefited Property

1. Description of Affected Area. Grantor hereby agrees that the stormwater runoff for the Benefited Property shall be controlled through installation, construction and maintenance of stormwater detention basins and stormwater intakes (hereinafter collectively referred to as the "Stormwater Management Facilities") upon, over, under, through and across the Property substantially as shown on the approved Site Plan Sheets 1 & 2 on drawing No. 16-00953 all dated June 18, 2016, prepared by ABACI Consulting, Mark McMurphy and approved by the Johnston City Council via Resolution 16-132 on June 20, 2016.

2. Benefited Property. It is hereby agreed and covenanted that the Benefited Property receives benefit from the Stormwater Management Facilities by controlling runoff from the Benefited Property to meet the requirements of the City's Policy on Stormwater Runoff Control.

3. Storm water Management Plan. The Stormwater Management Facilities required to serve the Benefited Property shall be designed, constructed and maintained to meet the stormwater runoff control requirements of the City, as of the date of the Agreement. Grantor covenants and agrees that the Stormwater Management Facilities shall be designed, constructed and maintained in compliance with the above listed approved plans and specifications for the Benefited Property now on file and available for the public inspection in the office of the City of Johnston Community Development Department (hereinafter collectively referred to as the "Stormwater Management Plan") and also on file with the Grantor. Subject to the prior written approval by the City, the Stormwater Management Plan may be amended by Grantor, or its respective successors or assigns.

4. Transfer of Grantor's Obligations. It is hereby agreed that Grantor shall construct and install the Stormwater Management Facilities in compliance with the Stormwater Management Plan. Grantor's

obligations under this Agreement may not and shall not be transferred to Grantor's successors and assigns in ownership of the benefited Property until the City provides written acknowledgement to Grantor that the Storm Water Management Facilities have been completed by Grantor in substantial compliance with the Storm Water Management Plan. The Grantor, and its successors and assigns, shall be responsible to operate, maintain, repair, and replace the Stormwater Management Facilities and keep the same in good condition and repair, in compliance with the approved Stormwater Management Plan, as the same may be amended from time to time.

5. Annual Inspections. The Grantor shall inspect the Stormwater Management Facilities on an annual basis. The inspection shall include inspecting the Stormwater Management Facilities, including but not limited to all pipes, inlets, outlets and basins, for defects, obstructions, and changes from the Stormwater Management Plan. The Grantor shall document such inspection by preparing an annual inspection report and attaching thereto date stamped photographs of the Stormwater Management Facilities. Any deficiencies or defects noted by the inspection shall be corrected as provided in Section 7, below. The inspection report shall be made available to the City for review upon request and shall be kept and maintained for a period of two (2) years.

6. Failure to Maintain.

A. Grantor acknowledges and agrees, on behalf of Grantor and Grantor's successors and assigns in ownership of the Benefited Property, that if the Stormwater Management Facilities are not maintained in substantial compliance with the Stormwater Management Plan, the Stormwater Management Facilities will not serve their intended purpose of controlling the quantity and quality of stormwater runoff from the Benefited Property, and may constitute a nuisance detrimental to the public health and safety.

B. The Grantor shall promptly abate any nuisance arising from any failure by the Grantor to maintain, repair, reconstruct, dredge, grade, and replant the Stormwater Management Facilities as necessary to restore such facilities into substantial compliance with the Stormwater Management Plan as provided in Section 7, below. If Grantor fails to do so, the nuisance shall subject to Johnston Code of Ordinances, Chapter 50, Nuisance Abatement Procedure and considered a Municipal Infraction pursuant to Chapter 3 of the Johnston Code of Ordinances.

C. Grantor hereby agrees and consents on behalf of itself and all its successors and assigns to assessment of the costs of maintaining, reconstructing, repairing, grading, dredging and replanting the Stormwater Management Facilities in the manner set forth in this Agreement.

Part II – Easement for Storm water Facilities

7. Grant of Easement. Grantor hereby grants the City a Permanent Stormwater Management Easement under, over, through and across the Benefitted Property for the purpose of constructing, reconstructing, repairing, grading and maintaining the Stormwater Management Facilities in substantial compliance with the Stormwater Management Plan in the event that the Grantor default under their obligation to operate, maintain, repair, and reconstruct the Stormwater Management Facilities so that they remain in good condition and repair and function in substantial compliance with the Stormwater Management Plan, after notice and an opportunity to cure as provided in Subsection 6(B) above, including all rights of ingress and

egress reasonably necessary therefore, the right to remove any unauthorized plantings or structures placed or erected on or within the Stormwater Management Facilities, and the right to do maintenance, repair, reconstruction, grading and dredging as reasonably determined by the City to be necessary to restore the Stormwater Management Facilities to substantial compliance with the Stormwater Management Plan.

8. Duties of the Grantor. Grantor shall perform all maintenance and repair necessary so that the Stormwater Management Facilities remain in good condition and repair and function in substantial compliance with the Stormwater Management Plan, including, but not limited to the following:

A. Grass and/or Bio-retention Swale Areas:

1. Grade, repair and replace the swale and appurtenant facilities as necessary to maintain the swale in compliance with the Stormwater Management Plan.
2. Mow on a semi-annual basis to maintain the vegetation (other than any turf grass) at the height designated in the Stormwater Management Plan.
3. Tile the soil at the bottom of the swale if the grass swale does not drain out within the time established in the Stormwater Management Plan and replant vegetation as designated on the Stormwater Management Plan.

B. General Requirements:

1. Removal of all trash, litter, debris or obstruction to the flow of water in the Stormwater Management Facilities and any obstruction to inlets or outlets located within the Property.
2. Routine mowing of any portions of the Benefited Property, if any, designated on the Stormwater Management Plan to be maintained with turf grass.
3. Planting and maintenance of the vegetation within the Benefited Property in conformance with the Stormwater Management Plan. If any vegetation dies, it shall be replaced with vegetation in conformance with the Plan as soon as the weather permits.
4. Removal of weeds throughout the growing season to maintain the effectiveness of the Stormwater Management Facilities.
5. Annually inspect all Stormwater Management Facilities as provided in Section 5, above.
6. No chemicals or substances shall be applied to the Benefited Property that shall harm or impair the effectiveness of the Stormwater Management Facilities.
7. No trees and shrubs shall be planted or allowed to grow on the Benefited Property that shall harm or impair the effectiveness of the Stormwater Management Plan.
8. No portion of the Stormwater Management Facilities shall be altered or removed without the prior written approval of the City of Johnston, including, but not limited to, any change to the grade, elevation or contour of any part of such Stormwater Management Facilities.
9. No structure, material, device, thing or matter which could reasonably be expected to obstruct or impede the normal flow of surface water over or into the Stormwater Management Facilities shall be erected or caused to be placed on the Benefited Property without obtaining the prior written approval of the City of Johnston.
10. The Stormwater Management Facilities shall not be used as a compost site, or for the disposal of yard wastes or other materials.

9. City's Enforcement Obligations are Discretionary. Nothing in this Agreement shall be construed to impose an obligation upon the City to maintain the Stormwater Management Facilities.

10. Successor's and Assigns. This Agreement shall be deemed to run with the land and shall be binding on Grantor and on Grantor's successors and assigns.

Grantor does hereby covenant with the City that Grantor holds the Benefited Property described in this Agreement by Title in Fee Simple and that Grantor has good and lawful authority to enter into this Agreement.

Words and phrases herein including acknowledgment hereof shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement, in triplicate.

Dated this ____ day of _____.

[Signatures on the next two pages]

GRANTOR:

DSM Investments Partners, LLC

By: Craig Lusthoff

Name: Craig Lusthoff

Title: Business Development Manager

STATE OF IOWA)

) ss
COUNTY OF POLK)

On this 27 day of June , 2016 , before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Craig Lusthoff , to me personally known, who being by me duly sworn, did say that he is the President and CEO of the DSM Investments Partners, LLC executing the foregoing instrument; that no seal has been procured by the corporation; that the instrument was signed on behalf of the corporation by authority of its Board of Directors; and Craig Lusthoff acknowledged the execution of the instrument to be the voluntary act and deed of the corporation, by it voluntarily executed.

Theresa Nikkel, June 27, 2016
NOTARY PUBLIC IN AND FOR THE STATE OF IOWA

NOTARIAL SEAL IOWA
THERESA R. NIKKEL
Commission Number 788891
My Commission Expires
November 3, 2017

ACCEPTED AND APPROVED by the City of Johnston, Iowa, c

CITY OF JONSTON, IOWA

ATTEST:

By: _____
Cyndee Rhames, City Clerk

By: _____
Paula Dierenfeld, Mayor

STATE OF IOWA)
) ss
COUNTY OF POLK)

On this , before me, the undersigned, a Notary Public in the State of Iowa, personally appeared Paula Dierenfeld and Cyndee Rhames, to me personally known, and who, being by me duly sworn did state that they are the Mayor and City Clerk, respectively, of City of Johnston, Iowa, a municipal corporation; that the seal affixed to the foregoing instrument is the corporate seal of the corporation; that the instrument was signed on behalf of City of Johnston, Iowa, by authority of its City Council, as contained in Resolution No 0 adopted by City Council on the , , and that Paula Dierenfeld and Cyndee Rhames acknowledged the execution of the instrument to the voluntary act and deed of City of Johnston, Iowa, by it and by them voluntarily executed.

_____
Notary Public in the State of Iowa
My commission expires: _____

ITEM NO. 6o

OFFICE OF THE CITY ADMINISTRATOR

Johnston, Iowa
AGENDA COMMUNICATION
July 5, 2016 Meeting

SUBJECT: Consider approval of out-of-state travel for Communications Specialist Emily Price to attend national 3CMA convention in San Antonio, Texas September 6-9, 2016.	ACTION REQUIRED: ___ Ordinance ___ Resolution _X_ Approval ___ Receive/File ___ Attorney Review

SYNOPSIS:	3CMA is the national association for all city and county communicators. Communications Specialist Emily Price has been a member since 2013 and has found great value in attending their annual convention. This year the convention is in San Antonio, Texas and "will focus on social media, video, citizen engagement, ethics, communications planning and advertising. You'll not only hear from your peers on their processes and successes, you'll hear from some of the industry's top experts. You'll leave Texas inspired and ready to rethink, reinvent and re-imagine your role as government communicators," according to the 3CMA convention website.
FISCAL IMPACT	Airfare, hotel, conference registration and meals will total $1850. Funds have already been approved in the 2016-2017 communications budget.
RECOMMENDATION	Approve out-of-state travel for Emily Price to attend the annual 3CMA convention in Texas from September 6-9, 2016.

ITEM NO. 8g

OFFICE OF THE CITY ADMINISTRATOR

Johnston, Iowa
AGENDA COMMUNICATION
July 5, 2016 Meeting

SUBJECT: Approval of PO to Central Salt for road salt for the 2016-2017 winter season.	ACTION REQUIRED: ___ Ordinance ___ Resolution _x_ Approval WDE ___ Receive/File ___ Attorney Review

SYNOPSIS:	We have contacted Central Salt Company to purchase road salt for the 2016-2017 winter season. Central Salt is the successful bidder of the competitive bid that was completed by West Des Moines. We are ordering 1000 tons at $58.04 per ton.
FISCAL IMPACT	Total cost $58,040.00 Funds are available in account 140.5.210.65161
RECOMMENDATION:	Approval

Motion by _____, seconded by _____, Approval of PO to Central Salt for the purchase of Road Salt for the 2016-2017 winter season.

ROLL CALL VOTE:	**AYE**	**NAY**	**ABSENT**	**ABSTAIN**
Brown	_____	_____	_____	_____
Clabaugh	_____	_____	_____	_____
Cope	_____	_____	_____	_____
Lindeman	_____	_____	_____	_____
Temple	_____	_____	_____	_____

ITEM NO. 9g

OFFICE OF THE CITY ADMINISTRATOR

Johnston, Iowa
AGENDA COMMUNICATION
July 5, 2016 Meeting

SUBJECT: Consider the NW 62nd Avenue Improvements WCL to NW 103rd Street substantially complete.	ACTION REQUIRED: ___ Ordinance ___ Resolution _x_ Approval WDC ___ Receive/File ___ Attorney Review

SYNOPSIS:	We have received a letter of recommendation from Foth, the engineer, on the above mentioned project. They are asking that the project be considered substantially complete. It is their opinion that the work Corell Contractor, Inc. has competed is substantially complete in accordance with the plans and specifications. The letter does not constitute an acceptance of work, nor does it release the contractor's obligation to complete the remaining work. A punch list of items to be completed or corrected will be forth coming.
FISCAL IMPACT	none
RECOMMENDATION:	approval

Motion by _____, seconded by _____, Consider the NW 62nd Ave Improvements WCL to NW 103rd Street as substantially complete

ROLL CALL VOTE:	**AYE**	**NAY**	**ABSENT**	**ABSTAIN**
Brown	_____	_____	_____	_____
Clabaugh	_____	_____	_____	_____
Cope	_____	_____	_____	_____
Lindeman	_____	_____	_____	_____
Temple	_____	_____	_____	_____

Foth

May 19, 2015

Dave Cubit
Public Works Director
6400 NW Beaver Drive
P.O. Box 410
Johnston, IA 50131

Dear Mr. Cubit:

RE: NW 62nd Avenue Improvements
WCL to NW 103rd Street

As Construction Administrators and Observors for the above referenced project, it is our opinion that, as of May 17, 2015, the work completed by Corell Contractor, Inc. was in substantial accordance with the plans and specifications.

This letter does not constitute an acceptance of work not in accordance with the contract documents nor is it a release of contractor's obligation to complete the work in accordance with the contract documents.

Please call with any questions or comments.

Sincerely,

Foth Infrastructure & Environment, LLC

Brian D. Sandberg, P.E.

CC: Joel Jackson, Corell Contractor, Inc.

8191 Birchwood Court, Suite L • Johnston, IA 50131 • (515) 254-1393 • Fax: (515) 254-1642

ITEM NO. 8c

Johnston

OFFICE OF THE CITY ADMINISTRATOR

Johnston, Iowa
AGENDA COMMUNICATION
August 5, 2016 Meeting

SUBJECT: To approve the purchase of one (1) 2016 International 7500 SFA 6x4 series snow plow truck from O'Halloran International.	ACTION REQUIRED: ___ Ordinance ___ Resolution x Approval WOC ___ Receive/File ___ Attorney Review

SYNOPSIS:	We have contacted O'Halloran International the successful state bidder to purchase a 2016 International 7500 SFA 6x4 series snow plow truck. This is replacing unit #207 which will be traded in to O'Halloran International. Truck must be ordered by 12/31/2016 to guarantee bid pricing. Delivery of vehicle will not be until after July 1, 2016.
FISCAL IMPACT	Cost of outfitted snow plow truck. $206,474.00 Less trade in of truck 207, -50,000.00 **Total cost of vehicle $156,474.00** This is item will be paid for out of the CEP.
RECOMMENDATION:	Approval

Motion by _____, seconded by _____, to approve the purchase of one (1) 2016 International 7500 SFA 6x4 Truck.

ROLL CALL VOTE:	**AYE**	**NAY**	**ABSENT**	**ABSTAIN**
Brown	____	____	____	____
Clabaugh	____	____	____	____
Cope	____	____	____	____
Lindeman	____	____	____	____
Temple	____	____	____	____

O'Halloran
INTERNATIONAL

PURCHASE ORDER FOR NEW OR USED COMMERCIAL VEHICLES

Seller: O'Halloran International, Inc. P.O. Box 1804 Des Moines, Iowa 50306

Vehicles To Be Titled As Follows: **Date:** 06/22/16

Purchaser's Name:	CITY OF JOHNSTON
Purchaser's Phone #:	278-0822 BRIAN WILSON
Purchaser's Address:	6400 N.W. BEAVER DRIVE
City:	JOHNSTON
State:	IOWA **ZIP** 50131
County:	POLK

Base Pricing & Delivery Information Including Applicable Federal Excise Tax: **Purchaser's P.O. #**

Qty	Year	New Used	Make	Model	VIN Serial # or Proposal #	Body Type	Stock #	Price Each
1	2017	NEW	INT'L	F7500	PER PROPOSAL 13144-01	PLOW EQUIP		$ 206,474.00
					Dated 06/22/2016			$ -
								$ -
								$ -

Delivery location for this purchase: CITY OF JOHNSTON GARAGE
Please Provide Complete Address

Delivery on or about: December 15, 2016

Other Equipment Included: EQUIPMENT INSTALLED BY HENDERSON TRUCK EQUIPMENT IN MANCHESTER, IOWA

Payment Terms: NET DUE 10 DAYS FOLLOWING DELIVERY OF COMPLETED UNIT.

Trade Units

Fleet Number	207					
Vehicle Make	INT'L					
Year & Model	2007 - F7400					
Serial Number	7J453057					
Mileage	47,000					
Engine	310 HP HT 570					
Transmission	3000_RDS_P					
Body Type	SS SANDER, DUMP, PLOW, WING	PRE-WET SYSTEM				
Allowance	$50,000.00					
Amount Owing	$ -					
Owed To						
Net Allowance	$50,000.00	$ -	$ -	$ -	$ -	$ -

PRICE SUMMARY

Processing Fees	$ -
Purchase Price	$ 206,474.00
Federal Excise Tax	$ -
License/Title Fees Ton=Month	$ -
****Price Per Unit**	$ 206,474.00
Number of Units	1
Total Price	$ 206,474.00
Trade Allowance	$ 50,000.00
Trade Difference	$ 156,474.00
Sales Tax 0.00%	$ -
Net Cash Price	$ 156,474.00
Down Payment	$ -
Due On Delivery	$ 156,474.00

DISCLAIMER OF WARRANTY: If there is a manufacturer's warranty on the vehicle(s) you are buying, the dealer is not a party to it and it is not a part of this contract. The manufacturer's warranty is between you and the manufacturer. As far as the dealer is concerned, you understand that the vehicle is sold "As Is" with all faults and that we make no warranty of merchantability and no warranty that the vehicle is fit for any particular purpose.

Accepted by O'Halloran — Date

Order Taken By — Date

x _____ Buyer's Signature — Date 6/28/16

x _____ Co-Buyer's Signature — Date

ITEM NO. 8S

OFFICE OF THE CITY ADMINISTRATOR

Johnston, Iowa
AGENDA COMMUNICATION
July 5, 2016 Meeting

SUBJECT: Consider the East of Merle Hay Sanitary Sewer Extension substantially complete.	ACTION REQUIRED: ___ Ordinance ___ Resolution _x_ Approval WC ___ Receive/File ___ Attorney Review

SYNOPSIS:	We have received a letter of recommendation from Foth, the engineer, on the above mentioned project. They are asking that the project be considered substantially complete. It is their opinion that the work Raccoon Valley has competed is substantially complete in accordance with the plans and specifications. The letter does not constitute an acceptance of work, nor does it release the contractor's obligation to complete the remaining work. A punch list of items to be completed or corrected will be forth coming.
FISCAL IMPACT	none
RECOMMENDATION:	approval

Motion by _____, seconded by _____, Consider the East of Merle Hay Sewer Extension as substantially complete

ROLL CALL VOTE:	**AYE**	**NAY**	**ABSENT**	**ABSTAIN**
Brown	_____	_____	_____	_____
Clabaugh	_____	_____	_____	_____
Cope	_____	_____	_____	_____
Lindeman	_____	_____	_____	_____
Temple	_____	_____	_____	_____

Foth

May 20, 2015

Dave Cubit
Public Works Director
6400 NW Beaver Drive
P.O. Box 410
Johnston, IA 50131

Dear Mr. Cubit:

RE: EMHR Sanitary Sewer Extension (Phase 1A)
NW Johnston Drive to NW 57th Avenue

As Construction Administrators and Observors for the above referenced project, it is our opinion that, as of March 27, 2015, the Sanitary Trunk Sewer work completed by Raccoon Valley was in substantial accordance with the plans and specifications.

This letter does not constitute an acceptance of work not in accordance with the contract documents nor is it a release of contractor's obligation to complete the work in accordance with the contract documents.

Please call with any questions or comments.

Sincerely,

Foth Infrastructure & Environment, LLC

Jared P. Rokke, P.E.

CC: Matt Van Hauen, Raccoon Valley Contractors

8191 Birchwood Court, Suite L • Johnston, IA 50131 • (515) 254-1393 • Fax: (515) 254-1642

ITEM NO. 8f

OFFICE OF THE CITY ADMINISTRATOR
Johnston, Iowa
AGENDA COMMUNICATION
July 5, 2016 Meeting

SUBJECT:	ACTION REQUIRED:
Approval of Pay Request No. 8 to Alliance Construction Group in the amount of $381,697.46 for work completed as of June 24, 2016 on the NW 70th Avenue Improvements 98th Street to West City limits.	___ Ordinance ___ Resolution _x_ Approval WOC ___ Receive/File ___ Attorney Review

SYNOPSIS:	Attached is Pay Request No 8 in the amount of $381,697.46 for work completed as of June 10, 2016 on the NW 70th Avenue Improvements 98th Street to West City limits. $140,341.22 of the value of completed work has been retained so far. The Project Engineer, Patrick Kueter with Foth, has determined that work has been performed by the contractor in accordance with the approved plans and specifications, the quantities have been checked and he is recommending payment as provided by the projects contract. A copy of Pay Estimate No. 8 is attached.
FISCAL IMPACT	The funds for this payment will come from account 346
RECOMMENDATION:	Staff is recommending approval of Pay Estimate No. 8

Motion by _____, seconded by _____, Approval of Pay Request No.8 to Alliance Construction Group for work completed as of June 24, 2016 on the NW 70th Avenue Improvements 98th Street to West City limits.

ROLL CALL VOTE:	**AYE**	**NAY**	**ABSENT**	**ABSTAIN**
Brown	_____	_____	_____	_____
Clabaugh	_____	_____	_____	_____
Cope	_____	_____	_____	_____
Lindeman	_____	_____	_____	_____
Temple	_____	_____	_____	_____

DIVISION 4 - SEWERS AND DRAINS														
4.1	5.768.67670	4010-A-1008	SANITARY SEWER GRAVITY MAIN, TRENCHED, 8 IN.	LF	568	0	$110.00	$62,480.00	$0.00	474.00	0.00	$52,140.00	$0.00	$52,140.00
4.2	5.768.67670	4010-E-1004	SANITARY SEWER SERVICE STUB, TRENCHED, 4 IN.	LF	129	0	$175.00	$22,575.00	$0.00	163.00	0.00	$28,525.00	$0.00	$28,525.00
4.3	5.760.67650	4020-A-1324	STORM SEWER, TRENCHED, RCP, CLASS III, 24 IN.	LF	374	175	$125.00	$46,750.00	$21,875.00	503.00	0.00	$62,875.00	$0.00	$62,875.00
4.4	5.760.67650	4020-A-1330	STORM SEWER, TRENCHED, RCP, CLASS III, 30 IN.	LF	166	128	$250.00	$41,500.00	$32,000.00	299.00	0.00	$74,750.00	$0.00	$74,750.00
4.5	5.760.67650	4020-A-1336	STORM SEWER, TRENCHED, RCP, CLASS III, 36 IN.	LF	382	208	$220.00	$84,040.00	$45,760.00	460.00	0.00	$101,200.00	$0.00	$101,200.00
4.6	5.760.67650	4020-A-1342	STORM SEWER, TRENCHED, RCP, CLASS III, 42 IN.	LF	809	0	$360.00	$291,240.00	$0.00	809.00	0.00	$291,240.00	$0.00	$291,240.00
4.7	5.760.67650	4020-A-1348	STORM SEWER, TRENCHED, RCP, CLASS III, 48 IN.	LF	968	0	$340.00	$329,120.00	$0.00	968.00	0.00	$329,120.00	$0.00	$329,120.00
4.8	5.760.67650	4020-A-1354	STORM SEWER, TRENCHED, RCP, CLASS IV, 54 IN.	LF	623	0	$285.00	$177,555.00	$0.00	623.00	0.00	$177,555.00	$0.00	$177,555.00
4.9	5.760.67650	4020-A-1515	STORM SEWER, TRENCHED, RCP, CLASS V, 15 IN.	LF	2,126	149	$105.00	$223,230.00	$15,645.00	1084.75	166.25	$113,898.75	$17,456.25	$131,355.00
4.10	5.760.67650	4020-A-1518	STORM SEWER, TRENCHED, RCP, CLASS V, 18 IN.	LF	38	22	$125.00	$4,750.00	$2,750.00	60.00	0.00	$7,500.00	$0.00	$7,500.00
4.11	5.760.67650	SPECIAL	STORM SEWER, TRENCHED, DIP, 24 IN.	LF	12	0	$700.00	$8,400.00	$0.00	12.00	0.00	$8,400.00	$0.00	$8,400.00
4.12	5.760.67650	4020-C-1000	REMOVAL OF STORM SEWER LESS THAN OR EQUAL TO 36 IN.	LF	552	0	$50.00	$27,600.00	$0.00	539.00	0.00	$26,950.00	$0.00	$26,950.00
4.13	5.760.67650	4020-C-2000	REMOVAL OF STORM SEWER GREATER THAN 36 IN.	LF	517	0	$75.00	$38,775.00	$0.00	407.00	0.00	$30,525.00	$0.00	$30,525.00
4.14	5.760.67650	4030-A-1000	PIPE CULVERT, TRENCHED, CMP, 42 IN.	LF	10	0	$400.00	$4,000.00	$0.00	0.00	0.00	$0.00	$0.00	$0.00
4.15	5.760.67650	4030-B-1315	PIPE APRON, CONCRETE, 15 IN.	EA	4	1	$1,500.00	$5,250.00	$750.00	3.50	0.50	$5,250.00	$750.00	$6,000.00
4.16	5.760.67650	4030-B-1354	PIPE APRON, CONCRETE, 54 IN.	EA	2	0	$5,000.00	$10,000.00	$0.00	2.00	0.00	$10,000.00	$0.00	$10,000.00
4.17	5.760.67650	4040-A-1006	SUBDRAIN, PVC, CASE A, 6 IN.	LF	5,539	508	$13.00	$72,007.00	$6,604.00	0.00	0.00	$0.00	$0.00	$0.00
4.18	5.760.67650	4040-A-2006	SUBDRAIN, HDPE, CASE A, 6 IN.	LF	431	65	$13.00	$5,603.00	$845.00	416.00	0.00	$5,408.00	$0.00	$5,408.00
4.19	5.760.67650	4040-A-3006	SUBDRAIN, PVC, BACKSLOPE, 6 IN.	LF	1,000	0	$22.00	$22,000.00	$0.00	0.00	0.00	$0.00	$0.00	$0.00
4.20	5.760.67650	4040-C-1000	SUBDRAIN CLEANOUT, TYPE A-1	EA	14.50	2.50	$500.00	$7,250.00	$1,250.00	3.00	0.00	$1,500.00	$0.00	$1,500.00
4.21	5.760.67650	4040-C-1020	SUBDRAIN CLEANOUT, TYPE B	EA	1.75	0.25	$900.00	$1,575.00	$225.00	0.00	0.00	$0.00	$0.00	$0.00
4.22	5.760.67650	4040-D-1010	SUBDRAIN, CONNECTION TO INTAKE OR STORM SEWER	EA	52.25	4.75	$350.00	$18,287.50	$1,662.50	2.00	0.00	$700.00	$0.00	$700.00
4.23	5.760.67650	SPECIAL	FIELD TILE, PVC, UNSPECIFIED DIA.	LF	250	250	$20.00	$5,000.00	$5,000.00	88.50	0.00	$1,770.00	$0.00	$1,770.00
4.24	5.760.67650	4060-B-1000	VIDEO INSPECTION OF STORM SEWER	LS	0.586	0.414	$16,000.00	$9,376.00	$6,624.00	0.00	0.00	$0.00	$0.00	$0.00
DIVISION 5 - WATER MAIN AND APPURTENANCES														
5.1	5.766.67800	5010-A-1012	WATER MAIN, TRENCHED, PVC C900, DR18, 12 IN.	LF	663	0	$45.00	$29,835.00	$0.00	663.00	0.00	$29,835.00	$0.00	$29,835.00
5.2	5.766.67800	5010-A-1016	WATER MAIN, TRENCHED, PVC C905, DR18, 16 IN.	LF	214	0	$70.00	$14,980.00	$0.00	214.00	0.00	$14,980.00	$0.00	$14,980.00
5.3	5.766.67800	5010-A-1108	WATER MAIN, TRENCHED, RESTRAINED JOINT, PVC C905, DR18, 8 IN.	LF	40	0	$85.00	$3,400.00	$0.00	40.00	0.00	$3,400.00	$0.00	$3,400.00
5.4	5.766.67800	5010-A-1112	WATER MAIN, TRENCHED, RESTRAINED JOINT, PVC C905, DR18, 12 IN.	LF	337	0	$80.00	$26,960.00	$0.00	337.00	0.00	$26,960.00	$0.00	$26,960.00
5.5	5.766.67800	5010-A-1116	WATER MAIN, TRENCHED, RESTRAINED JOINT, PVC C905, DR18, 16 IN.	LF	257	0	$150.00	$38,550.00	$0.00	257.00	0.00	$38,550.00	$0.00	$38,550.00
5.6	5.766.67800	5010-B-1016	WATER MAIN WITH CASING PIPE, TRENCHED, RESTRAINED JOINT, PVC C905, DR18, 16 IN.	LF	288	0	$300.00	$86,400.00	$0.00	288.00	0.00	$86,400.00	$0.00	$86,400.00
5.7	5.766.67800	5010-C-2000	WATER MAIN FITTINGS	LB	4,314	0	$7.00	$30,198.00	$0.00	4701.00	0.00	$32,907.00	$0.00	$32,907.00
5.8	5.766.67800	5010-D-1002	WATER SERVICE STUB, COPPER, 1 IN.	EA	4	0	$4,600.00	$18,400.00	$0.00	2.00	0.00	$9,200.00	$0.00	$9,200.00
5.9	5.766.67800	SPECIAL	YARD HYDRANT ASSEMBLY	EA	2	0	$2,000.00	$4,000.00	$0.00	1.00	0.00	$2,000.00	$0.00	$2,000.00
5.10	5.766.67800	5020-A-1008	VALVE, GATE, 8 IN.	EA	1	0	$1,500.00	$1,500.00	$0.00	1.00	0.00	$1,500.00	$0.00	$1,500.00
5.11	5.766.67800	5020-A-1012	VALVE, GATE, 12 IN.	EA	5	0	$2,500.00	$12,500.00	$0.00	5.00	0.00	$12,500.00	$0.00	$12,500.00
5.12	5.766.67800	5020-A-1016	VALVE, GATE, 16 IN.	EA	2	0	$6,500.00	$13,000.00	$0.00	1.00	0.00	$6,500.00	$0.00	$6,500.00
5.13	5.766.67800	SPECIAL	REMOVAL OF FIRE HYDRANT ASSEMBLY	EA	5	0	$2,500.00	$12,500.00	$0.00	1.00	0.00	$2,500.00	$0.00	$2,500.00
5.14	5.766.67800	5020-C-1000	FIRE HYDRANT ASSEMBLY	EA	7	0	$5,000.00	$35,000.00	$0.00	5.00	0.00	$25,000.00	$0.00	$25,000.00
5.15	5.766.67800	5020-C-1050	RELOCATE OF FIRE HYDRANT ASSEMBLY	EA	5	1	$3,500.00	$17,500.00	$3,500.00	5.00	0.00	$17,500.00	$0.00	$17,500.00
5.16	5.766.67800	5020-F-1000	VALVE BOX EXTENSION	EA	1	0	$300.00	$300.00	$0.00	0.00	0.00	$0.00	$0.00	$0.00
5.17	5.766.67800	5020-H-1000	FIRE HYDRANT ADJUSTMENT	EA	1	0	$1,000.00	$1,000.00	$0.00	2.00	0.00	$2,000.00	$0.00	$2,000.00
5.18	5.766.67800	SPECIAL	RELOCATION OF WATER MAIN	EA	5	1	$11,000.00	$55,000.00	$11,000.00	1.00	0.00	$11,000.00	$0.00	$11,000.00

DIVISION 6 - STRUCTURES FOR SANITARY AND STORM SEWER														
6.1	5.768.67670	6010-A-1048	MANHOLE, SANITARY SEWER, SW-301, 48 IN.	EA	3	0	$5,500.00	$16,500.00	$0.00	3.00	0.00	$16,500.00	$0.00	$16,500.00
6.2	5.760.67650	6010-A-1548	MANHOLE, STORM SEWER, SW-401, 48 IN.	EA	2.75	0.25	$3,500.00	$9,625.00	$875.00	2.25	0.00	$7,875.00	$0.00	$7,875.00
6.3	5.760.67650	6010-A-1560	MANHOLE, STORM SEWER, SW-401, 60 IN.	EA	1.25	0.75	$5,000.00	$6,250.00	$3,750.00	1.25	0.75	$6,250.00	$3,750.00	$10,000.00
6.4	5.760.67650	6010-A-1572	MANHOLE, STORM SEWER, SW-401, 72 IN.	EA	0.75	0.25	$7,000.00	$5,250.00	$1,750.00	0.75	0.25	$5,250.00	$1,750.00	$7,000.00
6.5	5.760.67650	6010-A-1596	MANHOLE, STORM SEWER, SW-401, 96 IN.	EA	2	0	$30,000.00	$60,000.00	$0.00	2.00	0.00	$60,000.00	$0.00	$60,000.00
6.6	5.760.67650	6010-B-1501	INTAKE, SINGLE GRATE, SW-501	EA	9.5	0.5	$2,500.00	$23,750.00	$1,250.00	6.00	0.50	$15,000.00	$1,250.00	$16,250.00
6.7	5.760.67650	6010-B-1501	INTAKE, SINGLE GRATE, SW-501, MOD. 1	EA	1	0	$3,500.00	$3,500.00	$0.00	1.00	0.00	$3,500.00	$0.00	$3,500.00
6.8	5.760.67650	6010-B-1502	INTAKE, SW-502, 48 IN.	EA	3.75	0.25	$3,500.00	$13,125.00	$875.00	1.50	0.00	$5,250.00	$0.00	$5,250.00
6.9	5.760.67650	6010-B-1503	INTAKE, SINGLE GRATE WITH MANHOLE, SW-503	EA	4.50	1.50	$3,800.00	$17,100.00	$5,700.00	4.00	0.50	$15,200.00	$1,900.00	$17,100.00
6.10	5.760.67650	6010-B-1503	INTAKE, SINGLE GRATE WITH MANHOLE, SW-503, MOD. 1	EA	4	0	$8,000.00	$32,000.00	$0.00	1.00	0.00	$8,000.00	$0.00	$8,000.00
6.11	5.760.67650	6010-B-1503	INTAKE, SINGLE GRATE WITH MANHOLE, SW-503, MOD. 2	EA	5	0	$8,000.00	$40,000.00	$0.00	5.00	0.00	$40,000.00	$0.00	$40,000.00
6.12	5.760.67650	6010-B-1505	INTAKE, DOUBLE GRATE, SW-505	EA	3	0	$3,500.00	$10,500.00	$0.00	1.50	0.25	$5,250.00	$875.00	$6,125.00
6.13	5.760.67650	6010-B-1506	INTAKE, DOUBLE GRATE WITH MANHOLE, SW-506	EA	5	2	$6,000.00	$30,000.00	$12,000.00	1.00	1.00	$6,000.00	$6,000.00	$12,000.00
6.14	5.760.67650	6010-B-1506	INTAKE, DOUBLE GRATE WITH MANHOLE, SW-506, MOD. 1	EA	1	0	$13,000.00	$13,000.00	$0.00	0.00	0.00	$0.00	$0.00	$0.00
6.15	5.760.67650	6010-B-1506	INTAKE, DOUBLE GRATE WITH MANHOLE, SW-506, MOD. 2	EA	3	0	$13,000.00	$39,000.00	$0.00	3.00	0.00	$39,000.00	$0.00	$39,000.00
6.16	5.760.67650	6010-B-1513	INTAKE, OPEN-SIDED AREA, SW-513, 4' x 4'	EA	2.50	1.50	$4,000.00	$10,000.00	$6,000.00	2.25	0.75	$9,000.00	$3,000.00	$12,000.00
6.17	5.760.67650	6010-B-1513	INTAKE, OPEN-SIDED AREA, SW-513, 4' x 4', MOD. 1	EA	1	0	$5,000.00	$5,000.00	$0.00	1.00	0.00	$5,000.00	$0.00	$5,000.00
6.18	5.760.67650	6010-B-1513	INTAKE, OPEN-SIDED AREA, SW-513, 6' x 6', MOD. 1	EA	1	0	$7,500.00	$7,500.00	$0.00	1.00	0.00	$7,500.00	$0.00	$7,500.00
6.19	5.760.67650	6010-F-1000	MANHOLE ADJUSTMENT, MAJOR	EA	6	0	$3,000.00	$18,000.00	$0.00	1.00	0.00	$3,000.00	$0.00	$3,000.00
6.20	5.760.67650	6010-G-2000	CONNECTION TO EXISTING SANITARY MANHOLE	EA	3	0	$4,000.00	$12,000.00	$0.00	3.00	0.00	$12,000.00	$0.00	$12,000.00
6.21	5.760.67650	6010-H-1000	REMOVE MANHOLE OR INTAKE	EA	15.50	1.50	$700.00	$10,850.00	$1,050.00	10.00	0.00	$7,000.00	$0.00	$7,000.00
DIVISION 7 - STREETS & RELATED WORK														
7.1	5.760.67610	7010-A-1090	PAVEMENT, PCC, CLASS C-QMC, 9 IN.	SY	27,762	2,567	$64.20	$1,782,320.40	$164,801.40	215.00	0.00	$13,803.00	$0.00	$13,803.00
7.2	5.760.67610	SPECIAL	COLORED PAVEMENT, PCC, CLASS C, 9 IN.	SY	755	38	$135.00	$101,925.00	$5,130.00	0.00	0.00	$0.00	$0.00	$0.00
7.3	5.760.67610	7010-G-1000	CONCRETE MEDIAN, PAVED, 6 IN.	SY	258.9	0.0	$85.00	$22,006.50	$0.00	0.00	0.00	$0.00	$0.00	$0.00
7.4	5.760.67610	7010-G-2000	CONCRETE MEDIAN, DOWELLED	SY	29.1	2.4	$135.00	$3,928.50	$324.00	0.00	0.00	$0.00	$0.00	$0.00
7.5	5.760.67610	7010-G-1000	PCC PAVEMENT SAMPLES AND TESTING	LS	0.586	0.414	$15,000.00	$8,790.00	$6,210.00	0.00	0.00	$0.00	$0.00	$0.00
7.6	5.760.67610	7010-J-1000	GRANULAR SURFACING	TON	65	0	$40.00	$2,600.00	$0.00	107.27	0.00	$4,290.80	$0.00	$4,290.80
7.7	5.760.67612	7030-A-1000	REMOVAL OF SIDEWALK	SY	15	35	$30.00	$450.00	$1,050.00	0.00	0.00	$0.00	$0.00	$0.00
7.8	5.760.67610	7030-A-3000	REMOVAL OF PAVED DRIVEWAY	SY	176	0	$25.00	$4,400.00	$0.00	0.00	0.00	$0.00	$0.00	$0.00
7.9	5.760.67612	7030-C-1005	SHARED USE PATH, PCC, 5 IN.	SY	4,209	379	$32.00	$134,688.00	$12,128.00	0.00	0.00	$0.00	$0.00	$0.00
7.10	5.760.67612	7030-E-1004	SIDEWALK, PCC, 4 IN.	SY	352	14	$32.00	$11,264.00	$448.00	0.00	0.00	$0.00	$0.00	$0.00
7.11	5.760.67612	7030-E-1006	SIDEWALK, PCC, 6 IN.	SY	367	75	$45.00	$16,515.00	$3,375.00	0.00	0.00	$0.00	$0.00	$0.00
7.12	5.760.67612	7030-G-1000	DETECTABLE WARNINGS	SF	400	80	$45.00	$18,000.00	$3,600.00	0.00	0.00	$0.00	$0.00	$0.00
7.13	5.760.67610	7030-H-1060	DRIVEWAY, PAVED, PCC, 6 IN.	SY	415	0	$60.00	$24,900.00	$0.00	0.00	0.00	$0.00	$0.00	$0.00
7.14	5.760.67610	7030-H-2000	GRANULAR SURFACING FOR DRIVEWAYS	TON	517	0	$35.00	$18,095.00	$0.00	0.00	0.00	$0.00	$0.00	$0.00
7.15	5.760.67610	7040-H-1000	PAVEMENT REMOVAL	SY	23,124	1,455	$10.00	$231,240.00	$14,550.00	20150.65	0.00	$201,506.50	$0.00	$201,506.50
7.16	5.760.67610	SPECIAL	TEMPORARY PAVEMENT, 6 IN.	SY	4,020	0	$42.00	$168,840.00	$0.00	1565.60	0.00	$65,755.20	$0.00	$65,755.20
7.17	5.760.67610	SPECIAL	TRANSITION PAVEMENT	SY	1,069	0	$50.00	$53,450.00	$0.00	0.00	0.00	$0.00	$0.00	$0.00

DIVISION 8 - TRAFFIC SIGNALS AND TRAFFIC CONTROL														
8.1	5.760.67611	8010-B-2000	POSTS FOR SIGNS, STEEL	LF	883	82	$10.00	$8,830.00	$820.00	0.00	0.00	$0.00	$0.00	$0.00
8.2	5.760.67611	8010-B-4000	TYPE A SIGNS	SF	380.70	31.80	$25.00	$9,517.50	$795.00	0.00	0.00	$0.00	$0.00	$0.00
8.3	5.760.67611	8010-C-1000	PAINTED PAVEMENT MARKINGS, WATERBORNE/SOLVENT	STA	108.71	1.89	$80.00	$8,696.80	$151.20	40.58	0.00	$3,246.40	$0.00	$3,246.40
8.4	5.760.67611	8010-C-1010	PAINTED PAVEMENT MARKINGS, DURABLE	STA	96.56	13.83	$125.00	$12,070.00	$1,728.75	0.00	0.00	$0.00	$0.00	$0.00
8.5	5.760.67611	8010-C-1060	REMOVABLE TAPE MARKINGS	STA	26.14	0	$125.00	$3,267.50	$0.00	0.00	0.00	$0.00	$0.00	$0.00
8.6	5.760.67611	8010-C-1070	GROOVES CUT FOR PAVEMENT MARKINGS	STA	96.56	13.83	$75.00	$7,242.00	$1,037.25	0.00	0.00	$0.00	$0.00	$0.00
8.7	5.760.67611	8010-C-1080	PAVEMENT MARKINGS REMOVED	STA	20.12	4.25	$60.00	$1,207.20	$255.00	9.55	0.00	$573.00	$0.00	$573.00
8.8	5.760.67611	8010-C-2010	PAINTED SYMBOLS & LEGENDS, DURABLE	EA	30	3	$200.00	$6,000.00	$600.00	0.00	0.00	$0.00	$0.00	$0.00
8.9	5.760.67611	8010-C-2070	GROOVES CUT FOR SYMBOLS & LEGENDS	EA	30	3	$125.00	$3,750.00	$375.00	0.00	0.00	$0.00	$0.00	$0.00
8.10	5.760.67611	8010-C-2080	SYMBOLS & LEGENDS REMOVED	EA	3	0	$125.00	$375.00	$0.00	0.00	0.00	$0.00	$0.00	$0.00
8.11	5.760.67615	8010-D-1000	TRAFFIC CONTROL	LS	0.586	0.414	$310,000.00	$181,660.00	$128,340.00	0.30	0.20	$91,450.00	$63,426.00	$154,876.00
8.12	5.760.67615	SPECIAL	PORTABLE DYNAMIC MESSAGE SIGN	CDAY	30	10	$75.00	$2,250.00	$750.00	25.00	8.00	$1,875.00	$600.00	$2,475.00
8.13	5.760.67611	SPECIAL	CONDUIT, HDPE, 2 IN.	LF	9,855	0	$8.00	$78,840.00	$0.00	8980.00	0.00	$71,840.00	$0.00	$71,840.00
8.14	5.760.67611	SPECIAL	HANDHOLE, TYPE I, FURNISH AND INSTALL	EA	5	0	$1,000.00	$5,000.00	$0.00	4.00	0.00	$4,000.00	$0.00	$4,000.00
8.15	5.760.67611	SPECIAL	HANDHOLE, TYPE III, FURNISH AND INSTALL	EA	13	0	$1,700.00	$22,100.00	$0.00	5.00	0.00	$8,500.00	$0.00	$8,500.00
8.16	5.760.67611	SPECIAL	POWER CABLE WIRE - 1C #4	LF	20	0	$6.00	$120.00	$0.00	0.00	0.00	$0.00	$0.00	$0.00
8.17	5.760.67611	SPECIAL	STREET LIGHT CABLE - 1C #10	LF	360	0	$1.50	$540.00	$0.00	0.00	0.00	$0.00	$0.00	$0.00
8.18	5.760.67611	SPECIAL	NEUTRAL WIRE - 1C #4	LF	20	0	$6.00	$120.00	$0.00	0.00	0.00	$0.00	$0.00	$0.00
8.19	5.760.67611	SPECIAL	GROUND WIRE	LF	180	0	$2.00	$360.00	$0.00	0.00	0.00	$0.00	$0.00	$0.00
8.20	5.760.67611	SPECIAL	TRACER WIRE - 1C #10	LF	10,350	0	$0.75	$7,762.50	$0.00	0.00	0.00	$0.00	$0.00	$0.00
8.21	5.760.67611	SPECIAL	PULL ROPE	LF	10,350	0	$0.50	$5,175.00	$0.00	0.00	0.00	$0.00	$0.00	$0.00
8.22	5.760.67611	SPECIAL	POLE FOOTING	EA	1	0	$1,500.00	$1,500.00	$0.00	0.00	0.00	$0.00	$0.00	$0.00
8.23	5.760.67611	SPECIAL	LIGHT POLE, INSTALL ONLY	EA	1	0	$700.00	$700.00	$0.00	0.00	0.00	$0.00	$0.00	$0.00
8.24	5.760.67611	SPECIAL	POLE MOUNTED CABINET, INSTALL ONLY	EA	1	0	$500.00	$500.00	$0.00	0.00	0.00	$0.00	$0.00	$0.00
8.25	5.760.67611	SPECIAL	MONUMENT SIGN LIGHTING	LS	1	0	$2,000.00	$2,000.00	$0.00	0.00	0.00	$0.00	$0.00	$0.00
DIVISION 9 - SITEWORK AND LANDSCAPING														
9.1	5.760.67170	9010-B-1100	HYDRAULIC SEED, FERT. & MULCH, TYPE 1 (PERMANENT LAWN MIX)	AC	10	1	$2,750.00	$27,500.00	$2,750.00	0.00	0.00	$0.00	$0.00	$0.00
9.2	5.760.67170	9010-B-1200	HYDRAULIC SEED, FERT. & MULCH, TYPE 2 (PERMANENT COOL-SEASON MIX FOR SLOPES A	AC	2	0.5	$2,000.00	$4,000.00	$1,000.00	0.00	0.00	$0.00	$0.00	$0.00
9.3	5.760.67170	9010-B-1400	HYDRAULIC SEED, FERT. & MULCH, TYPE 4 (URBAN TEMPORARY EROSION CONTROL MIX	AC	12	1.5	$1,500.00	$18,000.00	$2,250.00	0.49	0.00	$735.00	$0.00	$735.00
9.4	5.760.67170	9010-D-1000	WATERING	MGAL	1,046	131	$40.00	$41,840.00	$5,240.00	0.00	0.00	$0.00	$0.00	$0.00
9.5	5.760.67170	9010-E-1000	WARRANTY	LS	0.586	0.414	$6,500.00	$3,809.00	$2,691.00	0.00	0.00	$0.00	$0.00	$0.00
9.6	5.760.67170	9040-A-2000	STORMWATER POLLUTION PREVENTION PLAN (SWPPP), MANAGEMENT	LS	0.586	0.414	$4,000.00	$2,344.00	$1,656.00	0.25	0.25	$1,000.00	$1,000.00	$2,000.00
9.7	5.760.67170	9040-D-1012	FILTER SOCKS, 12 IN., INSTALLATION	LF	600	0	$3.00	$1,800.00	$0.00	680.00	0.00	$2,040.00	$0.00	$2,040.00
9.8	5.760.67170	9040-D-2012	FILTER SOCKS, 12 IN., MAINTENANCE AND REMOVAL	LF	600	0	$1.00	$600.00	$0.00	0.00	0.00	$0.00	$0.00	$0.00
9.9	5.760.67170	9040-J-5000	RIP RAP, CLASS E	TON	50	0	$70.00	$3,500.00	$0.00	64.97	0.00	$4,547.90	$0.00	$4,547.90
9.10	5.760.67170	9040-N-1000	SILT FENCE, INSTALLATION	LF	6,992	1,029	$2.00	$13,984.00	$2,058.00	1151.00	0.00	$2,302.00	$0.00	$2,302.00
9.11	5.760.67170	9040-N-3000	SILT FENCE, REMOVAL	LF	5,127	761	$0.50	$2,563.50	$380.50	0.00	0.00	$0.00	$0.00	$0.00
9.12	5.760.67170	9040-Q-1000	EROSION CONTROL MULCHING, CONVENTIONAL MULCHING	AC	12.0	1.5	$400.00	$4,800.00	$600.00	0.30	0.00	$120.00	$0.00	$120.00
9.13	5.760.67170	9040-T-1000	INLET PROTECTION DEVICE, INSTALLATION	EA	45	7	$150.00	$6,750.00	$1,050.00	2.00	0.00	$300.00	$0.00	$300.00
9.14	5.760.67170	9060-A-1000	CHAIN LINK FENCE, 60 IN.	LF	494	0	$20.00	$9,880.00	$0.00	0.00	0.00	$0.00	$0.00	$0.00
9.15	5.760.67170	SPECIAL	FIELD FENCE	LF	354	0	$15.00	$5,310.00	$0.00	0.00	0.00	$0.00	$0.00	$0.00
9.16	5.760.67170	SPECIAL	MONUMENT SIGN	LS	1	0	$48,000.00	$48,000.00	$0.00	0.00	0.00	$0.00	$0.00	$0.00
9.17	5.760.67170	SPECIAL	GRANULAR BACKFILL	TON	1,700	0	$25.00	$42,500.00	$0.00	611.56	0.00	$15,289.00	$0.00	$15,289.00

DIVISION 10 - DEMOLITION														
10.1	5.760.67616	10010-B-1000	ABANDON WELL	EA	1	0	$3,000.00	$3,000.00	$0.00	0.00	0.00	$0.00	$0.00	$0.00
CHANGE ORDER - 1														
CO 1.1	5.760.67615	8010	ADDITIONAL SIGNAGE - RENE'S GREENHOUSE	EA	5	0	$220.00	$1,100.00	$0.00	5.00	0.00	$1,100.00	$0.00	$1,100.00
CO 1.2	5.760.67616	2010	EXISTING STREET LIGHT POLE AND BASE REMOVAL	EA	4	0.0	$715.00	$2,860.00	$0.00	0.00	0.00	$0.00	$0.00	$0.00
CO 1.3	5.768.67670	6010	SANITARY SEWER DROP	LS	1	0.0	$5,870.70	$5,870.70	$0.00	1.00	0.00	$5,870.70	$0.00	$5,870.70
CHANGE ORDER - 2														
7.18	5.760.67610	7040-H-2000	PAVEMENT REMOVAL, ADDITIONAL THICKNESS	SY	9,485	0.0	$7.48	$70,947.80	$0.00	7288.00	690.00	$54,514.24	$5,161.20	$59,675.44
							SUBTOTAL	**$6,754,366.40**	**$687,646.60**			**$2,697,905.99**	**$108,918.45**	**$2,806,824.44**

MATERIALS STORED SUMMARY

Description	# of Units		Total Units	Unit Price	Div. 1	Div. 2	Total Cost
	Div. 1	Div. 2			Ext. Cost	Ext. Cost	
				SUBTOTAL	**$0.00**	**$0.00**	**$0.00**

PAY REQUEST SUMMARY			
		Total Approved	Total Completed
	Contract Price	$7,361,434.50	
	Approved Change Order 1	$9,830.70	
	Approved Change Order 2	$70,947.80	
	Approved Change Order 3	$0.00	
	Revised Contract Price	$7,442,213.00	$2,806,824.44
		Materials Stored	$0.00
		Retainage (5%)	$140,341.22
		Total Earned Less Retainage	$2,666,483.22
Total Previously Approved (list each)	Pay Request 1	$81,719.67	
	Pay Request 2	$85,689.81	
	Pay Request 3	$201,447.59	
	Pay Request 4	$375,616.99	
	Pay Request 5	$349,530.17	
	Pay Request 6	$399,866.63	
	Pay Request 7	$790,914.90	
	Pay Request 8		
	Pay Request 9		
	Pay Request 10		
		Total Previously Approved	$2,284,785.76
		Amount Due This Request	**$381,697.46**
		Percent Complete	37.7%
		Percent of Contract Period Utilized (In Calendar Days, Based on Notice to Proceed Date & Contract Completion Date)	50.0%

The amount **$381,697.46** is recommended for approval for payment in accordance with the terms of the Contract.

Fund.Dept.Object	Item Description		TOTAL AMOUNT TO DATE
5.760.67400	ROW		$0.00
5.760.67610	STREETS AND BRIDGES		$473,950.44
5.760.67612	SIDEWALK		$0.00
5.760.67615	TRAFFIC CONTROL		$158,451.00
5.760.67611	TRAFFIC SIGNAL		$88,159.40
5.760.67170	STREETSCAPE		$98,493.90
5.760.67650	STORM DRAINAGE		$1,546,498.00
5.766.67800	WATER MAIN, HYDRANT		$338,236.00
5.768.67670	SANITARY SEWER		$103,035.70
5.760.67616	UTILITY RELOCATION		$0.00

Contractor: Alliance Construction Group	Recommended By: Foth Infrastructure & Environment	Checked By: City of Johnston
Signature:	Signature:	Signature:
Name: Jason Degraff	Name: Patrick Kueter	Name:
Title: Project Manager	Title: Senior Project Manager	Title:
Date: 6/24/16	Date: 6/24/16	Date:

ITEM NO. 8u

OFFICE OF THE CITY ADMINISTRATOR

Johnston, Iowa
AGENDA COMMUNICATION
July 5, 2016 Meeting

SUBJECT:	ACTION REQUIRED:
Approval of Pay Request No. 3 to Rognes Corporation in the amount of $147,437.69 for work completed as of June 23, 2016 on E of Merle Hay Road NW 60th Ave Improvements project- Phase 4A.	___ Ordinance ___ Resolution _x_ Approval WDC ___ Receive/File ___ Attorney Review

SYNOPSIS:	Attached is Pay Request No 3 in the amount of $147,437.69 work completed as of June 23, 2016 on the E of Merle Hay Road NW 60th Ave Improvements project – phase 4A. $24,971.60 of the value of completed work has been retained so far. Nathan Whipple, Construction Administrator, with Foth Infrastructure & Environment LLC has determined that work has been performed by the contractor in accordance with the approved plans and specifications, the quantities have been checked and he is recommending payment as provided by the projects contract. A copy of Pay Estimate No. 3 is attached.
FISCAL IMPACT	The funds for this payment will come from account 334
RECOMMENDATION:	Staff is recommending approval of Pay Estimate No. 3

Motion by _____, seconded by _____, Approval of Pay Request No.3 to Rogness Corporation for work completed as of June 23, 2016 on the E of Merle Hay Road NW 60th Ave Improvements Project – phase 4A.

ROLL CALL VOTE:	**AYE**	**NAY**	**ABSENT**	**ABSTAIN**
Brown	_____	_____	_____	_____
Clabaugh	_____	_____	_____	_____
Cope	_____	_____	_____	_____
Lindeman	_____	_____	_____	_____
Temple	_____	_____	_____	_____

PAY REQUEST 3

Department of Public Works
6221 Merle Hay Road
Johnston, IA 50131
Phone (515) 278-2344
Fax (515) 278-2033

Contractor:

Rognes Corp.
720 SW Goodwin Street
Ankeny, IA 50023

Project Title	NW 60TH AVENUE IMPROVEMENTS (PHASE 4A) From Merle Hay Rd to 667 ft East of Merle Hay Rd		
City of Johnston Project File No.		Project Number	15J005.01
Purchase Order Number			
Orig. Contract Amount & Date	$1,159,402.45	1/28/2016	
Notice to Proceed Date	5/2/2016		
Estimated Completion Date	9/30/2016		
Pay Period	6/9/2016	to	6/23/2016
Pay Request Number	3		
Date	6/23/2016		
Contract ID			

BID ITEMS

Item No.	Fund.Dept.Object No.	Item Code	Description	Unit	Est. Qty.	Unit Price	Extended Price	Quantity Completed	Value Completed
DIVISION 2 - EARTHWORK, SUBGRADE AND SUBBASE									
2.1	5.760.67170	2010-C-1000	CLEARING AND GRUBBING	LS	1	$100,000.00	$100,000.00	1.00	$100,000.00
2.2	5.760.67170	2010-D-1000	TOPSOIL, ON-SITE	CY	519	$12.00	$6,228.00	0.00	$0.00
2.3	5.760.67170	2010-D-3000	TOPSOIL, FURNISH	CY	250	$35.00	$8,750.00	0.00	$0.00
2.4	5.760.67610	2010-E-1000	EXCAVATION, CLASS 10	CY	1,743	$18.00	$31,374.00	0.00	$0.00
2.5	5.760.67610	2010-F-1012	REMOVAL OF UNSUITABLE MATERIAL, CORE OUT	CY	275	$35.00	$9,625.00	0.00	$0.00
2.6	5.760.67610	2010-G-1012	SUBGRADE PREPARATION, 12 IN.	SY	2,708	$5.95	$16,112.60	148.00	$880.60
2.7	5.760.67610	2010-H-1018	SUBGRADE TREATMENT, FLY ASH	SY	800	$5.95	$4,760.00	0.00	$0.00
2.8	5.760.67610	2010-H-2018	FLY ASH	TON	81	$45.00	$3,645.00	0.00	$0.00
2.9	5.760.67610	2010-I-1006	MODIFIED SUBBASE, 6 IN.	SY	2,708	$12.95	$35,068.60	0.00	$0.00
2.10	5.760.67616	2010-J-1000	REMOVALS, AS PER PLAN	LS	1	$5,500.00	$5,500.00	0.00	$0.00
2.11	5.760.67170	2010-J-1200	REMOVAL AND RELOCATION OF MAILBOX	EA	8	$350.00	$2,800.00	8.00	$2,800.00
2.12	5.766.67800	2010-J-3000	REMOVAL OF WATER MAIN	LF	705	$12.50	$8,812.50	338.00	$4,225.00
2.13	5.760.67170	2010-J-5000	PARK BENCH, REMOVE AND SALVAGE	LS	1	$500.00	$500.00	0.00	$0.00

2.14	5.766.67800	2010-K-1000	ABANDONMENT OF WATER MAIN	LF	72	$25.00	$1,800.00	0.00	$0.00
2.15	5.760.67170		RED BRICK DRIVEWAY STONE, REMOVE AND SALVAGE	TON	75	$30.00	$2,250.00	37.50	$1,125.00
DIVISION 3 - TRENCH AND TRENCHLESS CONSTRUCTION									
3.1	5.760.67650	3010-E-1000	POROUS BACKFILL, 1" CLEAN	TON	160	$38.00	$6,080.00	0.00	$0.00
3.2	5.760.67650	3010-E-3000	POROUS BACKFILL, 3" CLEAN	TON	12	$38.00	$456.00	0.00	$0.00
3.3	5.760.67650	3010-E-1325	SEPERATION LAYER, POROUS, 3/8" CLEAN	TON	2	$400.00	$800.00	0.00	$0.00
3.4	5.760.67650		BIORETENTION BASIN PLANTING MEDIUM	CY	15	$350.00	$5,250.00	0.00	$0.00
DIVISION 4 - SEWERS AND DRAINS									
4.1	5.768.67670	4010-A-1006	SANITARY SEWER GRAVITY MAIN, TRENCHED, 6" (INCLUDES DEWATERING)	LF	43	$128.00	$5,504.00	0.00	$0.00
4.2	5.768.67670	4010-A-1008	SANITARY SEWER GRAVITY MAIN, TRENCHED, 8" (INCLUDES DEWATERING)	LF	617	$130.00	$80,210.00	369.00	$47,970.00
4.3	5.768.67670	4010-E-1004	SANITARY SEWER SERVICE STUB, 4"	LF	174	$90.00	$15,660.00	0.00	$0.00
4.4	5.760.67650	4020-A-1012	STORM SEWER, TRENCHED, PVC, CORRUGATED, SMOOTH INTERIOR, 12 IN.	LF	29	$120.00	$3,480.00	0.00	$0.00
4.5	5.760.67650	4020-A-1015	STORM SEWER, TRENCHED, RCP, CL V, 15 IN. (GASKETED)	LF	134	$130.00	$17,420.00	16.00	$2,080.00
4.6	5.760.67650	4020-A-1018	STORM SEWER, TRENCHED, RCP, CL V, 18 IN. (GASKETED)	LF	9	$160.00	$1,440.00	18.00	$2,880.00
4.7	5.760.67650	4020-A-1024	STORM SEWER, TRENCHED, RCP, CL III, 24 IN. (GASKETED)	LF	83	$150.00	$12,450.00	86.00	$12,900.00
4.8	5.760.67650	4020-A-1036	STORM SEWER, TRENCHED, RCP, CL III, 36 IN. (GASKETED)	LF	585	$205.00	$119,925.00	312.00	$63,960.00
4.9	5.760.67650	4020-A-2110	SPECIAL PIPE CONNECTION, STORM SEWER, SW-211	EA	2	$4,000.00	$8,000.00	2.00	$8,000.00
4.10	5.760.67650	4040-E-1012	SPECIAL PIPE CONNECTION, STORM SEWER SERVICE STUB	EA	1	$2,500.00	$2,500.00	0.00	$0.00
4.11	5.760.67650		FIELD TILE AND FITTINGS, PVC UNSPECIFIED DIA.	LF	150	$12.00	$1,800.00	22.00	$264.00
4.12	5.760.67650	4060-B-1000	VIDEO INSPECTION OF SEWERS	LS	1	$5,000.00	$5,000.00	0.00	$0.00
DIVISION 5 - WATER MAIN AND APPURTENANCES									
5.1	5.766.67800	5010-A-1006	WATER MAIN, TRENCHED, PVC C900 DR18, 6 IN.	LF	116	$60.00	$6,960.00	0.00	$0.00
5.2	5.766.67800	5010-A-1008	WATER MAIN, TRENCHED, PVC C900 DR18, 8 IN.	LF	647	$65.00	$42,055.00	636.00	$41,340.00
5.3	5.766.67800	5010-A-1108	WATER MAIN, TRENCHED, PVC C900 DR18, 8 IN., RESTRAINED JOINT	LF	80	$90.00	$7,200.00	40.00	$3,600.00
5.4	5.766.67800	5010-B-2008	WATER MAIN, BORED WITH CASING PIPE, 8 IN.	LF	80	$525.00	$42,000.00	97.00	$50,925.00
5.5	5.766.67800	5010-C-1000	WATER MAIN FITTINGS	LB	897	$9.00	$8,073.00	897.00	$8,073.00
5.6	5.766.67800		LIVE TAP W/ 16"x8" TAPPING SLEEVE	EA	1	$7,800.00	$7,800.00	1.00	$7,800.00
5.7	5.766.67800	5010-D-1001	WATER SERVICE, 1 IN.	EA	7	$1,500.00	$10,500.00	7.00	$10,500.00
5.8	5.766.67800	5020-A-1006	VALVE, GATE, 6 IN.	EA	1	$875.00	$875.00	2.00	$1,750.00
5.9	5.766.67800	5020-A-1008	VALVE, GATE, 8 IN.	EA	5	$1,200.00	$6,000.00	5.00	$6,000.00
5.10	5.766.67800	5020-C-1000	FIRE HYDRANT ASSEMBLY	EA	3	$4,100.00	$12,300.00	3.00	$12,300.00
5.11	5.766.67800		REMOVAL OF HYDRANT ASSEMBLY	EA	1	$900.00	$900.00	1.00	$900.00
DIVISION 6 - STRUCTURES FOR SANITARY AND STORM SEWER									
6.1	5.760.67650	6010-A-1301	MANHOLE, SANITARY SEWER, SW-301, 48"	EA	3	$4,100.00	$12,300.00	1.67	$6,833.33
6.2	5.760.67650	6010-A-1401	MANHOLE, STORM SEWER, SW-401, 60 IN.	EA	1	$6,000.00	$6,000.00	1.00	$6,000.00
6.3	5.760.67650	6010-A-2401	MANHOLE, STORM SEWER, SW-401 MODIFIED, 60 IN.	EA	3	$9,500.00	$28,500.00	1.67	$15,833.33
6.4	5.760.67650	6010-B-1505	INTAKE, DOUBLE GRATE, SW-505	EA	2	$3,850.00	$7,700.00	0.00	$0.00
6.5	5.760.67650	6010-B-1506	INTAKE, DOUBLE GRATE W/ MANHOLE, SW-506	EA	1	$6,000.00	$6,000.00	1.00	$6,000.00

6.6	5.760.67650	6010-B-2506	SPECIAL INTAKE, DOUBLE GRATE, SW-506 MODIFIED WQ	EA	2	$16,250.00	$32,500.00	0.00	$0.00
6.7	5.760.67650		TEMPORARY INTAKE GROUTING, INSTALL AND REMOVE	EA	2	$2,500.00	$5,000.00	0.00	$0.00
6.8	5.760.67650	6010-E-1000	MANHOLE ADJUSTMENT, MINOR	EA	1	$1,050.00	$1,050.00	0.00	$0.00
6.9	5.760.67650	6010-G-1000	CONNECTION TO EXISTING MANHOLE, SANITARY	EA	1	$4,000.00	$4,000.00	1.00	$4,000.00
6.10	5.760.67650	6010-G-2000	CONNECTION TO EXISTING MANHOLE, STORM	EA	1	$4,800.00	$4,800.00	1.00	$4,800.00
6.11	5.760.67650	6010-H-1000	REMOVE MANHOLE OR INTAKE	EA	3	$800.00	$2,400.00	3.00	$2,400.00
6.12	5.760.67650		STORMWATER CHAMBERS AND FITTINGS	EA	2	$9,000.00	$18,000.00	0.00	$0.00
DIVISION 7 - STREETS & RELATED WORK									
7.1	5.760.67610	7010-A-1007	PAVEMENT, PCC, CLASS C, 7 IN.	SY	2,191	$48.75	$106,811.25	148.00	$7,215.00
7.2	5.760.67610	7010-G-1000	CONCRETE MEDIAN	SY	17	$80.25	$1,364.25	0.00	$0.00
7.3	5.760.67610	7020-A-1007	PAVEMENT, HMA, 6 IN.	SY	330	$50.25	$16,582.50	0.00	$0.00
7.4	5.760.67612	7030-A-1000	REMOVAL OF SIDEWALK AND SHARED USE PATH	SY	779	$9.00	$7,011.00	403.22	$3,628.98
7.5	5.760.67610	7030-A-2000	REMOVAL OF DRIVEWAY	SY	89	$8.50	$756.50	0.00	$0.00
7.6	5.760.67612	7030-C-1006	SHARED USE PATH, PCC, 6 IN.	SY	698	$40.50	$28,269.00	0.00	$0.00
7.7	5.760.67612	7030-D-1006	SPECIAL SUBGRADE PREP FOR SHARED USE PATH	SY	1,042	$12.00	$12,504.00	0.00	$0.00
7.8	5.760.67612	7030-E-1004	SIDEWALK, PCC, 4 IN.	SY	31	$38.50	$1,193.50	14.22	$547.47
7.9	5.760.67612	7030-E-1006	SIDEWALK, PCC, 6 IN.	SY	123	$45.50	$5,596.50	0.00	$0.00
7.10	5.760.67612	7030-G-1000	DETECTABLE WARNINGS	SF	144	$42.25	$6,084.00	0.00	$0.00
7.11	5.760.67610	7030-H-1006	DRIVEWAY, PAVED, 6 IN.	SY	372	$42.25	$15,717.00	0.00	$0.00
7.12	5.760.67610	7030-H-1007	DRIVEWAY, PAVED, 7 IN.	SY	341	$45.25	$15,430.25	0.00	$0.00
7.13	5.760.67610	7030-H-2006	DRIVEWAY, GRANULAR (CLASS A)	TON	41	$28.00	$1,148.00	0.00	$0.00
7.14	5.760.67610	7030-H-2009	DRIVEWAY, GRANULAR (RED BRICK STONE)	TON	60	$65.00	$3,900.00	0.00	$0.00
7.15	5.760.67610	7040-A-1000	FULL DEPTH PATCH, PCC	SY	134	$78.50	$10,519.00	61.67	$4,841.10
7.16	5.760.67610	7040-H-1000	PAVEMENT REMOVAL	SY	2,100	$10.00	$21,000.00	2100.00	$21,000.00
7.17	5.760.67610		TEMPORARY GRANULAR SURFACING	TON	800	$38.00	$30,400.00	293.45	$11,151.10
DIVISION 8 - TRAFFIC SIGNALS AND TRAFFIC CONTROL									
8.1	5.760.67615		TRAFFIC CONTROL	LS	1	$10,000.00	$10,000.00	0.75	$7,500.00
8.2	5.760.67615		PAINTED PAVEMENT MARKINGS, DURABLE	STA	10	$240.00	$2,352.00	0.00	$0.00
8.3	5.760.67615		PAINTED SYMBOLS AND LEGENDS, DURABLE	EA	4	$210.00	$840.00	0.00	$0.00
DIVISION 9 - SITEWORK AND LANDSCAPING									
9.1	5.760.67170	9010-B-1100	HYDRAULIC SEEDING, FERTILIZING, AND MULCHING, TYPE 1 (PERM. LAWN MIX)	ACRE	1	$4,250.00	$3,400.00	0.00	$0.00
9.2	5.760.67170	9010-B-1400	HYDRAULIC SEEDING, FERTILIZING, AND MULCHING, TYPE 4 (URBAN TEMP. MIX)	ACRE	1	$2,000.00	$1,600.00	0.00	$0.00
9.3	5.760.67170	9010-D-1000	WATERING	MGAL	70	$10.00	$700.00	0.00	$0.00
9.4	5.760.67170	9010-E-1000	WARRANTY	LS	1	$1,000.00	$1,000.00	0.00	$0.00
9.5	5.760.67170	9040-A-2000	STORM WATER POLLUTION PREVENTION PLAN (SWPPP), MANAGEMENT	LS	1	$3,000.00	$3,000.00	0.50	$1,500.00
9.6	5.760.67170	9040-D-1000	FILTER SOCKS, INSTALLATION	LF	1,500	$2.00	$3,000.00	0.00	$0.00
9.7	5.760.67170	9040-D-2000	FILTER SOCKS, REMOVAL	LF	1,500	$0.30	$450.00	0.00	$0.00
9.8	5.760.67170	9040-T-1000	INLET PROTECTION	EA	6	$100.00	$600.00	0.00	$0.00

9.9	5.760.67170	9040-T-2000	INLET PROTECTION, MAINTENANCE	EA	6	$10.00	$60.00	0.00	$0.00
9.10	5.760.67170	9060-D-1000	WOOD FENCE, REMOVE AND REINSTALL	LF	15	$90.00	$1,350.00	0.00	$0.00
9.11	5.760.67170	9060-E-1000	REMOVAL OF FENCE	LF	35	$10.00	$350.00	0.00	$0.00
9.12	5.760.67170	9060-F-1000	TEMPORARY CONSTRUCTION FENCE	LF	1,500	$2.50	$3,750.00	750.00	$1,875.00
9.13	5.760.67170		TREE PROTECTION	EA	3	$250.00	$750.00	0.00	$0.00
9.14	5.760.67170	9070-A-1000	MODULAR BLOCK RETAINING WALL - BIORETENTION BASIN	EA	2	$6,400.00	$12,800.00	0.00	$0.00
9.15	5.760.67170		CONCRETE WALL CAP AND LANDSCAPING APRON	EA	2	$13,000.00	$26,000.00	0.00	$0.00
9.16	5.760.67170		ORNAMENTAL METAL RAILING	EA	2	$3,500.00	$7,000.00	0.00	$0.00
CHANGE ORDER #1									
CO4.13	5.760.67650	4020-E-2018	STORM SEWER, ABANDON AND FILL, 18"	LF	33	$23.00	$759.00	33.00	$759.00
CO4.14	5.760.67650	4020-E-2024	STORM SEWER, ABANDON AND FILL, 24"	LF	131	$25.00	$3,275.00	131.00	$3,275.00
						TOTAL	$1,163,436.45		$499,431.91

MATERIALS STORED SUMMARY

Description	# of Units	Unit Price	Extended Cost
		TOTAL	$0.00

PAY REQUEST SUMMARY

	Total Approved	Total Completed
Contract Price	$1,159,402.45	$499,431.91
Approved Change Order 1	$4,034.00	
Approved Change Order 2	$0.00	
Approved Change Order 3	$0.00	
Revised Contract Price	$1,163,436.45	$499,431.91
Materials Stored		$0.00
Retainage 5.0%		$24,971.60
Total Earned Less Retainage		$474,460.32

Pay Request 1	$265,605.98	
Pay Request 2	$61,416.65	
Pay Request 3		

Total Previously Approved (list each)	Pay Request 4		
	Pay Request 5		
	Pay Request 6		
	Pay Request 7		
	Pay Request 8		
	Pay Request 9		
	Pay Request 10		
		Total Previously Approved	$327,022.63
		Amount Due This Request	**$147,437.69**
		Percent Complete	42.9%
		Percent of Contract Period Utilized (In Calendar Days, Based on Notice to Proceed Date & Contract Completion Date)	34.4%

The amount **$147,437.69** is recommended for approval for payment in accordance with the terms of the Contract.

Fund.Dept.Object	Item Description	TOTAL AMOUNT TO DATE
5.760.67400	ROW	$0.00
5.760.67610	STREETS AND BRIDGES	$45,087.80
5.760.67612	SIDEWALK	$4,176.45
5.760.67615	TRAFFIC CONTROL	$7,500.00
	TRAFFIC SIGNAL	$0.00
5.760.67170	STREETSCAPE	$107,300.00
5.760.67650	STORM DRAINAGE	$139,984.67
5.766.67800	WATER MAIN, HYDRANT	$147,413.00
5.768.67670	SANITARY SEWER	$47,970.00
5.760.67616	UTILITY RELOCATION	$0.00

Contractor: Rognes Corp.	Recommended By: Foth Infrastructure	Checked By: City of Johnston
Signature: Warren Rognes	Signature: Nathan Whipple	Signature:
Name: Warren Rognes	Name: Nathan Whipple	Name:
Title: Pres	Title: Constr. Admin.	Title:
Date: 6-24-16	Date: 6/24/2016	Date:

ITEM NO. 8v

OFFICE OF THE CITY ADMINISTRATOR

Johnston, Iowa
AGENDA COMMUNICATION
July 5th, 2016 Meeting

THRIVE. EVERY DAY.

Subject: Consider approval of the Stormwater Management Facilities Maintenance Agreement for Premier Lending Alliance Credit Union located at 8831 Thomas Avenue (PZ Case 16-10); Resolution 16-150.	**ACTION REQUIRED:** ___ Ordinance _X_ Resolution ___ Approval ___ Receive/File ___ Attorney Rvw

SYNOPSIS:	Premier Lending Alliance Credit Union has submitted a Stormwater Management Facilities Maintenance Agreement for property at 8831 Thomas Avenue. The site plans for their site were approved by Resolution 16-109 on March 21st, 2016. A condition of the resolution was that a Stormwater Management Facilities Maintenance Agreement be provided and approved by the City Council prior to the issuance of a building permit. The applicant has submitted a Stormwater Management Facilities Maintenance agreement and this agreement has been reviewed by staff and has been found to be satisfactory.
RECOMMENDATION:	Approval of Resolution 16-150

Attachments: Stormwater Management Facilities Maintenance Agreement

RESOLUTION 16-150

A RESOLUTION APPROVING THE STORMWATER MANAGEMENT FACILITIES MAINTENANCE AGREEMENT FOR 8831 THOMAS AVENUE

WHEREAS, the City Council approved the site plans for 8831 Thomas Avenue subject to applicant submittal of a Stormwater Management Facilities Maintenance Agreement prior to issuance of a building permit; and,

WHEREAS, the applicant has submitted a Stormwater Management Facilities Maintenance Agreement; and,

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF JOHNSTON, IOWA, that the Stormwater Management Facilities Maintenance Agreement for 8831 Thomas Avenue is hereby approved and the Mayor is authorized to sign the same.

PASSED AND APPROVED this 5th day of July, 2016.

_____
PAULA S. DIERENFELD, MAYOR

ATTEST:

_____
CYNDEE RHAMES, CITY CLERK

ROLL CALL VOTE:	Aye	Nay	Absent	Abstain
Brown	___	___	___	___
Clabaugh	___	___	___	___
Cope	___	___	___	___
Lindeman	___	___	___	___
Temple	___	___	___	___

Prepared by: Timothy C. Hogan, Hogan Law Office, 3101 Ingersoll Ave., Suite 103, Des Moines, IA 50312 515-279-9059
Return to: City of Johnston, Community Development, PO Box 410, Johnston, IA 50131

STORM WATER MANAGEMENT FACILITIES MAINTENANCE COVENANT AND PERMANENT EASEMENT AGREEMENT

THIS STORM WATER MANAGEMENT FACILITIES MAINTENANCE COVENANT AND PERMANENT EASEMENT AGREEMENT (this "Agreement") is dated 6/20/16, 2016 and entered into between **PREMIER CREDIT UNION** ("Grantor"), and the **CITY OF JOHNSTON, IOWA**, an Iowa municipality ("City").

Grantor is the owner and developer of the following described parcel of real estate located in the City of Johnston, Polk County, Iowa (the "Benefited Property"):

> Lot 6 in Windsor Office Park Plat 1, an Official Plat, now included in and forming a part of the City of Johnston, Polk County, Iowa.

Grantor is obligated to control stormwater runoff for the development of the Benefited Property as part of the site plan approval process. In consideration for the City's approval of Grantor's site plan, the parties have into this Agreement to control and address stormwater runoff for the Benefited Property.

PART I – COVENANTS ON THE BENEFITED PROPERTY

The following provisions are covenants running with the land to the City, binding on Grantor and all successors and assigns in interest to the Benefited Property and shall only be amended or released with the written permission of the City.

1. Grantor hereby agrees that the stormwater runoff for the Benefited Property shall be controlled through installation, construction and maintenance of a stormwater detention basin with outlet control structures (the "Stormwater Management Facilities") upon, over, under, through and across that part of the Benefited Property described as follows ("Easement Area"):

The North 30 feet of Lot 6 in Windsor Office Park Plat 1, an Official Plat, now included in and forming a part of the City of Johnston, Polk County, Iowa.

2. Grantor covenants and agrees that the design, construction and maintenance of the Stormwater Management Facilities shall be in substantial compliance with the Stormwater Management Design Plan on file with the City and which is available for public inspection. The design, construction and maintenance of the Stormwater Management Facilities shall meet the stormwater runoff control requirements of the Stormwater Management Ordinance of the Municipal Code of the City.

3. It is hereby agreed and covenanted that the Benefited Property receives benefit from the Stormwater Management Facilities by controlling runoff from the Benefited Property to meet the requirements of the Stormwater Management Ordinance and the City stormwater requirements as defined by the Stormwater Management Ordinance.

4. It is hereby agreed that Grantor is solely responsible for constructing, installing and ensuring that the Stormwater Management Facilities meets the standards set forth in the Stormwater Management Ordinance.

5. Grantor hereby covenants and agrees that Grantor shall be responsible for replacement, reconstruction, repair, grading and maintenance of the Stormwater Management Facilities and Easement Area, including the obligations set forth in Part II, paragraph 10 below; provided, however, that Grantor's obligations under this Agreement may not and shall not be transferred to Grantor's successors and assigns in ownership until the City provides written acknowledgement to Grantor that construction of the Stormwater Management Facilities has been completed and the Stormwater Management Facilities is accepted by the City.

6. Grantor shall inspect the Stormwater Management Facilities on an annual basis, including but not limited to all pipes, inlets, outlets and basins for defects, obstructions or changes from the original design of the Stormwater Management Facilities. The inspection shall be documented. The inspection report shall be made available to the City for review and shall be kept and maintained for a period of two (2) years from the date of inspection. Any deficiencies or defects noted by the inspection shall be corrected by Grantor as provided in Part II, paragraph 10 below.

7. Grantor hereby agrees and consents on behalf of itself and all successors and assigns to the Benefited Property to assessment by the City of the costs of maintaining, reconstructing, repairing, grading, dredging and replanting of the Easement Area and Stormwater Management Facilities pursuant to paragraph 8 below.

8. Should Grantor fail in its obligations set forth in this Agreement, upon notice from the City, the City may cause such action to be done and assess the costs against the Benefited Property. The assessment shall be a lien on the Benefited Property and placed on the tax bill and collected as ordinary tax.

PART II – EASEMENT FOR STORM WATER MANAGEMENT FACILITIES AND SURFACE WATER FLOWAGE

9. Grantor hereby grants the City a Permanent Easement for Stormwater Management Facilities and Surface Water Flowage under, over, through and across the Easement Area for the purpose of constructing, reconstructing, repairing, grading, dredging and maintaining the Stormwater Management Facilities and the surface of the Easement Area in a manner that will permit the free and unobstructed flow of surface water over the Easement Area.

10. Grantor shall maintain the Easement Area and the Stormwater Management Facilities in good condition, repair and function as set forth below:

a. Mow, if required, on a regular basis to maintain the vegetation at the height designated on the original design to prevent erosion.

b. Remove all trash, litter, debris or obstructions in the basin in the Easement Area and any inlets or outlets located within the Easement Area.

c. Plant, maintain and replant as necessary permitted vegetation.

d. Inspect for any defects, obstructions, or any changes in the original design.

e. Inspect and determine the depth of the basin on an annual basis.

f. Remove any accumulated sediment from the outlet structures and remove any sediment greater than the original design depth.

g. Grade, excavate, repair, replace and maintain the basin and appurtenant facilities, including outlet structures and pipe, as necessary to maintain or restore the minimum required volume of the basin to its original design capacity as necessary to assure the effectiveness for stormwater runoff for the Benefited Property.

11. No chemicals or any substance shall be applied to the Easement Area that shall harm or impair the effectiveness of the Stormwater Maintenance Facilities as a stormwater runoff control measure.

12. No structure shall be erected over or within the Easement Area without obtaining the prior written approval of the City Engineer.

13. No structure, material, device, thing or matter which could possibly obstruct or impede the normal flow of surface water over the Easement Area shall be erected or caused to be placed on the Easement Area without obtaining the prior written approval of the City Engineer.

14. No planting of trees and shrubs shall be allowed within the Easement Area (other than planting allowed or required pursuant to the original Stormwater Management Design Plan on file with the City).

15. No portion of the Easement Area shall be used as a compost site, or for the disposal of yard waste or other material.

16. No change shall be made to the grade, elevation or contour of any part of the Easement Area without obtaining the prior written consent of the City Engineer.

17. Grantor and the City and its agents, contractors, employees and assigns shall have the right of access to the Easement Area and have all rights of ingress and egress reasonably necessary for the use and enjoyment of the Easement Area as herein described, including, but not limited to, the right to remove any unauthorized plantings or structures placed or erected on the Easement Area and the right to do maintenance, repair, reconstruction, grading and dredging.

18. Nothing in this Agreement shall be construed to impose an obligation upon the City to maintain the Easement Area or the Stormwater Management Facilities.

19. Grantor agrees to indemnify and hold harmless the City, its elected officials, employees, officers, agents, representatives, contractors, and attorneys from and against any and all claims or demands for liability, loss, damage, costs, expenses, or attorney's fees of any kind for actions or omissions of the Grantor arising out of or in connection with any undertaking arising out of or otherwise related to this Easement.

20. This Agreement shall be perpetual and deemed to run with the land and shall be binding on Grantor and on Grantor's successors and assigns.

Grantor does hereby covenant with the City that Grantor holds the real estate described in this Agreement by title in fee simple; that Grantor has good and lawful authority to convey the same; and that Grantor covenants to warrant and defend the Easement Area against the lawful claims of all persons whomsoever.

Words and phrases herein including acknowledgement hereof shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated 6/20, 2016. **PREMIER CREDIT UNION**

By: _____
Name: STEVEN L. FLANIM
Title: CEO

STATE OF IOWA, COUNTY OF Polk:

This record was acknowledged before me on 6-20, 2016, by Steve Flamm, as CEO of Premier Credit Union.

SHAWN GAUL
Commission Number 758366
My Commission Expires
5-20-18

By: _____
Notary Public

ACCEPTANCE BY CITY OF JOHNSTON, IOWA

I, _____, City Clerk of the City of Johnston, Iowa, do hereby certify that the above and foregoing easement was duly approved and accepted by the City Council of the City of Johnston by Resolution No. 16-109 passed on the 16th day of May, 2016, and this certificate is made pursuant to authority contained in such Resolution.

Signed this _____ day of _____, 2016.

_____

City Clerk of Johnston, Iowa

PLANNING & ZONING COMMISSION

8w1

City of Johnston
6221 Merle Hay Road, Johnston, IA 50131

Minutes
Regular Meeting: Monday, June 27, 2016

AGENDA

1. Call to Order

Chairman Petersma called the meeting to order at 7:00 p.m.

2. Roll Call

	Spencer	Severino	Johnson	Smith	Pavlovec	Petersma	Anderson
Present	X		X		X	X	X
Absent		X		X			

City Staff Present: David Wilwerding, Clayton Ender, Rebekah Davis

3. Approval of Agenda

Petersma called for a vote to approve the agenda.

	Spencer	Severino	Johnson	Smith	Pavlovec	Petersma	Anderson
Aye	X		X		X	X	X
Nay							
Abstain							

4. Approval of Meeting Minutes: Regular Meeting of June 13, 2016.

Roll Call Vote:

	Spencer	Severino	Johnson	Smith	Pavlovec	Petersma	Anderson
Aye	X		X		X	X	X
Nay							
Abstain							

5. **PZ Case No. 16-20; Elmerodo Estates Plat 4 Preliminary Plat & Final Plat:** The applicant, Mark Shryrock, wishes to subdivide the subject property into one lot, one outlot, and one street lot. Proposed Lot 1 would contain the existing home on the property. Proposed Outlot V is intended for future development. Proposed Lot 'A' would be deeded to the City for street right of way.

Ender presented the staff report.

Petersma inquired if there was an agreement binding the maintenance responsibilities for the remaining portion of Benton Dam and the pond to the existing property owners. Ender stated that the covenants of Elmerodo Estates Plat 2 places responsibility of maintenance of the Benton Dam and the associated pond on the property owner of Lot 10.

Johnson questioned if staff plans on recommending that the dam be enhanced from a deficient state before Outlot V can be developed. Ender responded that staff did not believe that would be a requirement, but staff has reached out to the Iowa DNR to verify.

Anderson inquired who currently maintains the dam and pond. Ender explained that the covenants of Elmerodo Estates Plat 2 places responsibility of maintenance of the dam and the associated pond on the property owner of Lot 10. However, there are no easements for this property owner to access the portions of the pond/dam to maintain it.

Petersma stated that if one party disagrees to the maintenance requirements, there would be reason for concern considering the current condition of the dam.

Johnson stated that his primary concern was the deficient condition of the dam.

Petersma iterated that the details of this development's effect on the dam will be addressed in more detail at the platting stage of development.

Motion by Johnson, second by Spencer to approve 5. PZ Case No. 16-20; Elmerodo Estates Plat 4 Preliminary Plat & Final Plat, subject to the following conditions:

1. The project shall be in conformance and in accordance with the requirements, standards and regulations of the City of Johnston, and any other requirement of state or federal law or administrative rule.
2. Consideration of the Preliminary and Final Plats by the City Council shall not occur until such a time as the property has been rezoned to an R-1 district to ensure compliance with all bulk regulations.
3. Submission of all final plat documentation to City's Staff and Attorney, for review and approval, must occur seven (7) business days prior to the City Council's regular meeting.
4. Due to the lack of an existing maintenance agreement, the property owners of the proposed Lot 1 and Outlot V will have ownership/maintenance responsibilities for their portions of the existing dam/pond. It is recommended that the affected parties develop a permanent maintenance agreement and begin to take steps to ensure that the Benton Dam is no longer classified as a deficient dam by the Iowa Department of Natural Resources. Any modifications to the dam shall be permitted and inspected by the Iowa DNR and should give consideration to potential future development downstream of the dam.

Roll Call Vote:

	Spencer	Severino	Johnson	Smith	Pavlovec	Petersma	Anderson
Aye	X		X		X	X	
Nay							
Abstain							

6. **PZ Case No. 16-07; Greenwood Hills Plat 5 Preliminary Plat:** The applicant, Clarkson Land Company is proposing to subdivide a 5.59 acre parcel into 18 lots and 2 street lots. The property is zoned R-1(60), Single Family Residential. The proposed preliminary plat includes a proposal to utilize adjacent City owned land to accommodate stormwater detention requirements for the site.

Ender presented the staff report.

Anderson inquired if the City was aware of the proposed adjacent development when the land was purchased. Ender explained that the City was aware of the proposed development and the applicant had assumed that the pond was designed to accommodate the associated stormwater. However, the City stormwater requirement mandates that stormwater quality and quantity be managed on site.

Petersma questioned how the amount of land purchased was determined. Ender noted that the applicant sold about 1.8 acres. Wilwerding clarified that staff attempted to purchase a sufficient amount of land to accommodate a pond, shelter and small neighborhood park.

The applicant, Randy Clarkson, Clarkson Land Company, 7051 Forest Drive, stated he had assumed that the pond would support the stormwater from the proposed development because of the natural stormwater drainage pattern and the City having been informed of the proposed development in advance. He believes that the impact of the stormwater from this development will be small due to their efforts to maintain the stormwater quality and quantity on site.

Melissa Hills, Civil Engineering Consultants, Inc., 400 86th Street, Suite 12, Urbandale, Iowa, explained that the Parks Board was very concerned with the canopy of trees that would be removed for the detention basin and creating a native, vegetative appearance. Thus, they have proposed to replace the trees on the higher ground of the berm with higher quality trees than are currently established.

Johnson questioned if there could have been better placement for the trees. Hills clarified that the trees are on the higher ground, either at the top or on the backside of the berm because most of the trees would not thrive in excessively moist conditions.

Petersma opened for public comment at 7:28 p.m.

Thomas Hanson, 8801 Highland Oaks Drive, is concerned that the stormwater drainage from the new development will cause the pond to raise and potentially overflow. He is concerned with the additional traffic that would be generated from connecting Highland Oaks Drive to NW 86th Street. He believes that this high traffic will cause the street to be unsafe for the children in the neighborhood. Petersma inquired if Hanson believed that the Highland Oaks Drive connection to NW 86th Street would relieve some traffic for his neighbors on Long Meadow Drive. Hanson affirmed, however he added that the access to NW 86th Street does not appeal to him.

Jordan Engbers, 8624 Long Meadow Drive, considers the Highland Oaks Drive connection to NW 86th Street agreeable because the 18 proposed lots would otherwise need access to access Long Meadow Drive which would affect his property. He is not opposed to the new development; however, he is concerned with the removal of the established trees on the neighborhood.

Paul Pickart, 5604 NW 88th Street, stated that the City did not inquire if the residents in the neighborhood desired a park. He believes that the City owned land was established for stormwater retention in the pond and that park was an afterthought.

Mark Hammond, 8813 Highland Oaks Drive, considers the trees are a great buffer for sound and light. He believes that more options need to be considered to maintain the neighborhood. He stated that the applicant needs to consider changing the proposed plan to use stormwater quantity management options on site.

Chris Collinsworth, 8809 Highland Oaks Drive, stated he is concerned with the additional traffic produced from Highland Oaks Drive connecting to NW 86th Street. He does not agree with the removal of the established tree buffer. He believes that the lots would be more valuable if Highland Oaks Drive terminated in a cul-de-sac. He is in favor of waiving the stormwater

requirement because he believes that the City neglected to consider the stormwater created from the proposed adjacent development.

Greg Votava, 8805 Highland Oaks Drive, stated he is concerned that waiving the stormwater requirements would set a bad precedent for future developments. He believes that the City should have considered the stormwater drainage from the adjacent proposed development. He believes having high traffic on NW 86th Street and Highland Oaks Drive could create unsafe conditions for children at the park. He is not opposed to the proposed development but doesn't agree with the removal of established trees.

Shannon Reese, 8721 Highland Oaks Drive, stated that previous developments had removed the trees that created a light and sound buffer in his backyard. He does not agree with the removal of additional trees for the detention basin. He asked how the park would be accessed since there are no proposed parking spaces. Petersma noted that the Commission did not have the Park Boards plans for the site and could not adequately answer the inquiry. Johnson supplemented that the proposed park will uniquely be a local park for the neighborhood, not a destination park.

Reese added that he opposes Highland Oaks Drive connection to NW 86th Street because Highland Oaks Drive is not a through street. He requested the applicant attempt to spare the trees in the area for the sake of the aesthetic of the neighborhood.

Kenneth Paulsen, 6880 NW Beaver Drive, speaking as a member of the Park Advisory Board explained that they were concerned that there may be other viable options that are not being considered and the precedent that would be set by waiving the stormwater retention requirement. He stated that they were inquiring as to whether the pond could effectively handle to stormwater from the proposed 18 additional lots. He stated that that parkland is important to the neighborhood and believes that removing 30 mature trees would negatively affect the aesthetic of the neighborhood. He questioned, with respect to the potential liability and property damage, if it would be legal to provide a portion of the City owned property to the applicant.

Lindsey Engbers, 8624 Long Meadow Drive, stated she appreciates the mature trees in the neighborhood. She believes that the same high traffic that affects her street would negatively impact Highland Oaks Drive once it is connected to NW 86th Street. She would prefer that the developer consider larger lots to maintain some of the mature trees in the neighborhood.

Petersma closed for the public comment session at 8:00 p.m.

Petersma concluded if the intention was to develop the adjacent property, why wasn't the pond created to detain the additional stormwater from the proposed development.

Wilwerding responded there are currently about 150 acres that drain into this pond, yet only a handful of detention basins exist upstream. He noted that prior to the ponds construction there was significant erosion in the channel upstream impacting adjacent properties. Channel stabilization and water retention were required to mitigate the erosion effects downstream. The City accounted for drainage from existing developments rather than that of undeveloped land. It was assumed that all the remaining undeveloped properties would account for their own stormwater management on site and ultimately feed into this drainage way. The applicant proposes to account for all of the water quality volume or the stormwater generated from small storm events, with the detention basin designed to handle the flood control for the site. He believes that without the detention basin, the impact on the forebay and pond would not be significant.

Petersma asked if the "wetland seeding SUDAS table" is a directed area for the water drainage.

Wilwerding clarified that the stormwater will naturally flow from this development to the forebay regardless of whether there is a detention basin. Waiving the requirement for the detention basin will still necessitate channel stabilization measures to prevent erosion.

Spencer inquired if the detention basin could be smaller thus reducing the number of mature trees that would need to be removed. Hills explained that the pond is 36% smaller than detention basin requirements. The smaller detention basin is facilitated by bioswales in the rear yards and soil quality restoration.

Petersma inquired if the proposed detention basin could be moved further east where there are fewer trees. Hills iterated that the Park Board expressly requested that the detention basin not to be in the area allotted for park amenities. The higher elevation prevents the park and shelter from experience pooling and flooding in significant rain events. Petersma stated his agreement with the detention basin going on City property because the stormwater will naturally drain across the property. However, he would rather see the City property be used for stormwater retention than waive the requirement. He believes that the detention basin would be best located to the east of the proposed location because fewer trees would need to be removed.

Petersma questioned as to how strict was the detention basin location. Paulsen stated that the park plan is a representation of a potential park amenity use pending the availability of funding. He believes that this park is a benefit to the residents. He stated that there may be potential for a moving the proposed park amenities location.

Anderson believes that there amicable solutions to solving the stormwater management requirements while still preserving the mature trees. She considered tabling the case for the applicant to review other potential solutions. The applicant stated that he would not have sold the property to the City if he didn't think the pond could have accommodated the stormwater from the proposed development. He believes that his stormwater quality and quantity efforts should created grounds for an exception to the stormwater detention requirement.

Wilwerding stated that by waiving the detention requirement, stormwater detention would still be occurring in the forebay and in the pond. The applicant would still be required to maintain water quality and direct the stormwater to the forebay and not to the pond.

Spencer is concerned with the precedent created by waiving the stormwater requirement.

Johnson inquired if it is legal to approve this stormwater proposal. Wilwerding explained that an easement would need to be granted. However, there are no legal hindrances prohibiting the waiving of all or a portion of the stormwater requirements.

Anderson inquired as to what stage stormwater calculations would be determined. Wilwerding stated that the detention basin is off site however, the of the stormwater quality requirements are met on the subject property. If the easement is not granted and the stormwater requirements are waived, the stormwater would drain directly into the pond.

Johnson inquired as to who would be responsible for maintaining the detention basin on the park site. Wilwerding stated that a maintenance agreement would be required from the homeowners association and a portion of the liability would be on the City.

Pavlovec questioned what would the area look like if they were not required to have the detention basin. Wilwerding responded that the water level at the forebay would be elevated. However, the detention basin option would release the water to the forebay at a slower rate.

Johnson inquired if any additional traffic control measures were proposed for the intersection of NW 86th Street and Long Meadow Drive. Wilwerding responded that a traffic analysis has not been completed at this intersection.

Pavlovec stated her belief that the applicant needs to reevaluate their proposed lot configuration to accommodate the stormwater created from the development. Spencer noted concern with the precedent created by waiving the strormwater requirement. Anderson agreed that this is a unique circumstance that would allow for a waiver of the stormwater requirement.

Johnson stated opposition to waiving the stormwater requirement or creating a detention basin on City property. If stormwater calculations determine that the forebay can support the new development he would agree to waive the stormwater requirement. He is concerned that future developments may attempt to seek to meet stormwater requirements on city owned property. He believes that Highland Oaks Drive connecting to NW 86th Street will assist safety and first responders by creating a supplementary route.

Motion by Anderson, second by Pavlovec to approve PZ Case No. 16-07; Greenwood Hills Plat 5 Preliminary Plat, subject to the following conditions (Anderson's motion included an amendment to condition # 2 from what was originally proposed by staff):

The Planning & Zoning Commission recommends approval of PZ Case No. 16-07; Greenwood Hills Plat 5 Preliminary Plat, subject to the following conditions:

1. The project shall be in conformance and in accordance with the requirements, standards and regulations of the City of Johnston, and any other requirement of state or federal law or administrative rule.
2. **The stormwater detention requirements be waived for Greenwood Hills Plat 5 subject to the following conditions:**
    a. Confirmation on the impacts on the existing forebay and pond.
    b. The water quality volume shall be accommodated onsite.
    c. The drainage shall be directed to the forebay and not the pond or the upstream channel.
3. **The Preliminary Plat and Stormwater Management Report shall be amended to address the following items:**
    a. Address all outstanding comments from Foth's comment letter dated, June 22, 2016.
4. **Prior to City Council approval of the Construction Plans for any phase of the development, the following items shall be included on the Construction Plans:**
    a. Final review of the location and construction methods of the off-site stormwater detention basin will be completed with the review of the Construction Plans.
    b. The Construction Plans shall include a landscaping plan for the replacement of any trees removed from City owned property.
    c. Final review of the location and construction methods of the water, sanitary sewer and storm sewer mains and the spacing of the fire hydrants will be completed with the review of the Construction Plans.
    d. Minimum protection elevations shall be provided for all lots, adjacent to drainage ways, detention/retention ponds or other areas where inundation is possible, such elevations shall be identified on the final plat(s).
    e. The Construction Plans and subsequent Final Plat(s) shall include critical spot elevations for all drainage ways constructed throughout the site. As built elevations shall be provided for these areas prior to the City's acceptance of public improvements to verify construction at the appropriate elevations.
    f. The final location of all Post Office Cluster Box Units shall be identified and the necessary concrete pads and sidewalk connections shall be installed with the public improvements.
5. **Prior to the issuance of a certificate of occupancy for any structure within the plat, the following items shall be completed:**
    a. All structures located on lots that have a minimum protection elevations identified on the plat shall certify that the structure meets that elevation.

Roll Call Vote:

	Spencer	Severino	Johnson	Smith	Pavlovec	Petersma	Anderson
Aye	X		X		X	X	X
Nay							
Abstain							

7. Other Business

Wilwerding recognized Ender who was attending his first Commission meeting as a full time staff member, having been officially hired as a Planner effective June 27th.

8. Adjournment

Meeting adjourned at 9:00 PM.

Chair **Secretary**

ITEM NO. 9a

OFFICE OF THE CITY ADMINISTRATOR

Johnston, Iowa
AGENDA COMMUNICATION
June 20, 2016

SUBJECT: Consider first reading of Ordinance No. 947 amending the City Code to expand the use of bows and arrows within the city limits	ACTION REQUIRED: X Ordinance ___ Resolution ___ Approval ___ Receive/File ___ Attorney Review

JPB

SYNOPSIS:	At the May 16th work session the city council reviewed a proposal to consider allowing residents to shoot bows and arrows in the city limits. The issue was brought forward by resident, Roger Jackson, an avid bow hunter and active participant in the urban bow hunt program. Mr. Jackson also represents Johnston on the Polk County Deer Task Force. Mr. Jackson pointed out that under the current city ordinance residents that bow hunt or shoot at targets cannot practice within the city limits. Attached is a copy of City Code section 41.13 which does not allow the use of bows and arrows within the city limits, except for the purposes listed in Chapter 41.13 (2) A-D. The City Council directed Mr. Jackson to meet with the Police Chief and City Administrator to discuss possible ordinance language. The proposed language was discussed at the June 20 City Council work session. Attached is draft update to Chapter 41.13 that proposes language to allow bow and arrow target practice on private property within the city limits. In reviewing the ordinance it was discovered that there was no language requiring a person who participates in the urban bow hunt program to pass an approved bow hunter safety education course. This was added to the proposed amendment.
FISCAL IMPACT:	The cost to implement the code if a violation occurs
RECOMMENDATION:	Approve first reading of ordinance No. 947.

explosive or flammable compound, or other device containing any explosive substance.

(Code of Iowa, Sec. 727.2)

2. Regulations. It is unlawful for any person to offer for sale, expose for sale, sell at retail, or use or explode any fireworks; provided the City may, upon application in writing, grant a permit for the display of fireworks by a City agency, fair associations, amusement parks and other organizations or groups of individuals approved by City authorities when such fireworks display will be handled by a competent operator. No permit shall be granted hereunder unless the operator or sponsoring organization has filed with the City evidence of insurance in the following amounts:

A. Personal Injury:.....$250,000 per person.

B. Property Damage:.....$50,000

C. Total Exposure:.....$1,000,000

(Code of Iowa, Sec. 727.2)

3. Exceptions. This section does not prohibit the sale by a resident, dealer, manufacturer or jobber of such fireworks as are not prohibited; or the sale of any kind of fireworks if they are to be shipped out of State; or the sale or use of blank cartridges for a show or theatre, or for signal purposes in athletic sports or by railroads or trucks for signal purposes, or by a recognized military organization. This section does not apply to any substance or composition prepared and sold for medicinal or fumigation purposes.

(Code of Iowa, Sec. 727.2)

41.13 SHOOTING OF BOWS AND ARROWS.

1. For the purpose of this section "shooting a bow and arrow" means to place the notch of the arrow in the string of a bow or any other object and to release the arrow in such fashion that when the string is pulled or made taut and released, the arrow thrusts or shoots.

2. It is unlawful for a person to shoot a bow and arrow within the City limits except for:

A. A person participating in a supervised program of physical education or competitive sports in a public or private school.

B. A person shooting a bow and arrow at a public or private lane or range that has been certified by the Archery Lane Operators Association or the National Field Archery Association.

C. A person participating in a tournament which either: (i) has been approved by the City Administrator at least one week prior to the time of the tournament and tournament rules have been submitted to the Administrator; or (ii) is conducted at a licensed lane or range.

D. A person shooting a bow and arrow in the Johnston Special Deer Management Zone, as designated by resolution of the Council, for the purpose of hunting and shooting of antlerless deer on dates designated by the Iowa Department of Natural Resources, provided such person shall:

(1) Pass a bow hunting proficiency test approved by the DNR or by resolution of the Council with a score of at least 80 based upon a total score of 100.

(2) Be at least eighteen years of age, possess and carry a valid deer hunting license and comply with all rules and regulations of the DNR.

(3) Obtain written permission from any private property owner within the zone and carry such permission at all times while hunting.

(4) Possess at all times a valid zone map of the area being hunted.

(5) Take all shots from an elevated stand and shoot no further than 25 yards. An elevated stand means a minimum height of at least six (6) vertical feet off the ground in an artificial or erected stand, or a natural growth, to ensure that the hunter's body is not in contact with the ground and ensure a downward thrust of the arrow released by bow hunter.

(6) Not shoot an arrow within 300 feet of the property line of any school or any day care licensed and/or registered in the state of Iowa.

(7) Not shoot an arrow within 100 feet of any recreation trail, bicycle path, street or road. All hunters must position themselves with their backs toward the recreation trail, bicycle path, street or road so all shots are in the opposite direction of the recreation trail, bicycle path, street or road.

(Ord. 815 – Mar. 10 Supp.)

(8) Hunters cannot hunt within 200 feet (66.6 yards) from a home or building except when hunting on their own property while adhering to the distance requirement from a home or building of adjoining property owners or except when a property owner waives the distance requirement in a written statement filed with the City.

(9) Recover and remove all deer carcasses shot and either donate the carcasses to a charity or process them in accordance with applicable Federal and State rules and regulations.

(10) The hunter and property owner or manager must sign a release and hold harmless statement indemnifying the City from any law suit or action brought against the City for all activities associated with the deer hunting program.

The City will participate in the Buck Incentive Program as recommended by the Polk County Deer Task Force and administered by the DNR and the Polk County Deer Task Force. Hunters shall also abide by all of the rules and regulations established for the Buck Incentive Program.

41.14 TRAPPING. No person shall set or use a steel or claw trap outside of any structure or building or on any City-owned property, including City Parks, for the purpose of taking, killing, maiming, wounding, ensnaring, trapping or capturing an animal or which is injurious to persons or animals except for the following:

Ordinance NO. 947

AN ORDINANCE AMENDING THE JOHNSTON REVISED ORDINANCES OF 2007 BY AMENDING CHAPTER 41.13 SHOOTING BOW AND ARROWS

BE IT HEREBY ORDAINED BY THE CITY COUNCIL OF THE CITY OF JOHNSTON, IOWA, AS FOLLOWS:

Section 1. The Municipal Code of the City of Johnston, Iowa, Chapter 41.13 is amended with the following:

Add the following language:

2.D. (11) Pass a bow hunter safety course approved by the Iowa Department of Natural Resources or approved equivalent.

2.E Persons, with permission of the owner or tenant of the premises, may engage in shooting or discharging a bow and arrow on private property for the purpose of target practice subject to the following conditions:

(1) The person(s) engaged in target practice must pass a bow hunting safety course approved by the Iowa Department of Natural Resources or approved equivalent.

(2) The person(s) engaged in target practice must be 18 years or older. Individuals from 12-18 years old may engage in target practice under the supervision of a responsible adult who has passed a bow hunting safety course.

(3) The person(s) engaged in target practice must notify adjoining property owners or residents that are in the direction in which the arrow will travel of their intent to engage in target practice.

(4) The arrow does not travel beyond the boundaries of the private property.

(5) Arrows must be shot toward a backstop of sufficient size and substance that the arrow will not pass through or beyond the backstop.

Section 2. All ordinances or parts of ordinances in conflict with provisions of this ordinance are hereby repealed.

Section 3. This ordinance shall be effective upon its passage, approval, and publication as provided by law.

PASSED and APPROVED this day of ___day of August, 2016.

Paula Dierenfeld, Mayor

Cyndee Rhames, City Clerk

Item No. 9b

OFFICE OF THE CITY ADMINISTRATOR

Johnston, Iowa
AGENDA COMMUNICATION

July 5th, 2016 Meeting

SUBJECT: Consider approving the preliminary plat for Greenwood Hills Plat 5. This plat subdivides 5.59 acres into 18 lots and 2 street lots. The subject property is located west of NW 86th Street and north of Long Meadow Drive (PZ Case 16-07); Resolution 16-146	**ACTION REQUIRED:** ___ Ordinance _x_ Resolution ___ Approval ___ Receive/File ___ Attorney Rvw

SYNOPSIS:	The applicant, Clarkson Land Company is proposing to subdivide a 5.59 acre parcel into 18 lots and 2 street lots. The property is zoned R-1(60), Single Family Residential. The proposed preliminary plat includes a proposal to utilize adjacent City owned land to accommodate stormwater detention requirements for the site.
RECOMMENDATION:	There have been two recommendations regarding this item. The first recommendation comes from the Park Advisory Board regarding the use of City property to accommodate stormwater detention requirements for the development. The Park Advisory Board recommendation was such: **The Park Advisory Board recommends that the City and the applicant explore other options for stormwater detention associated with this development. Other options to be explored could include expansion of the forebay to accommodate more stormwater detention, further studying what the real impact a waiver of the stormwater detention requirements would have on the existing forebay and pond, and how overland flow through the parkland could be utilized for the site.** The second recommendation for this item comes from the Planning and Zoning Commission. The Planning and Zoning Commission considered the entire plat and has made the following recommendation: **The Planning & Zoning Commission recommends approval of PZ Case No. 16-07, Greenwood Hills Plat 5 Preliminary Plat, subject to the following conditions:** 1. The project shall be in conformance and in accordance with the requirements, standards and regulations of the City of Johnston, and any other requirement of state or federal law or administrative rule. 2. **The stormwater detention requirements be waived for Greenwood Hills Plat 5 subject to the following conditions:**

a. Confirmation on the impacts on the existing forebay and pond.
b. The water quality volume shall be accommodated onsite.
c. The drainage shall be directed to the forebay and not the pond or the upstream channel.

3. **The Preliminary Plat and Stormwater Management Report shall be amended to address the following items:**
   a. Address all outstanding comments from Foth's comment letter dated, June 22, 2016.
4. **Prior to City Council approval of the Construction Plans for any phase of the development, the following items shall be included on the Construction Plans:**
   a. Final review of the location and construction methods of the drainage route through city owned property will be completed with the review of the Construction Plans.
   b. The Construction Plans shall include a landscaping plan for the replacement of any trees removed from City owned property.
   c. Final review of the location and construction methods of the water, sanitary sewer and storm sewer mains and the spacing of the fire hydrants will be completed with the review of the Construction Plans.
   d. Minimum protection elevations shall be provided for all lots, adjacent to drainage ways, detention/retention ponds or other areas where inundation is possible, such elevations shall be identified on the final plat(s).
   e. The Construction Plans and subsequent Final Plat(s) shall include critical spot elevations for all drainage ways constructed throughout the site. As built elevations shall be provided for these areas prior to the City's acceptance of public improvements to verify construction at the appropriate elevations.
   f. The final location of all Post Office Cluster Box Units shall be identified and the necessary concrete pads and sidewalk connections shall be installed with the public improvements.
5. **Prior to the issuance of a certificate of occupancy for any structure within the plat, the following items shall be completed:**
   a. All structures located on lots that have a minimum protection elevations identified on the plat shall certify that the structure meets that elevation.

Motion by _____, Seconded by _____ to approve Resolution 16-146, approving the Preliminary Plat for Greenwood Hills Plat 5, with noted conditions.

RESOLUTION 16-146

A RESOLUTION APPROVING THE PRELIMINARY PLAT FOR GREENWOOD HILLS PLAT 5

WHEREAS, a preliminary plat for Greenwood Hills Plat 5 has been submitted for consideration along with a request to waive the City's stormwater detention requirements or to utilize adjacent City property to provide stormwater detention for this development; and,

WHEREAS, the Planning & Zoning Commission has reviewed the proposed preliminary plat for Greenwood Hills Plat 5 during its regular meeting on June 27th, 2016, and recommended approval of PZ Case No. 16-07 with noted conditions; and,

WHEREAS, condition number two of the Planning and Zoning Commission's recommendation was that the stormwater detention requirements be waived for Greenwood Hills Plat 5 subject to the following conditions: Confirmation on the impacts on the existing forebay and pond, the water quality volume shall be accommodated onsite, the drainage shall be directed to the forebay and not the pond or the upstream channel; and,

WHEREAS, the Park Advisory Board has reviewed the request for Greenwood Hills Plat 5 to utilize City property to accommodate the stormwater detention requirements for this development during its regular meeting on June 21st, 2016, and recommended the City and applicant explore options for stormwater detention for this development other than placing a stormwater detention basin on City property; and,

WHEREAS, Chapter 180.37, Storm Drainage Facilities, of the Code of Ordinances of the City of Johnston, Iowa, 2007 states that "plans shall be prepared by a registered Civil Engineer in the State of Iowa and verified by the City Engineer. Facilities shall be designed to convey drainage through the site equivalent to the 100-year storm in a developed state. Onsite drainage facilities shall be designed to provide sufficient detention facilities to reduce the release rate to the equivalent of a 5-year recurrence interval storm when the property was in an undeveloped state. They shall be extended as far as necessary to accommodate footing drain water discharge and to serve adjacent tributary properties"; and,

WHEREAS, Chapter 145.06.1, Grading Permit Required, of the Code of Ordinances of the City of Johnston, Iowa, 2007 states that "unless excepted by the provisions of Section 145.08 of this chapter, it is unlawful for any person to grade, or cause to be graded, any property within the City unless the owner of such property or any agent responsible for the work holds a current and valid grading permit, issued by the Community Development Department, permitting such work to be done. Each day excavating persists in violation of this section shall constitute a new and separate violation of this chapter"; and,

WHEREAS, this development is not excepted by the provisions of Section 145.08 of the Code of Ordinances of the City of Johnston, Iowa, 2007; and,

WHEREAS, Chapter 145.09.2.C of the Code of Ordinances of the City of Johnston, Iowa, 2007 states that the following shall be provided as an attachment to the City's grading permit application, "a stormwater Management Design plan and calculations as prepared by a licensed engineer in compliance with Section 180.37 Storm Drainage Facilities"; and,

WHEREAS, Chapter 145.09.2.C(1) of the Code of Ordinances of the City of Johnston, Iowa, 2007 further states that a component of the Stormwater Management Design Plan and calculations prepared by a licensed engineer in compliance with Section 180.37 Storm Drainage Facilities is that it "provides on-site detention designed to reduce the release rate to the equivalent of a 5-year recurrence interval, 1-hour duration storm when the property was in an undeveloped state"; and,

WHEREAS, Chapter 180.19.2, Variations Allowed, of the Code of Ordinances of the City of Johnston, Iowa, 2007 states that "whenever the tract proposed to be subdivided is of such unusual size or shape or is surrounded by such development or unusual conditions that the strict application of the requirements contained in this chapter would result in less desirable use of the land, the City may modify or vary such requirements to the end that the subdivider is allowed to develop property in a reasonable manner. The variations and exceptions granted shall be in harmony with the intended spirit of this chapter and granted with the view toward protecting the public welfare and interest of the City and surrounding area"; and,

WHEREAS, the tract proposed to be subdivided is surrounded by unusual conditions that the strict application of the requirements contained in Chapter 180.37 of the Code of Ordinances of the City of Johnston, Iowa, 2007 would result in less desirable use of land; and,

WHEREAS, the following action is deemed appropriate; and,

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF JOHNSTON, IOWA, that the Preliminary Plat for Greenwood Hills Plat 5 is hereby approved subject to the following conditions,

1. The project shall be in conformance and in accordance with the requirements, standards and regulations of the City of Johnston, and any other requirement of state or federal law or administrative rule.
2. A Storm Water Pollution Prevention Plan, Evidence of NPDES Permit from the Iowa DNR and a City Grading Permit shall be provided prior to any ground disturbing activity on the site.
3. **The requirement of Chapter 180.37 of the Code of Ordinances of the City of Johnston, Iowa, 2007 to design on-site drainage facilities to provide sufficient detention facilities to reduce the release rate to the equivalent of a 5-year recurrence interval storm when the property was in an undeveloped state shall be waived for Greenwood Hills Plat 5 subject to the following conditions:**
    a. There shall be confirmation that a waiver would have limited impact on the water quantity detention volume for the existing forebay and existing pond and there shall be confirmation that a waiver would not negatively impact the water quality functionality

of the existing forebay to treat the water from upstream areas that the existing system was designed to address.

b. The stormwater discharge from Greenwood Hills Plat 5 directed onto City property shall be directed to the existing forebay and not the existing pond or the channel upstream of the existing forebay.

c. Upon confirmation that a waiver would have limited impact on the existing forebay and existing pond, a City Grading Permit shall not require Section 145.09.2.C(1) of the Code of Ordinances of the City of Johnston, Iowa, 2007 as a component of the Stormwater Management Design Plan and calculations as prepared by a licensed engineer in compliance with section 180.37 Storm Drainage Facilities. All remaining components of the Stormwater Management Design Plan and calculations as defined by Chapter 145.09.2.C remain in full force and effect.

4. **The Preliminary Plat and Stormwater Management Report shall be amended to address the following items:**
   a. Replace the stormwater detention basin that is shown to be located on City property with the drainage path across City property for the stormwater discharge from this development.
   b. Identify all trees that will be removed to accommodate the drainage path across City property for stormwater discharge from the development.
   c. Revise the Stormwater Management Report to reflect the impact of the stormwater detention requirement waiver.
5. **Prior to City Council approval of the Construction Plans for any phase of the development, the following items shall be included on the Construction Plans:**
   a. Final review of the location and construction methods of the drainage route for stormwater discharge from Greenwood Hills Plat 5 through city owned property will be completed with the review of the Construction Plans.
   b. The Construction Plans shall include a landscaping plan for the replacement of any trees that will be removed from City owned property for the purpose of constructing a drainage path to the existing forebay for stormwater discharge from Greenwood Hills Plat 5.
   c. Final review of the location and construction methods of the water, sanitary sewer and storm sewer mains and the spacing of the fire hydrants will be completed with the review of the Construction Plans.
   d. Minimum protection elevations shall be provided for all lots, adjacent to drainage ways, detention/retention ponds or other areas where inundation is possible, such elevations shall be identified on the final plat(s).
   e. The Construction Plans and subsequent Final Plat(s) shall include critical spot elevations for all drainage ways constructed throughout the site. As built elevations shall be provided for these areas prior to the City's acceptance of public improvements to verify construction at the appropriate elevations.
   f. The final location of all Post Office Cluster Box Units shall be identified and the necessary concrete pads and sidewalk connections shall be installed with the public improvements.

6. **Prior to the issuance of a certificate of occupancy for any structure within the plat, the following items shall be completed:**
    a. All structures located on lots that have a minimum protection elevations identified on the plat shall certify that the structure meets that elevation.

PASSED AND APPROVED this 5th day of July, 2016.

_____
PAULA S. DIERENFELD, MAYOR

ATTEST:

_____
CYNDEE RHAMES, CITY CLERK

ROLL CALL VOTE:	Aye	Nay	Absent	Abstain
Brown	—	—	—	—
Clabaugh	—	—	—	—
Cope	—	—	—	—
Lindeman	—	—	—	—
Temple	—	—	—	—

APPLICANT:	Randy Clarkson Clarkson Land Company 7051 Forest Drive Johnston, IA, 50131
REPRESENTATIVE:	Melissa Hills Civil Engineering Consultants, Inc. 2400 NW 86th Street, Suite 12 Urbandale, IA, 50322
BACKGROUND & PRIOR APPROVALS:	The subject property is a parcel of land in the North ½ Southeast ¼ of Section 10, Township 79 North, Range 25 West of the 5th PM.
COMPREHENSIVE PLAN:	The Johnston 2030 Comprehensive Plan envisions the subject property to develop as "Low Density Residential". This land use category is defined as housing with densities that generally range from two to five units per acre. The proposed plat has a density of 3.22 units/acre and is in compliance with the comprehensive plan.
ZONING DISTRICT & BULK REGULATIONS:	This property is zoned as part of an R-1(60) district, Single Family Residential. The following bulk regulations of the district: Maximum Dwelling Units Per Acre: 4.35 Maximum Building Height: 35 Feet Minimum Lot Area: 7,500 Square Feet Minimum Lot Width: 60 Feet Minimum Front Yard Setback: 30 Feet Minimum Side Yard Setback: 7 Feet One Side / 15 Feet Total Minimum Rear Yard Setback: 35 Feet
BUFFERS:	All adjacent properties are zoned R-1(60). As such, no buffers are required on this site.
FLOODPLAIN:	This property is located within Zone X on the Flood Insurance Rate Maps. Zone X is defined as the area outside of both the 100 and 500 year flood zone.
PUBLIC UTILITIES:	An 8 inch city water main will be extended the length of Highland Oaks Drive from its current termination at the dead end and an 8 inch city water main will be extended the length of 87th Street from its current termination at the dead end. The Highland Oaks water main will also be connected to the water main along NW 86th Street. The two mains will connect at the new intersection of Highland Oaks Drive and 87th Street.

	An existing 8 inch city sanitary sewer main will be located along the Highland Oaks Drive extension to the new intersection of Highland Oaks Drive and 87th Street. An existing 8 inch city sanitary sewer main will be located along the 87th Street extension to connect with the Highland Oaks sanitary sewer main. From the new intersection the existing sanitary sewer extends to the north via a 12 inch main into the city owned property then head east to connect with the existing sanitary sewer along NW 86th Street.
SIDEWALKS:	Sidewalks are required throughout the site and are shown on both sides of each proposed new street. The sidewalks will tie into the existing neighborhood sidewalk network.
ROAD NETWORK:	With this plat Highland Oaks Drive would be extended from its current terminus at the intersection of Highland Oaks Drive and 88th Street to a new connection to NW 86th Street. Also with this plat 87th Street would be extended to an intersection with the new section of Highland Oaks Drive. The new intersection at NW 86th Street will be full access, as planned with previous improvements to NW 86th Street. This means that traffic may turn either left or right from Highland Oaks Drive and may access Highland Oaks Drive from either the north bound lanes or the left bound lanes. There is currently an area prepared to be converted into a left turn lane on NW 86th Street for the north bound lanes, which will need to be restriped to accommodate this traffic pattern.
PARKLAND DEDICATION:	Chapter 180.43 of the Code of Ordinances requires dedication of 5 acres of public parkland for each 1,000 residents added to the community. The applicant proposes 18 lots. The parkland dedication requirement is calculated via the following formula: 18 lots X 2.980 persons per unit X 0.005 acres of parkland per person = 0.2682 acres. Upon review of previous Greenwood Hills plat approvals, it was determined that the applicant dedicated land to the City in the past that was intended to satisfy the parkland dedication requirements for development in this neighborhood, including this parcel. The land dedication has since been developed into the greenbelt and trail connecting NW 92nd Street and NW 86th Street. As such, no further parkland dedication will be required with this plat.
STORMWATER MANAGEMENT:	Chapter 180.37, Storm Drainage Facilities, of the City of Johnston Code of Ordinances requires that stormwater facilities be designed to convey drainage through the site equivalent to the 100-year storm in a developed state. Furthermore, on-site drainage facilities shall be designed to provide sufficient detention facilities to reduce the release rate to the equivalent of a 5-year recurrence interval storm when the property was in an undeveloped state.

Proposed for this subdivision is for the water quality volume to be managed on-site through a series of bio-retention cells and bio-retention swales. The bio-swales and bio-cells will be located in the rear yards of lots 1 through 7 and the rear yards of lots 13 through 18. These stormwater practices will allow the site to meet their stormwater quality requirements, but these practices alone will not meet the sites stormwater quantity requirements.

In 2014 the applicant sold 1.86 acres to the City for the completion of the Greenwood Hills stormwater project and to accommodate space for a neighborhood park to be developed adjacent to the pond. During the design process for this preliminary plat the applicant assumed that the adjacent Greenwood Hills pond that was constructed by the City was properly sized to accommodate development of this parcel of land. However, the adjacent forebay and detention pond was not designed to accommodate stormwater management for the development of this parcel or other undeveloped properties in the watershed, as it was designed to specifically address upstream and downstream erosion issues occurring in the channel. As a result, the applicant is requesting a waiver of the stormwater detention requirements for this site or to utilize the adjacent city owned land to accommodate their stormwater detention. The applicant's basis for asking for this waiver is the loss of buildable lots that would occur if this facility was designed onsite, and they've indicated that had they known that the pond was not being designed to accommodate future development of this site they would have negotiated a different deal for the 1.86 acres sold to the City.

Since the land requested to be utilized for stormwater detention is owned by the City and is scheduled to be developed as parkland the request was considered by the Park Advisory Board on June 21, 2016. The Park Advisory Board made the following recommendation to the City Council:

The Park Advisory Board recommends that the City and the applicant explore other options for stormwater detention associated with this development. Other options to be explored could include expansion of the forebay to accommodate more stormwater detention, further studying what the real impact a waiver of the stormwater detention requirements would have on the existing forebay and pond, and how overland flow through the parkland could be utilized for the site.

The meeting minutes for the June 21, 2016 Park Advisory Board meeting have been attached to this report. The Park Advisory Board is concerned with the precedent that would be set with a waiver of the stormwater detention requirements, but they are also concerned with the precedent that would be set by allowing a private developer to utilize city owned parkland for their stormwater detention.

The Planning and Zoning Commission reviewed the stormwater detention request along with the full plat during its regular meeting on June 27, 2016. The Planning and Zoning Commission provided the following recommendation regarding the stormwater detention requirements for this development:

2. **The stormwater detention requirements be waived for Greenwood Hills Plat 5 subject to the following conditions:**
    a. **Confirmation of the impacts on the forebay and pond.**
    b. **The water quality volume shall be accommodated onsite.**
    c. **The drainage shall be directed to the forebay and not the pond or upstream channel.**

The meeting minutes for the June 27 Planning and Zoning Commission meeting have been attached to this report. The Planning and Zoning Commission did have concerns about the precedent that would be set with both a waiver of the requirements or allowing stormwater detention on City property. The commission did recognize the specific and unique nature of this property during their discussions. The provided recommendation was drafted to provide narrow parameters for permitting a waiver of the stormwater detention requirements that should not be able to be easily replicated elsewhere in the City.

TREE REMOVAL:

The preliminary plat has identified those trees that would be removed with this development. The preliminary plat includes the removal of trees on the adjacent Greenwood Hills parkland to accommodate an off-site stormwater detention basin. A survey of the existing trees that would be removed on the City owned land was completed and is attached with this report. The applicant has stated they would work with the City to replace any tree removed on City property. The applicant has provided a conceptual landscaping plan to replace the existing trees on City property should the stormwater detention basin be the option approved by the City Council. Should the detention basin not be the option approved the stormwater will still need to cross City property. In order to allow this water to flow through City property without causing damage to the property some tree removal may still be required.

The Planning and Zoning Commissions recommendation included a condition of approval that prior to approval of the construction plans for this site the construction plans shall include a landscaping plan for the replacement of any tree removed from City owned property.

NEIGHBOR NOTICE:

Notice for the Park Advisory Board meeting, the Planning and Zoning Commission meeting, and the City Council meeting was mailed to all property owners within 320 feet of the subject property. A copy of these

notices and their associated mailing list is attached. At the Park Advisory Board meeting on June 21st, public comments were received from Greg Votava, Chris Collinsworth, Paul Pickart, Virginia Soelberg, and Jordan Engbers. At the Planning and Zoning Commission meeting on June 27th, public comments were received from Thomas Hanson, Jordan Engbers, Paul Pickart, Mark Hammond, Chris Collinsworth, Greg Votava, Shannon Reese, Kenneth Paulsen, and Lindsey Engbers.

CONSULTANT COMMENTS:

The preliminary plat and storm water management report has been reviewed by our consulting engineer, Foth Infrastructure and Environment, LLC. Foth has issued review comments in a letter dated June 22, 2016. The comments provided assume that the stormwater detention basin is the option that would be approved. Should a waiver be the option approved Foth would need to review the revised preliminary plat and stormwater management report.

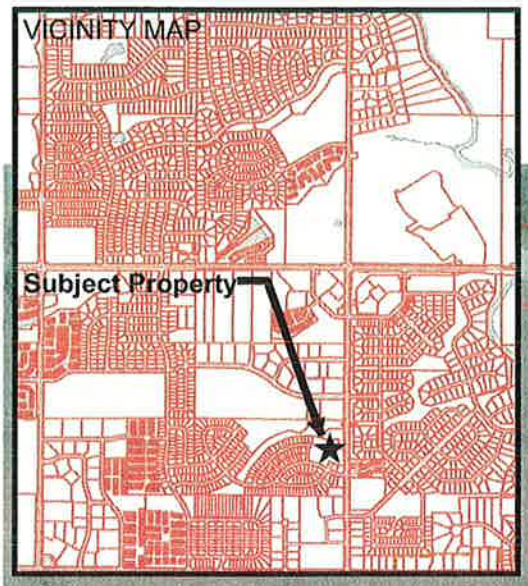
PLAT SUMMARY:

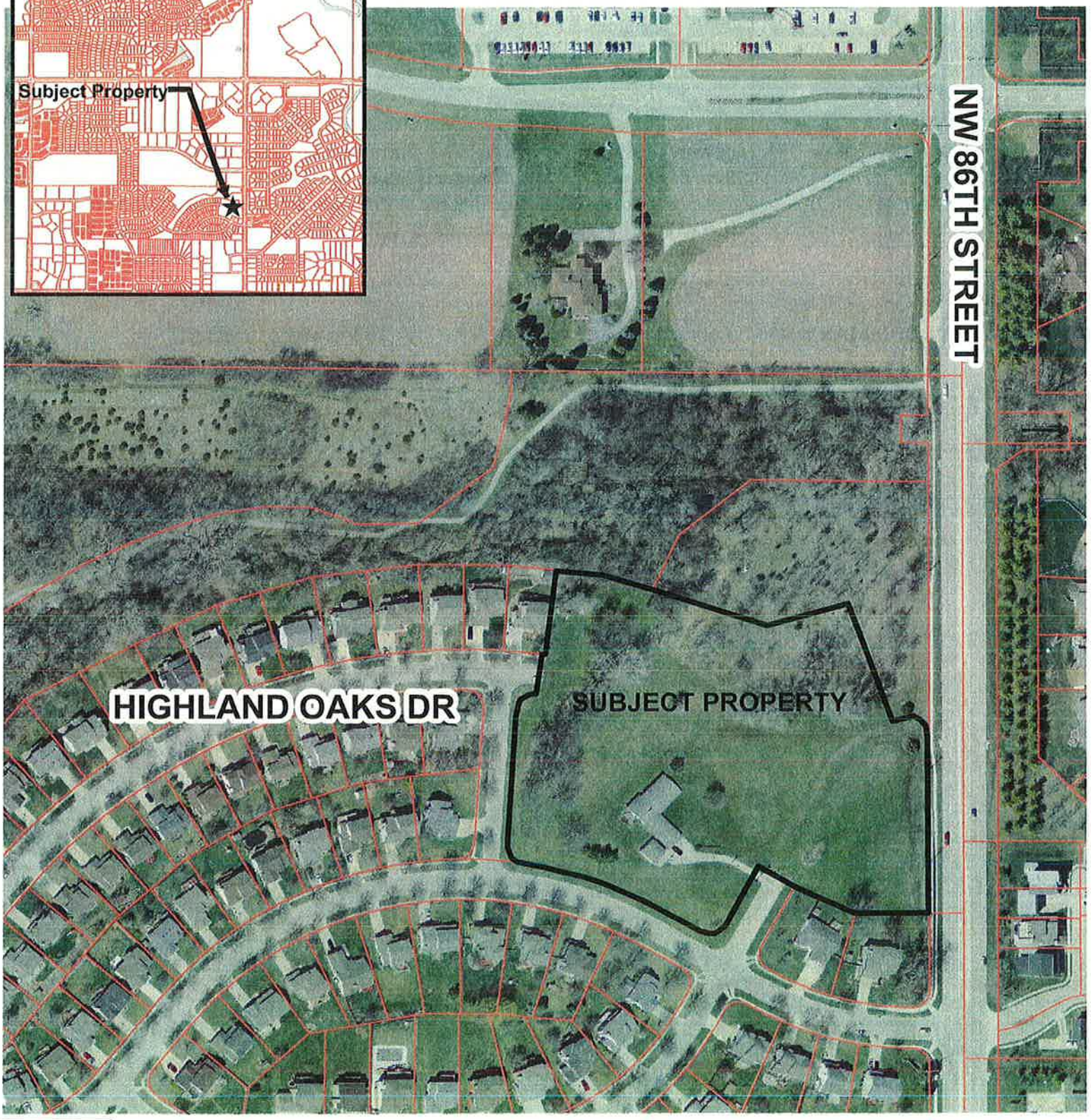
Lots:	18 lots and 2 street lots
Area:	5.59 Acres
Area of Streets:	0.99Acres
Other Area Dedicated:	N/A
Outlot Area:	N/A
Net Area in Lots	4.6 Acres
Net Average Lot Area:	11,115 SF

Attachments:

Vicinity Map;
Preliminary Plat prepared by Civil Engineering Consultants, Inc., dated June 15, 2016;
Greenwood Hills Parkland Master Plan with Proposed Greenwood Hills Plat 5 Stormwater Overlay;
Tree Removal Survey prepared by Civil Engineering Consultants, Inc., dated June 15, 2016;
Conceptual Landscaping Plan for City property prepared by Civil Engineering Consultants, Inc., dated June 15, 2016;
Pictures of the subject parkland area proposed to be utilized for stormwater detention, taken June 21, 2016;
Comment Memos from Johnston Community Development Staff dated, April 6, 2016 and June 7, 2016;
Comment Memo from Foth Engineering, dated June 22, 2016;
Park Advisory Board June 21, 2016 Meeting Minutes;
Planning and Zoning Commission June 27, 2016 Meeting Minutes;
Notices of Public Meetings and Mailing List;

PZ CASE 16-07
Greenwood Hills Plat 5 Preliminary Plat





N
W E
S

0 1,400 2,800 5,600 8,400 11,200 Feet

1 inch = 197 feet

Created by City of Johnston Department of Community Development

6221 Merle Hay Road, P.O. Box 410, Johnston, IA, 50131-0410 (515)278-2344 Fax:(515)278-2033

H:\Community Development\P&Z\2016 PZ\PZ 16-07; Greenwood Hills Plat 5 Preliminary Plat\GIS\aerial vicinity PZ 16-17.mxd

PRELIMINARY PLAT

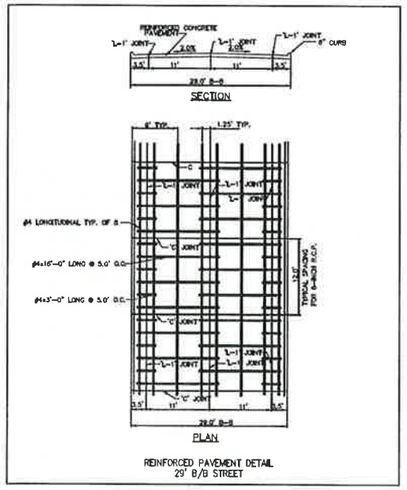
GREENWOOD HILLS PLAT 5

JOHNSTON, IOWA

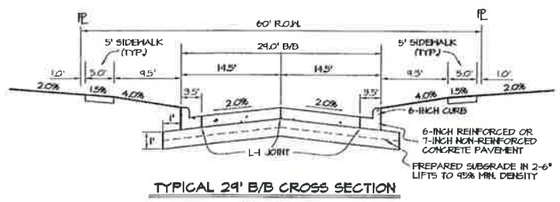
5668 NW 86TH STREET, JOHNSTON, IOWA

CITY OF JOHNSTON
COMMUNITY DEV. DEPT.
DATE REC'D: 04/15/16
CASE NO.: PZ 16-07

VICINITY SKETCH 1" = 1000'



REINFORCED PAVEMENT DETAIL
29' B/B STREET



TYPICAL 29' B/B CROSS SECTION
NO SCALE

PAVING NOTES:

1. ALL STREETS SHALL HAVE 6-INCH CURBS AND 6-INCH REINFORCED OR 7-INCH NON-REINFORCED P.C.C. PAVEMENT. SEE DETAILS, THIS SHEET.
2. REFER TO GEOTECHNICAL REPORT FN 161148 BY ALLENDER BUTZKE ENGINEERS, INC. FOR PAVEMENT SUBGRADE PREPARATION AND PAVEMENT RECOMMENDATIONS.

ZONING REQUIREMENTS
RI-60 SINGLE FAMILY
MAX. BUILDING HEIGHT: 35'
MIN. LOT AREA: 7500 S.F.
MIN LOT WIDTH: 60'
MAX. DU/AC: 4.35
FRONT YARD SETBACK - 30'
SIDE YARD SETBACK - 15' TOTAL (7' MIN)
REAR YARD SETBACK - 35'

UTILITIES
SANITARY - CITY OF JOHNSTON
WATER SUPPLY - CITY OF JOHNSTON

FLOOD ZONE DESIGNATION
FEMA FLOOD INSURANCE RATE MAP:
PANEL 19077500005D
ZONE X
JULY 19, 2000

PROPERTY OWNER:
CLARKSON LAND COMPANY
7051 FOREST DRIVE
JOHNSTON, IA 50131
CONTACT: RANDY CLARKSON
PH: 515-440-1748

CURRENT ZONING
RI-60 SINGLE FAMILY

PREPARED FOR:
CLARKSON LAND COMPANY
7051 FOREST DRIVE
JOHNSTON, IA 50131
CONTACT: RANDY CLARKSON
PH: 515-440-1748

LEGAL DESCRIPTION

A PARCEL OF LAND IN THE N1/2 SE1/4 OF SECTION 10, TOWNSHIP 79 NORTH, RANGE 25 WEST OF THE 5TH P.M., CITY OF JOHNSTON, POLK COUNTY, IOWA THAT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NE CORNER OF LOT 1, GREENWOOD HILLS PLAT 1, AN OFFICIAL PLAT RECORDED IN BOOK 6875, PAGE 194 AT THE POLK COUNTY RECORDER'S OFFICE; THENCE S84°59'45"W, 108.24 FEET ALONG THE NORTH LINE OF SAID LOT 1 TO THE NW CORNER OF SAID LOT 1, SAID NW CORNER ALSO BEING THE NE CORNER OF LOT 2 OF SAID GREENWOOD HILLS PLAT 1; THENCE N65°34'57"W, 48.53 FEET ALONG THE NORTH LINE OF SAID LOT 2 TO THE NW CORNER OF SAID LOT 2, SAID NW CORNER ALSO BEING ON THE EAST RIGHT-OF-WAY LINE OF 87TH STREET AS IT IS PRESENTLY ESTABLISHED AND ON THE NORTH LINE OF LOT 'B' OF SAID GREENWOOD HILLS PLAT 1; THENCE N60°34'57"W, 60.00 FEET ALONG THE NORTH LINE OF SAID LOT 'B' TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SAID 87TH STREET; THENCE S29°20'03"E, 100.05 FEET ALONG SAID NORTH LINE AND SAID WEST RIGHT-OF-WAY LINE TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET AND A CHORD BEARING S74°23'45"W, AN ARC LENGTH OF 34.22 FEET ALONG THE NORTH LINE OF SAID LOT 'B' TO A POINT OF TANGENCY ON THE NORTH RIGHT-OF-WAY LINE OF LONG MEADOW DRIVE AS IT IS PRESENTLY ESTABLISHED TO A POINT OF TANGENCY; THENCE N60°34'57"W, 101.00 FEET ALONG SAID NORTH LINE OF LOT 'B' AND SAID NORTH RIGHT-OF-WAY LINE TO A POINT OF CURVATURE; THENCE WESTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 580.00 FEET AND A CHORD BEARING N71°02'44"W, AN ARC LENGTH OF 210.15 FEET ALONG SAID NORTH LINE OF LOT 'B' AND SAID NORTH RIGHT-OF-WAY LINE TO A POINT OF REVERSE CURVATURE, SAID POINT ALSO BEING ON THE EAST LINE OF 86TH STREET AS IT IS PRESENTLY ESTABLISHED AND THE EAST LINE OF LOT 'A', GREENWOOD HILLS PLAT 2, AN OFFICIAL PLAT RECORDED IN BOOK 7106, PAGE 597 AT THE POLK COUNTY RECORDER'S OFFICE; THENCE NORTHWESTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET AND A CHORD BEARING N38°47'44"W, AN ARC LENGTH OF 37.20 FEET ALONG SAID EAST LINE AND SAID EAST RIGHT-OF-WAY LINE TO A POINT OF TANGENCY; THENCE N03°50'03"E, 200.51 FEET ALONG SAID EAST LINE AND SAID EAST RIGHT-OF-WAY LINE TO A POINT OF CURVATURE; THENCE NORTHEASTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET AND A CHORD BEARING N50°36'51"E, AN ARC LENGTH OF 40.82 FEET ALONG SAID EAST LINE AND SAID EAST RIGHT-OF-WAY LINE TO A POINT OF COMPOUND CURVATURE; THENCE EASTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 830.00 FEET AND A CHORD BEARING S82°39'41"E, AN ARC LENGTH OF 1.33 FEET ALONG SAID EAST LINE OF LOT 'A' TO A POINT; THENCE N07°38'03"E, 60.00 FEET ALONG SAID EAST LINE TO THE SE CORNER OF LOT 48 OF SAID GREENWOOD HILLS PLAT 2, SAID SE CORNER ALSO BEING THE WEST CORNER OF PARCEL 'G', AN OFFICIAL PARCEL RECORDED BOOK 7311, PAGE 85 AT THE POLK COUNTY RECORDER'S OFFICE; THENCE EASTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS 840.00 FEET AND A CHORD BEARING S62°21'31"E, AN ARC LENGTH OF 4.31 FEET ALONG THE SOUTH LINE OF SAID PARCEL 'G' TO THE SE CORNER OF SAID PARCEL 'G'; THENCE N07°46'54"E, 125.55 FEET ALONG THE EAST LINE OF PARCEL 'G', SAID EAST LINE ALSO COINCIDES WITH EAST LINE OF PARCEL 'D', AN OFFICIAL PARCEL RECORDED IN SAID BOOK 7311, PAGE 85 AT POLK COUNTY RECORDER'S OFFICE, TO THE NE CORNER OF SAID PARCEL 'D', SAID NE CORNER ALSO BEING ON THE SOUTH LINE OF LOT 'C' OF GREENWOOD HILLS PLAT 3, AN OFFICIAL PLAT RECORDED IN BOOK 7522, PAGE 191 AT THE POLK COUNTY RECORDER'S OFFICE; THENCE S83°30'52"E, 67.61 FEET ALONG SAID SOUTH LINE TO A POINT; THENCE S72°31'47"E, 72.61 FEET ALONG SAID SOUTH LINE TO THE WEST CORNER OF PARCEL 'I', AN OFFICIAL PARCEL RECORDED IN BOOK 15175, PG. 351 AT THE POLK COUNTY RECORDER'S OFFICE; THENCE CONTINUING S72°31'47"E, 117.63 FEET ALONG THE SOUTH LINE OF SAID PARCEL 'I' TO A POINT; THENCE N73°43'40"W, 120.74 FEET ALONG SAID SOUTH LINE TO A POINT; THENCE S20°04'33"E, 184.46 FEET ALONG SAID SOUTH LINE TO A POINT; THENCE NORTHEASTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 170.00 FEET AND A CHORD BEARING N73°47'05"E, AN ARC LENGTH OF 23.41 FEET ALONG SAID SOUTH LINE TO A POINT OF COMPOUND CURVATURE; THENCE SOUTHEASTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET AND A CHORD BEARING S51°12'11"E, AN ARC LENGTH OF 44.55 FEET ALONG SAID SOUTH LINE TO THE SE CORNER OF SAID PARCEL 'I', SAID SE CORNER ALSO BEING THE POINT OF TANGENCY ON THE WEST RIGHT-OF-WAY LINE OF NW 86TH STREET AS IT IS PRESENTLY ESTABLISHED; THENCE S00°06'15"E, 267.08 FEET ALONG SAID WEST RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING AND CONTAINING 5.54 ACRES MORE OR LESS.

GENERAL NOTES:

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH 2014 SUDAS AND CITY OF JOHNSTON SUPPLEMENTAL SPECIFICATIONS.
2. THE CONTRACTOR SHALL ARRANGE FOR TESTING AND INSPECTION AND NOTIFY THE FOLLOWING AT LEAST ONE WEEK PRIOR TO BEGINNING CONSTRUCTION:
   a. CITY OF JOHNSTON 515-727-7778
   b. CLARKSON LAND COMPANY, 515-440-1748
   c. CIVIL ENGINEERING CONSULTANTS, INC. 515-276-4884
   d. IOWA ONE-CALL 1-800-292-8989
3. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND LEASES NEEDED TO CONSTRUCT THIS PROJECT.
4. THE LOCATION OF EXISTING FACILITIES AND APPURTENANCES SHOWN ON THIS PLAN ARE BASED ON AVAILABLE INFORMATION WITHOUT UNCOVERING AND MEASURING TO DETERMINE EXACT FACILITIES LOCATIONS. CIVIL ENGINEERING CONSULTANTS, INC. DOES NOT GUARANTEE THE ACCURACY OF EXISTING FACILITIES AS SHOWN, OR THAT ALL EXISTING FACILITIES ARE SHOWN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT ALL PUBLIC AND PRIVATE UTILITY PROVIDERS SERVING THIS AREA, AND IOWA ONE CALL, TO DETERMINE THE EXTENT AND PRECISE LOCATION OF EXISTING FACILITIES BEFORE CONSTRUCTION BEGINS.
5. THE CONTRACTOR SHALL PROTECT EXISTING ON-SITE FACILITIES FROM DAMAGE RESULTING FROM THE CONTRACTOR'S WORK. IF DAMAGE, BREAKAGE, INTERRUPTION OF SERVICE, ETC. OF EXISTING FACILITIES DOES OCCUR THE CONTRACTOR SHALL IMMEDIATELY CONTACT THE UTILITY'S OWNER.
6. THE CONTRACTOR SHALL RECONNECT ALL FIELD TILE INTERCEPTED DURING UTILITY CONSTRUCTION.
7. REFER TO GEOTECHNICAL REPORT FN 161148 BY ALLENDER BUTZKE ENGINEERS FOR EXCAVATION RECOMMENDATIONS. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR SITE/EGAVATION SAFETY AND COMPLIANCE WITH OSHA REGULATIONS.
8. TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH MUTCD.
9. IN THE EVENT THAT THERE IS A DISCREPANCY BETWEEN THE QUANTITIES AND THE PLANS, THE DETAILED PLANS SHALL GOVERN.
10. ALL SITE UTILITY WORK SHALL HAVE A PLUMBING PERMIT AND BE INSPECTED AS PER JOHNSTON ENGINEERING SPECIFICATIONS.
11. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ARRANGE FOR INSPECTIONS.
12. LOTS 'A' AND 'B' SHALL BE DEDICATED TO THE CITY OF JOHNSTON FOR STREET RIGHT-OF-WAY.
13. THE AREA NORTH OF THE EXISTING HOUSE NEEDS TO BE INVESTIGATED FOR THE PRESENCE OF SANITARY LATERAL FIELD LINES. THESE WILL NEED TO BE REMOVED & DISPOSED OF FOLLOWING LOCAL, STATE & FEDERAL REGULATIONS.
14. ALL DEMOLITION WORK SHALL COMPLY WITH SECTION 10.010 OF THE CURRENT EDITION OF THE SUDAS SPECS.

BENCHMARK

ARROW ON HYDRANT, SOUTHWEST CORNER OF 86th STREET AND 62nd AVENUE.
ELEVATION_____872.49

3rd POWER POLE SOUTH OF 62nd AVE. ON THE WEST SIDE OF 86th ST. ON WEST SIDE OF THE POWER POLE.
ELEVATION_____867.81

SHEET LIST

NUMBER	TITLE
1	COVER
2	DIMENSION PLAN
3	EXISITING CONDITIONS
4	UTILITY PLAN
5	GRADING PLAN

CERTIFICATION

I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

MELISSA M. HILLS, IOWA REG. NO. 16023 DATE
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2017

PAGES OR SHEETS COVERED BY THIS SEAL:

SHEETS 1 - 5

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

JEFFREY A. GADDIS, IOWA LICENSE NO. 18381 DATE
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2016

PAGES OR SHEETS COVERED BY THIS SEAL:

SHEET 1 & 2

GENERAL LEGEND

PROPOSED	EXISTING
PLAT BOUNDARY	LOT LINE
SECTION LINE	SANITARY/STORM MANHOLE
LOT LINE	WATER VALVE
CENTERLINE	FIRE HYDRANT
EASEMENT LINE	STORM SEWER SINGLE INTAKE
FLARED END SECTION	STORM SEWER DOUBLE INTAKE
DRAIN BASIN OR SEDIMENT RISER	STORM SEWER ROUND INTAKE
DRAIN BASIN WITH SOLID GRATE	FLARED END SECTION
WATER VALVE	DECIDUOUS TREE
FIRE HYDRANT ASSEMBLY	CONIFEROUS TREE
BLOW-OFF HYDRANT	SHRUB
SCOUR STOP MAT	POWER POLE
TURF REINFORCEMENT MAT	STREET LIGHT
STORM SEWER WITH SIZE	GUY ANCHOR
WATER SEWER WITH SIZE	ELECTRIC TRANSFORMER
WATER SERVICE	GAS METER
PROPOSED CONTOUR	TELEPHONE RISER
SILT FENCE	SIGN
ADDRESS	UNDERGROUND TELEVISION
RIPRAP	UNDERGROUND ELECTRIC
FILTER SOCK INLET PROTECTION OR INLET FILTER BASKETS	UNDERGROUND GAS
SILT FENCE	UNDERGROUND FIBER OPTIC
TEMPORARY SEDIMENT TRAP	UNDERGROUND TELEPHONE
TREE PROTECTION FENCING	OVERHEAD ELECTRIC
TREE LINE	SANITARY SEWER WITH SIZE
	STORM SEWER WITH SIZE
	WATER MAIN WITH SIZE
	EXISTING CONTOUR
	TREELINE
	B.S.L. BUILDING SETBACK LINE
	P.U.E. PUBLIC UTILITY EASEMENT
	M.O.E. MINIMUM OPENING ELEVATION

IOWA ONE CALL 1-800-292-8989

CEC
Civil Engineering Consultants, Inc.
2400 86th Street, Unit 12 · Des Moines, Iowa 50322
515.276.4884 · Fax: 515.276.7084 · mail@ceciac.com

REVISIONS	DATE:
1	04/13/2016
2	05/27/2016
3	06/15/2016
4	-
5	-
6	-

COMMENTS

DATE OF SURVEY: 03/25/2016
DESIGNED BY: MMH
DRAWN BY: CH

GREENWOOD HILLS PLAT 5
JOHNSTON, IOWA
COVER

SHEET 1 OF 5

A-1767

CENTERLINE CURVE DATA						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C1	40°07'28"	300.00'	210.04'	109.56'	205.83'	N04°16'19"E
C2	15°25'46"	860.00'	231.54'	116.50'	230.84'	N74°47'07"W
C3	50°14'31"	300.00'	263.50'	140.93'	255.11'	N87°46'01"E
C4	31°22'24"	300.00'	164.27'	84.25'	162.23'	S82°45'26"E
C5	18°57'07"	300.00'	99.23'	50.01'	98.78'	N72°04'49"E
C6	7°13'31"	200.00'	25.22'	12.63'	25.20'	S66°13'01"W

IOWA ONE CALL
1-800-292-8989

NORTH

SCALE: 1"=40'
0' 10' 20' 30' 40' 80'

CEC
Civil Engineering Consultants, Inc.
2400 86th Street, Unit 12 . Des Moines, Iowa 50322
515.276.4884 . Fax: 515.276.7084 . mail@ceeinc.com

DATE:	REVISIONS	COMMENTS
09/25/2016	1 04/13/2016	
	2 05/27/2016	
	3 06/15/2016	
09/25/2016	4 -	
	5 -	
	6 -	

DATE OF SURVEY: 03/15/2016
DESIGNED BY: MM
DRAWN BY: CH

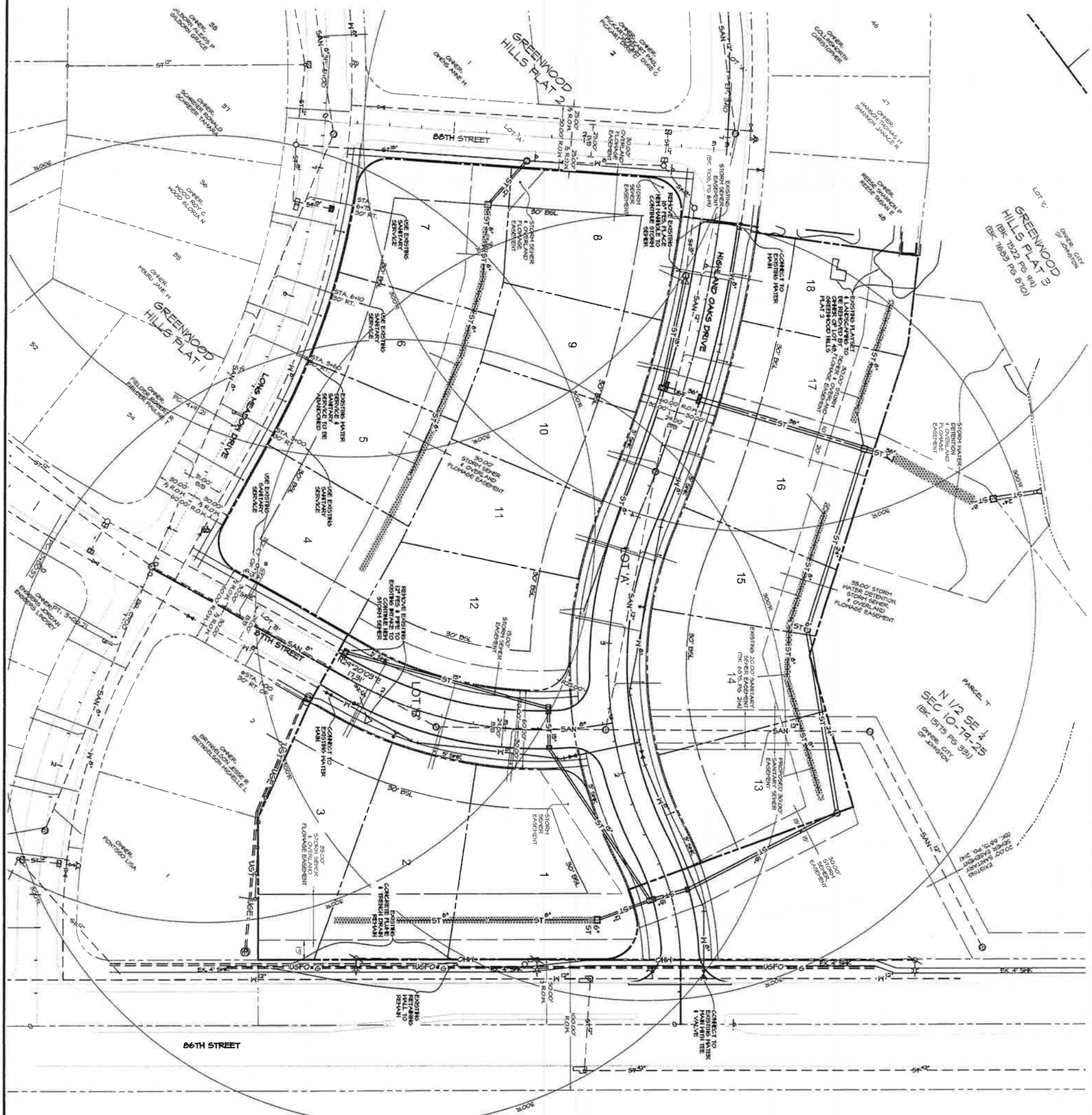
GREENWOOD HILLS PLAT 5
JOHNSTON, IOWA

DIMENSION PLAN

SHEET 2 OF 5

A-11767

GREENWOOD HILLS PLAT 3 (BK 7512 PG 99) (BK 7683 PG 870)
LOT 'C' OWNER: CITY OF JOHNSTON
PARCEL 'I'
N 1/2 SE 1/4 SEC 10-79-25 (BK 15175 PG 331)
OWNER: CITY OF JOHNSTON
EXISTING PLAYSET & LANDSCAPING TO BE REMOVED BY OWNER OF LOT 48, GREENWOOD HILLS PLAT 2
EXISTING 20.00' SANITARY SEWER EASEMENT (BK. 6815, PG. 214)
EXISTING BARRICADE TO BE REMOVED
HIGHLAND OAKS DRIVE
SEE NOTE 13 SHEET #1
EXISTING HOUSE TO BE REMOVED
EXISTING A/C UNIT TO BE REMOVED
EXISTING CONCRETE TO BE REMOVED
EXISTING GAS METER TO BE REMOVED
EXISTING LANDSCAPING TO BE REMOVED
EXISTING ASPHALT TO BE REMOVED
EXISTING BARRICADE TO BE REMOVED
EXISTING GARAGE TO BE REMOVED
EXISTING CONCRETE TO BE REMOVED
EXISTING STORM SEWER & BOULDERS TO BE REMOVED
TO BE REMOVED CONTACT MIDAM
EXISTING CONCRETE FLUME & TRENCH DRAIN REMAIN
EXISTING RETAINING WALL TO REMAIN
EXISTING LANDSCAPING TO BE REMOVED
LONG MEADOW DRIVE
88TH STREET
87TH STREET
86TH STREET
GREENWOOD HILLS PLAT 2
GREENWOOD HILLS PLAT 1
OWNER: COLLINSWORTH CHRISTOPHER
OWNER: HANSON THOMAS M SHANNON JANACE R
OWNER: REESE SHANNON P REESE SUSAN E
OWNER: PICKART PAUL L PICKART DIXIE C
OWNER: OWENS ANNE M
OWNER: GILBORN ALEXIS P GILBORN GRACE
OWNER: SCHREIER RONALD SCHREIER TAMARA
OWNER: WOOD ROY C WOOD GLORIA N
OWNER: MEURU JANE H
OWNER: FIELDER ROBERT R FIELDER PAULINE T
OWNER: ENGBERS JORDAN ENGBERS LINDSEY
OWNER: BRYNGELSON JESSE R BRYNGELSON MICHELLE L
OWNER: PONTISSO LISA
TREE INFORMATION
= TREES TO BE REMOVED
TOTAL TREE REMOVAL
97 TREES GREATER THAN 6" DIA.
6 CONIFER
91 DECIDUOUS
IOWA ONE CALL 1-800-292-8989
NORTH
SCALE: 1"=40'
Civil Engineering Consultants, Inc.
2400 86th Street, Unit 12, Des Moines, Iowa 50322
515.276.4884, Fax: 515.276.7084, mail@ceclac.com
CEC
DATE: 03/25/2016
REVISIONS 1 04/13/2016 2 05/27/2016 3 06/15/2016
DATE OF SURVEY: 03/15/2016
DESIGNED BY: MMH
DRAWN BY: CH
GREENWOOD HILLS PLAT 5
JOHNSTON, IOWA
EXISITING CONDITIONS
SHEET 3 OF 5
A-1767



SHEET 4 OF 5	GREENWOOD HILLS PLAT 5 JOHNSTON, IOWA	DATE: 03/25/2016 DATE OF SURVEY: 03/15/2016 DESIGNED BY: MMH DRAWN BY: CM	REVISIONS / COMMENTS 1 04/13/2016 2 05/27/2016 3 06/15/2016 4 . 5 . 6 .
A-1761	UTILITY PLAN		

CEC
Civil Engineering Consultants, Inc.
2400 86th Street . Unit 12 . Des Moines. Iowa 50322
515.276.4884 . Fax: 515.276.7084 . mail@ceclac.com

GREENWOOD HILLS PLAT 3 (BK. 15122 PG 84) (BK. 7883 PG 870)

N 1/2 SE 1/4 SEC 10-79-25 (BK. 5115 PG 391)

HIGHLAND OAKS DRIVE

LOT 'A'

LOT 'B'

LONG MEADOW DRIVE

86TH STREET

GREENWOOD HILLS PLAT 2

GREENWOOD HILLS PLAT 1

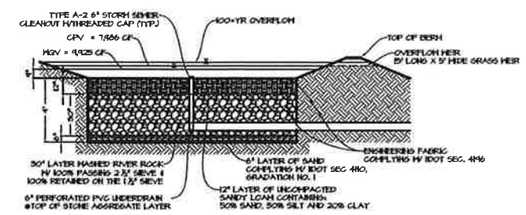
BC#9 BC#8 BC#7 BC#6

BS#1 BS#2 BS#3 BS#4 BS#5 BS#6

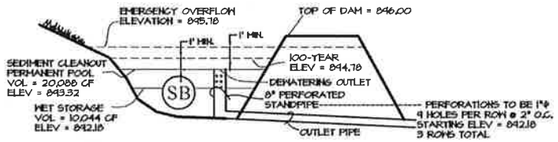
SB

GRADING AND EROSION CONTROL NOTES:

1. ALL DIMENSIONS ARE TO BACK OF CURB, OUTSIDE OF BUILDING WALL, AND TO PROPERTY LINES.
2. ALL SPOT ELEVATIONS ARE AT GUTTER, UNLESS NOTED OTHERWISE.
3. JOHNSTON EROSION AND SEDIMENT CONTROL ORDINANCE IS APPLICABLE TO THIS SITE.
4. FIRM DESIGNATION: PANEL #19077S-0005D, JULY 19, 2000
   ZONE 'X', AREA DETERMINED TO BE OUTSIDE OF 500-YR. FLOOD PLAIN.
5. STRIP TOPSOIL FROM ALL AREAS WHICH ARE TO RECEIVE STRUCTURAL FILL.
6. AREAS TO RECEIVE FILL TO BE BENCHED.
7. PREPARE BOTTOM OF BENCH FOR FILL BY DISCING TO A DEPTH OF 6-INCHES AND COMPACT. ANY LOCALIZED AREAS WHICH CANNOT BE SATISFACTORILY COMPACTED OR WHICH SHOW EVIDENCE OF PUMPING ACTION SHALL BE UNDERCUT AND RECOMPACTED WITH ON-SITE FILL.
8. ALL SITE GRADING FILL SHALL BE COMPACTED TO A DENSITY THAT IS NOT LESS THAN 95% STANDARD PROCTOR.
9. ALL AREAS WHICH ARE TO RECEIVE PAVING SHALL HAVE THE TOP 12-INCHES DISCED AND RECOMPACTED TO 95% STANDARD PROCTOR DENSITY.
10. THE MOISTURE CONTENT OF THE FILL MATERIAL SHALL MATCH URBAN STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS, BETWEEN 0% AND 4% OVER OPTIMUM MOISTURE.
11. MAINTAIN ALL CUT AND FILL AREAS FOR SURFACE DRAINAGE AT ALL TIMES.
12. FINAL GRADES WITHIN PAVED AREAS SHALL BE WITHIN 0.1' OF PLAN GRADE, ALL OTHER AREAS TO BE WITHIN 0.2' OF PLAN GRADE.
13. TOPSOIL SHALL BE RESPREAD TO A MINIMUM THICKNESS OF 4-INCHES ON ALL DISTURBED UNPAVED AREAS, AND MINIMUM 6-INCHES WITHIN CITY RIGHT-OF-WAY
14. BACKFILL TO TOP OF ALL CURBS.
15. GRADING & TREE PROTECTION LIMITS SHALL BE STAKED PRIOR TO ANY TREE REMOVAL.
16. HOME BUILDERS FOR LOTS 8-12 SHALL PROVIDE A BUILDING GRADING PLAN TO THE CITY OF JOHNSTON PRIOR TO ISSUANCE OF A BUILDING PERMIT. GRADING PLAN WILL NEED TO SHOW POSITIVE DRAINAGE AROUND THE HOME TO HIGHLAND OAKS DRIVE. THE SPOT ELEVATIONS SHOWN ON THESE LOTS REPRESENT THE MINIMUM PROTECTION ELEVATION FOR THE STRUCTURE THAT IS ALLOWED AT THOSE LOCATIONS. THE MINIMUM PROTECTION ELEVATION WILL VARY ALONG THE BUILDING SETBACKS BETWEEN THE POINTS SHOWN.



TYPICAL ROCK TRENCH DETAIL



(SB) SEDIMENT BASIN DETAIL

LEGEND

EXISTING/PROPOSED

- PLAT BOUNDARY
- LIGHT POLE
- B.S.L. — BUILDING SETBACK LINE
- P.U.E. — PUBLIC UTILITY EASEMENT
- M.P.E. — MINIMUM PROTECTION ELEVATION
- ST — STORM SEWER & SIZE
- SAN — SANITARY SEWER & SIZE
- W — WATER MAIN & SIZE
- MANHOLE
- STORM INTAKE
- FIRE HYDRANT
- VALVE
- 100X0 / X00.00 — SPOT ELEVATION
- EXISTING CONTOURS
- PROPOSED CONTOURS
- SILT FENCE
- INTAKE BASKET
- DECIDUOUS TREE
- TREELINE
- SB — SEDIMENT BASIN
- BS# — BIOSWALE #
- BC# — BIOCELL #
- ROCK TRENCH
- OVERLAND FLOWAGE DIRECTION

IOWA ONE CALL 1-800-292-8989

NORTH

SCALE: 1"=40'

CEC
Civil Engineering Consultants, Inc.
2400 86th Street, Unit 12 · Des Moines, Iowa 50322
515.276.4884 Fax: 515.276.7084 · mail@ceclac.com

REVISIONS	DATE	COMMENTS
1	04/19/2016	
2	05/27/2016	
3	06/15/2016	
4	-	
5	-	
6	-	

DATE OF SURVEY: 03/15/2016
DESIGNED BY: MMH
DRAWN BY: CH
DATE: 03/25/2016

GREENWOOD HILLS PLAT 5
JOHNSTON, IOWA

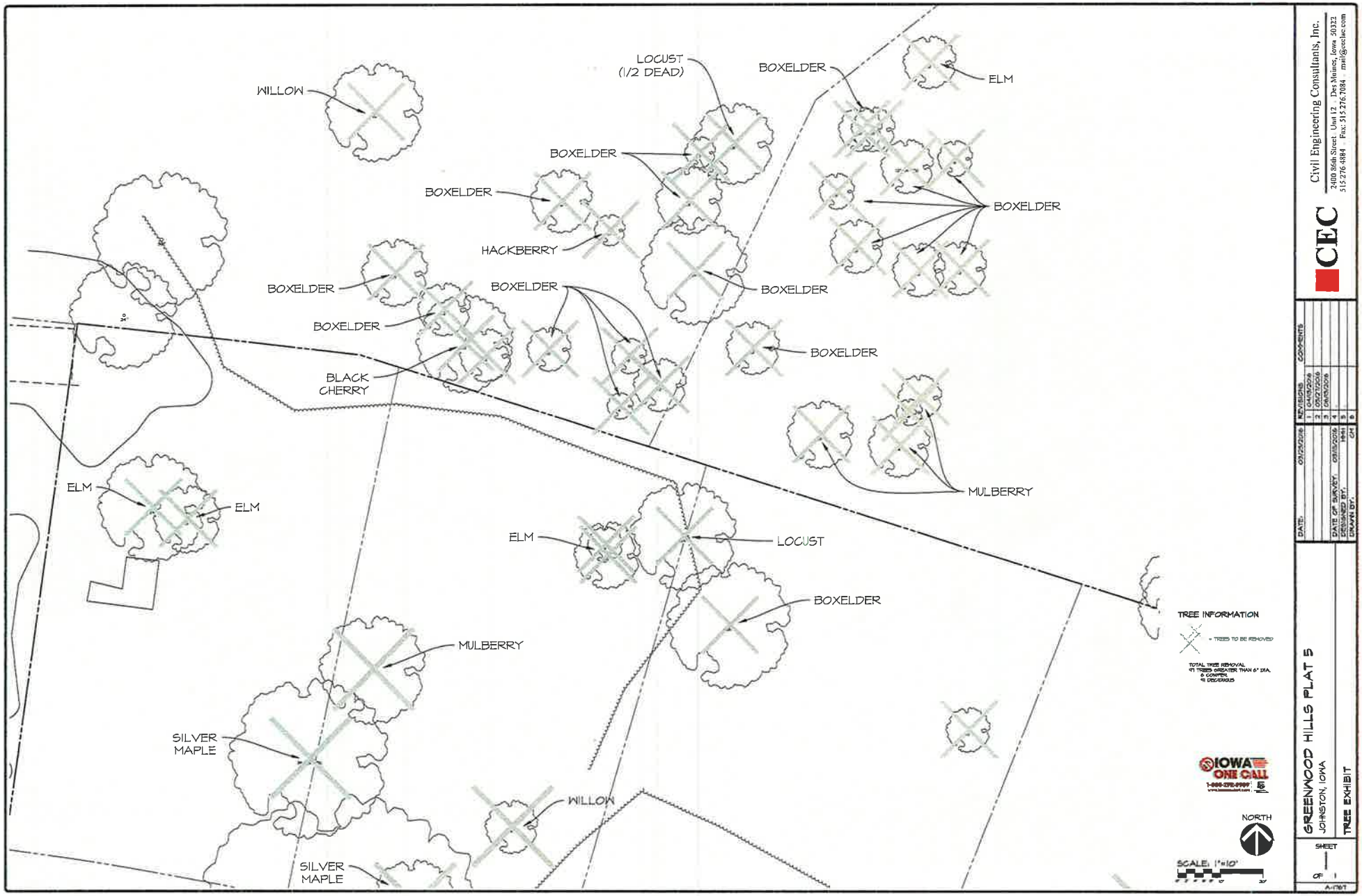
GRADING PLAN

SHEET 11 OF 15

A-1767

MASTER PLAN 2015
Concept 2

NILLES ASSOCIATES



CEC
Civil Engineering Consultants, Inc.
2400 86th Street, Unit 12 | Des Moines, Iowa 50322
515.276.4884 | Fax: 515.276.7084 | mail@ceciac.com

DATE:	REVISIONS	COMMENTS
01/22/2016	1 04/18/2016	
	2 05/27/2016	
	3 08/31/2016	
	4	
	5	
	6	

DATE OF SURVEY: 08/15/2016
DESIGNED BY: MM
DRAWN BY: CH

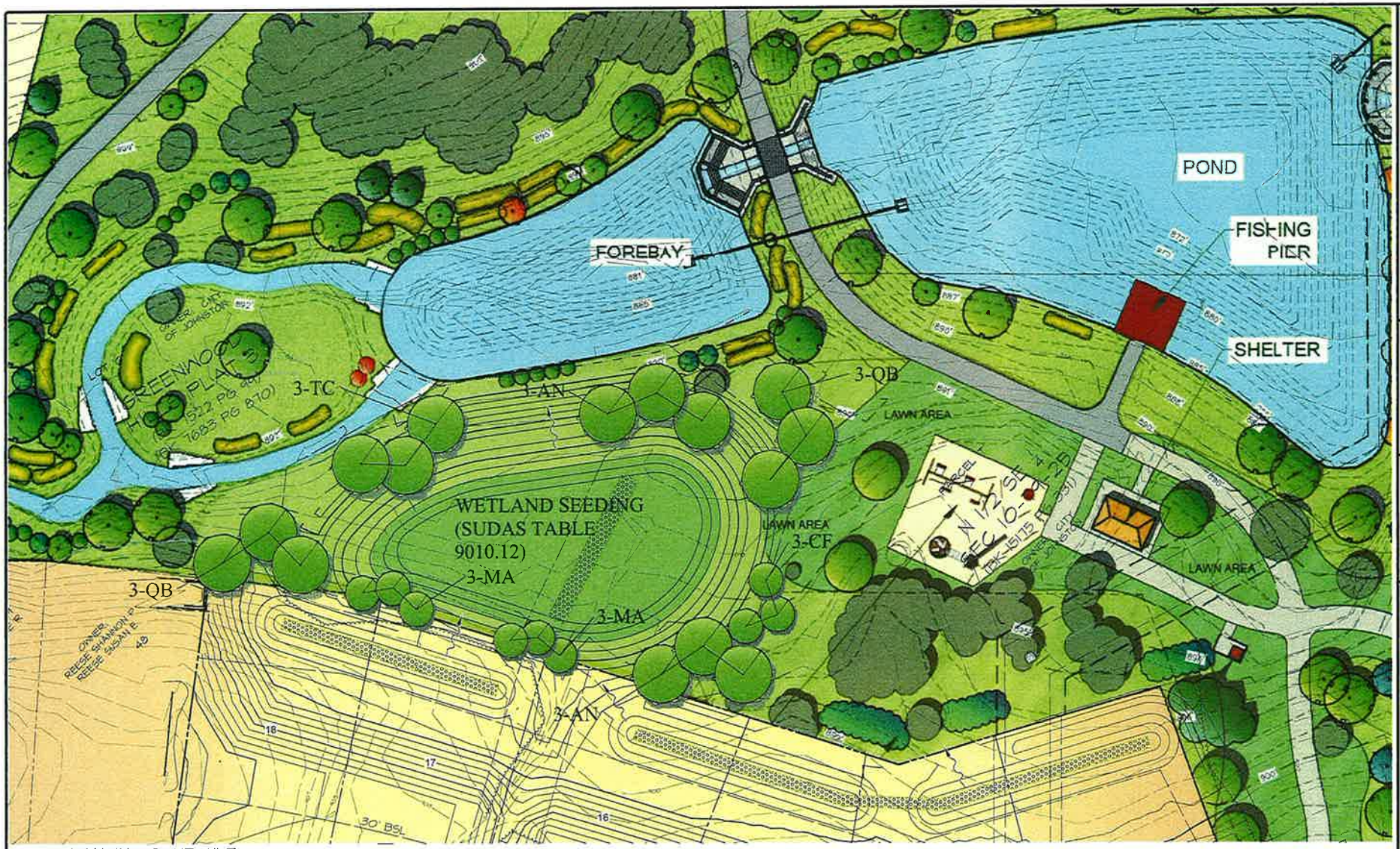
GREENWOOD HILLS PLAT 5

JOHNSTON, IOWA

TREE EXHIBIT

SHEET 1 OF 1

ARCH D



PLANTING SCHEDULE

AN	8I	Acer Nigrum Black Maple	2 1/2" Cal.	B&B	See Plan
QB	38	Quercus borealis Northern Red Oak	2 1/2" Cal.	B&B	See Plan
TC	28	Tilia Cordata 'Bailey' Shamrock Linden	2" Cal	B&B	See Plan
MA	2I	Maackia Amurensis Amur Maackia	1 1/2" Cal	B&B	See Plan
MA	2I	Maackia Amurensis Amur Maackia	1 1/2" Cal	B&B	See Plan
CF	2I	Crataegus Phaenopyrum (Clump) Clump Washington Hawthorn	1 1/2" Cal	B&B	See Plan

NORTH

SCALE: 1"=20'

CEC
Civil Engineering Consultants, Inc.
2400 86th Street, Unit 12 · Des Moines, Iowa 50322
515.276.4884 · Fax: 515.276.7084 · mail@ceciac.com

DATE	REVISIONS	COMMENTS
	1 04/07/2006	
	2 05/22/2006	
	3 06/15/2006	
	4	
	5	
	6	

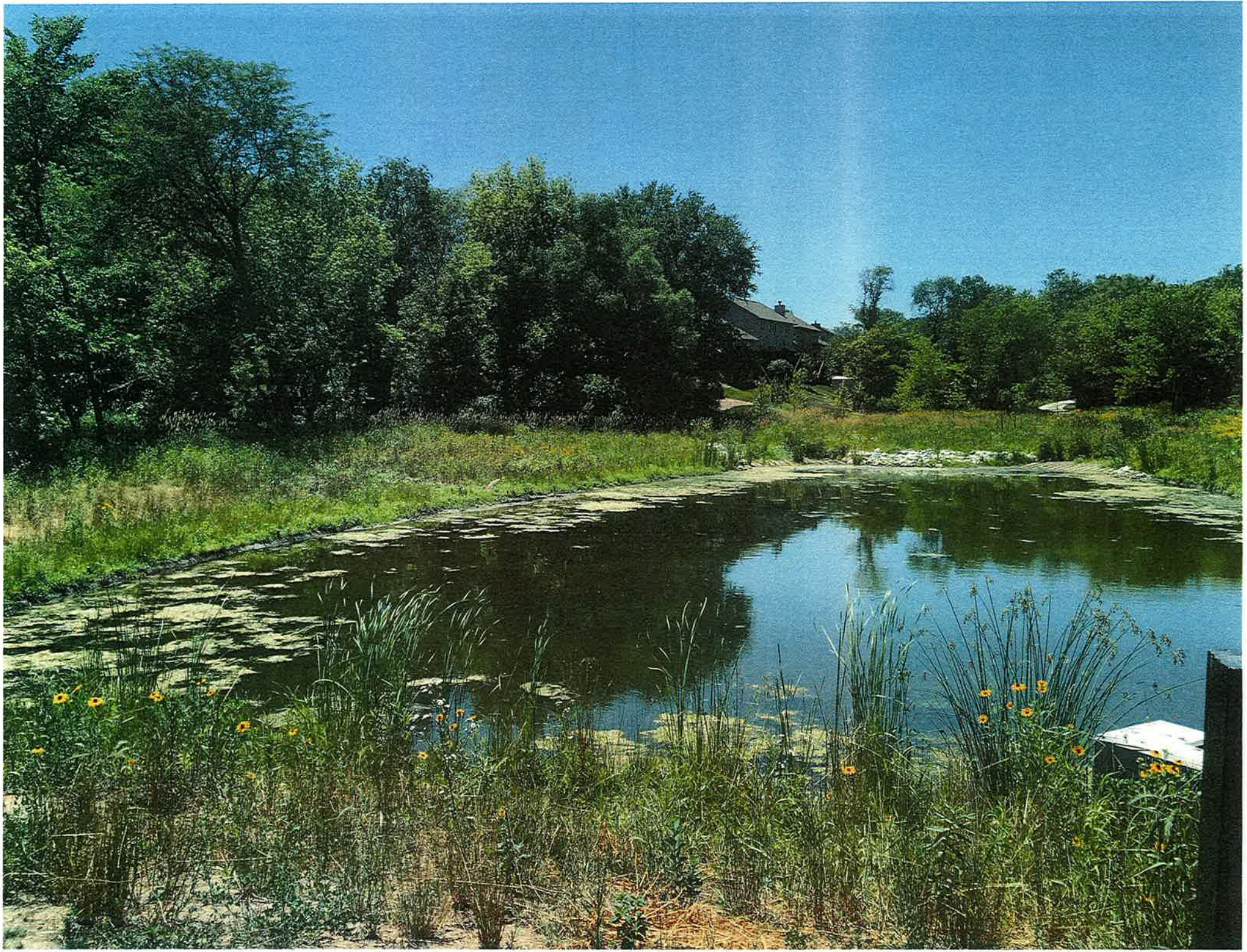
DATE OF SURVEY: 04/07/2006
DESIGNED BY: MHH
DRAWN BY: CH

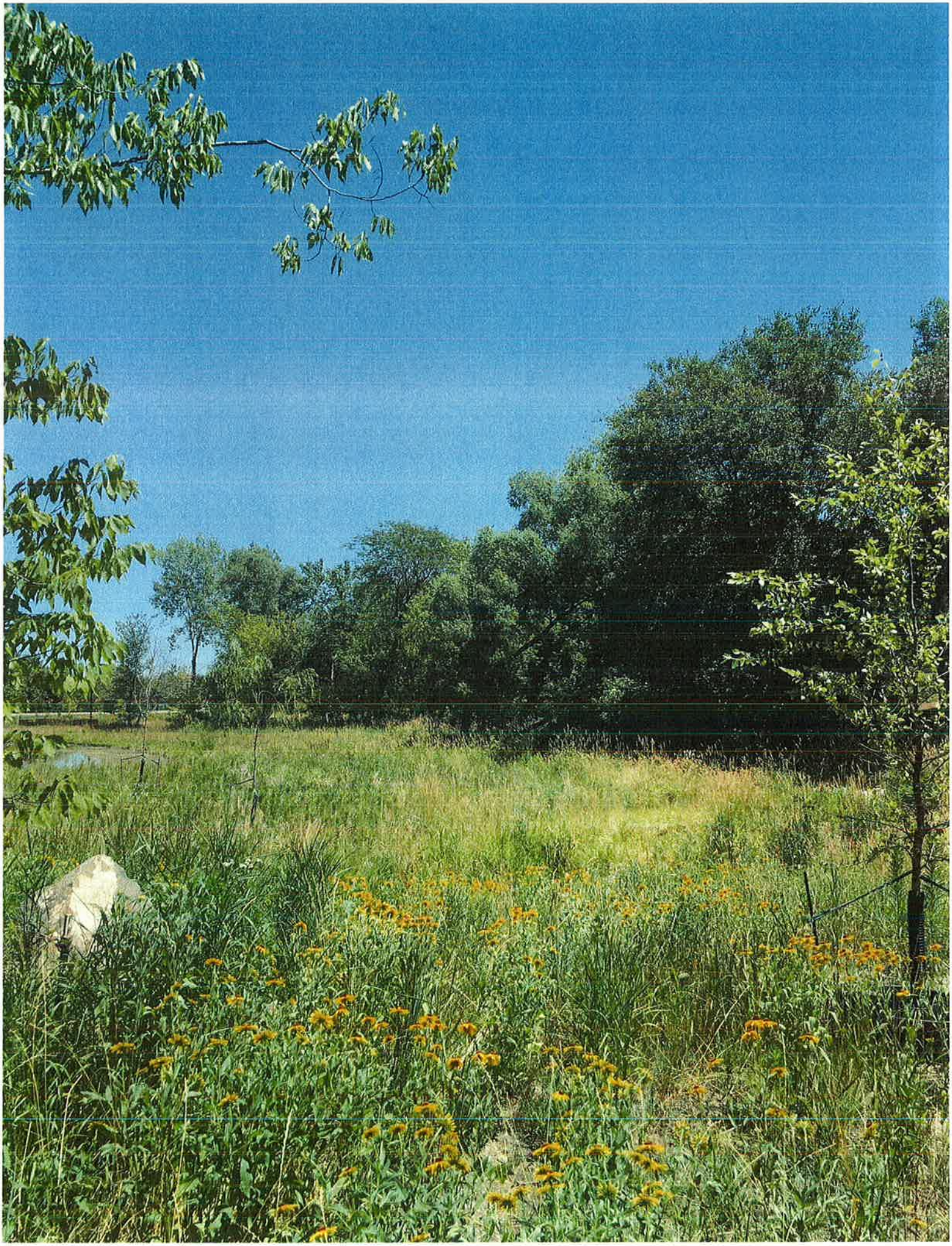
GREENWOOD HILLS PLAT 5
JOHNSTON, IOWA
PLANTING PLAN

SHEET 5 OF 5

A-1767

NO
FISHING
OR
SWIMMIN
ANY





Johnston
COMMUNITY DEVELOPMENT

MEMORANDUM
City of Johnston, Iowa

SENT VIA EMAIL

DATE: April 6, 2016

TO: Randy Clarkson, Clarkson Land Company
Melissa Hills, Civil engineering Consultants, Inc.

FROM: Aaron Wolfe, AICP
Senior Planner

RE: Greenwood Hills Plat 5

Staff has reviewed the Preliminary Plat for Greenwood Hills Plat 5 and provides the following comments in addition to those provided by consulting engineer Foth Infrastructure and Environment:

1. Label front yard setback
2. Generally the plat contains too much information to be adequately viewed on two pages, additional pages are suggested. Please show utilities on their own sheet. Show existing condition on own sheet
3. Indicate fire hydrant coverage area spaced a minimum of 600' in residential areas (300' coverage radius).
4. Include an inventory of all trees greater than 6 inches in diameter to be removed.
5. Chapter 180.43 of our code of ordinances requires dedication of 5 acres of public parkland for each 1,000 residents added to the community. The amount of parkland necessary is computer using the following formula:

   2.98 people per dwelling X 18 single family dwellings X 0.005 acres of parkland per person = 0.2682 acres.

   Chapter 180.43 allows the developer to propose an equal value alternative to parkland dedication. Most who propose an alternative propose to pay a per-acre fee. In the past we have used $28,000 per acre as the attributable value. .596 acres x $28,000 = $7,509.60. This amount is due at the time of final plat if you choose to propose this alternative.
6. The location of CBUs must be reviewed/approved by the Post Office. More than one cluster box unit may be necessary, verify with Post Office. All associated pavement/sidewalks shall be constructed prior to the acceptance of the public improvements. Please see Chapter 142.05 City of Johnston Code of

Ordinances regarding the location of CBU's in the public right of way. Also attached are regulations provided by the Post Office. Contact Postmaster Joleen Bolger at 334-0216 to discuss location of CBU's prior to resubmittal of the Preliminary Plat or through email at Joleen.K.Bolger@usps.gov.

Revisions submitted by April 13, 2016 will proceed to the Planning and Zoning Commission on April 25, 2016. The City Council will consider approval of this project at their May 2nd 2016 meeting. If you have any questions, please contact me at 727-7766 or by email at awolfe@ci.johnston.ia.us.

Johnston
COMMUNITY DEVELOPMENT

MEMORANDUM
City of Johnston, Iowa

SENT VIA EMAIL

DATE: June 7, 2016

TO: Randy Clarkson, Clarkson Land Company
Melissa Hills, Civil engineering Consultants, Inc.

FROM: Clayton Ender
Planning Intern

RE: Greenwood Hills Plat 5 Preliminary Plat

Staff has reviewed the second submittal of the Preliminary Plat for Greenwood Hills Plat 5 and provides the following comments in addition to those provided by our consulting engineer Foth Infrastructure and Environment:

1. All existing easements should include the book and page number.
2. Overland flowage and storm sewer easements should be provided for all Bio-Cells and Bio-Swales.
3. The location of CBUs must be shown on the preliminary plat. The location of CBUs must be reviewed/approved by the Post Office. More than one cluster box unit may be necessary, verify with Post Office. All associated pavement/sidewalks shall be constructed prior to the acceptance of the public improvements. Please see Chapter 142.05 City of Johnston Code of Ordinances regarding the location of CBU's in the public right of way. Also attached are regulations provided by the Post Office. Contact Postmaster Joleen Bolger at 334-0216 to discuss location of CBU's prior to resubmittal of the Preliminary Plat or through email at Joleen.K.Bolger@usps.gov.

The stormwater detention requirements are scheduled to be discussed at the **June 20th, 2016 City Council Work Session meeting.** Following that meeting the stormwater detention proposal to use the parkland will be discussed at the **June 21st Parks Board meeting.**

Revisions submitted by June 15, 2016 will proceed to the Planning and Zoning Commission on June 27, 2016. The City Council will consider approval of this project at their July 5, 2016 meeting. If you have any questions, please contact me at 727-7763 or by email at cender@cityofjohnston.com.

June 22, 2016

Aaron Wolfe, Senior Planner
City of Johnston, P.O. Box 410
6221 Merle Hay Road
Johnston, IA 50131

RE: Greenwood Hills Plat 5
Development Review 3
Case No. PZ 16-07

Foth Infrastructure and Environment, LLC has completed a review of the Preliminary Plat received June 16th, 2016 for the above referenced project. Based on our review, the following comments are offered:

Preliminary Plat

1. No further comments.

Stormwater Management Report

2. Intensity values used for the 5-year appear to be 2-year values. Revise intake calculations accordingly.
3. 100-year undetained offsite bypass from DA 12 & DA 25 is not accounted for in the allowable release rate. Including DA 12(3.22 cfs) and DA 25(1.88 CFS), the new allowable release rate should be 33.24 cfs (38.34-5.10 cfs)
4. Include city of Johnston storm water summary sheet.

Please contact me at 515.251.2564 if you have questions or comments.

Sincerely,

Foth Infrastructure & Environment, LLC

Joshua C. DeBower, P.E.
Lead Civil Engineer

TMA: file

8191 Birchwood Court, Suite L Johnston, IA 50131 (515) 254-1393 Fax: (515) 254-1642

Johnston
PARKS DEPARTMENT

Johnston Park Advisory Board
June 21st, 2016 7:00 PM
Crown Point Community Center

MINUTES

1. Meeting was called to order at 7:00pm.

2. Roll Call: Butler, Danielson, Giesler, Minear, Paulsen

3. Motion for Approval of Agenda by Paulsen. Second by Minear. Approved.

4. Public Comments-Discuss a Request to Waive the City's Storm Water Detention Requirements in Greenwood Hills Plat 5 and Potential Impacts on Planned Park-Clayton Ender, Community Development, started the presentation and discussion about the Storm Water detention. Also on hand to discuss this issue with the Board was Melissa Hills with Civil Engineering Consultants and Randy Clarkson, Clarkson Land Company. The request is for the Park Advisory Board to make a recommendation to waive the City's stormwater detention requirement or to utilize Greenwood Hills Parkland to accommodate a portion of the required detention for the proposed adjacent Greenwood Hills Plat 5. The reasoning for this request is to preserve the nature trees in the area. Should a detention requirement waiver not be favorable, the applicant is requesting and proposing to utilize adjacent City owned land to accommodate the request. The property in question is located south of the City's recently completed Greenwood Hills Pond. Due to limited space constraints the pond wasn't built with any additional capacity to control any additional storm water quantity or treat any additional quality volumes from the adjacent undeveloped areas.

   Hills said there would need to be some trees removed, if they move forward with their plans, but they would be willing to replace the trees with different species. Schmitz explained this was presented at the Council Work Session on Monday night. He explained to them the trees in the area are typical types of trees for a wet area. Schmitz also explained this wouldn't affect the designated playground area because it's already a wet area. Most of the water will be flowing and draining out of the area. He thinks the biggest impact on this decision is if they waive a rule that's already established for storm water. And that could set a precedent for other adjacent development parcels of land. And the other key to the discussion is if the storm water is affecting the Park area and how it's used.

There were five residents on hand to give their point of view on the issue, Greg Patava, Chris Collinsworth, Paul Pickard, Virginia Soelberg and Jordan Anders. Patava voiced his concerns and said other residents in the area aren't happy with how the storm water project turned out. They value the area and the tree coverage there and do not want to see any trees removed. Collinsworth voiced the same opinion. Pickard wanted to get Randy Clarkson's feedback. Clarkson understands how everyone feels about saving the trees you can, but also said you can't save them all. He thinks it would change the landscape and the families will like the Park area with the changes indicated. He basically said he wants to work with everyone to come up with best solution for all. Soelberg wanted to make sure they were looking at Best Management Practices for top soils and good soils. Hills indicated they have done this and numerous soil borings have been done in the area.

After much discussion the Park Advisory Board would like to see other options explored other than the existing options before a decision is made. Some of those options are to try to keep the trees and look at creating a larger Forebay. What is the real impact if there's an overflow problem and a larger Forebay? Could this be feasible cost wise and help with the overflow problem at the same time? This will also be presented and reviewed by the Planning and Zoning Board Meeting on Monday, June 27th, 2016. Paulsen made a motion to recommend that Nilles & Associates explore other/more options as mentioned above in an effort to keep the trees and not disturb the area, yet help with the drainage issues. Seconded by Danielson. Motion passed.

5. Consent Agenda- Motion by Paulsen to approve the Minutes of May 17th, 2016. Second by Minear. Motion passed.

6. Non-Consent Agenda:

7. New Business-Butler wanted to know about a new bike path just completed near 70th street near the Villas. Her husband is questioning whether it's the correct width. Schmitz will check with Matt Greiner, Public Works, to find out about this and let her know.

8. Parks Director Report
   A. Terra Lake Phase II & III- The work is progressing nicely and ahead of schedule. The parking lot is completed here at Crown Point except half of the driveway which will be paved by the end of this week. The dumpster enclosure has not been completed. Schmitz will check into that and the Bioswales are not planted yet. Tracy Irwin and the Parks Crew have planted shrubs and flowers in the rest of the islands. The flowers planted are intended to attract monarch butterflies. The Shelters are progressing well and the regional trail is ready to have rock moved in to prepare if for paving.

B. Discuss Park Board Vacancies-Butler and Minear filled out forms to remain on the Board. Bailey Mader may no longer be a Johnston resident and has resigned, however this is still not official yet. If she does move out of town, there will be a vacancy and Schmitz has received applicants to interview.

C. Parks Crew-

- Mowing
- Weeding
- Trimming
- New Soccer Goals at Johnston Commons
- Kari Allen & Crew pulled 3 trailers full of sweet clover from an area
- Tracy Irwin busy planting trees and shrubs at Crown Point for Terra Park project
- Tracy Irwin still spending time checking Ash Trees for Residents and receiving Ash Permits
- Jim Mart busy working with the irrigation on Merle Hay Islands, they are looking good
- New seasonal hires are busy mowing and trimming with regular Parks Crew

9. Next Park Advisory Board Meeting:
   Tuesday, July 19th, 2016 @7:00pm

10. Motion for adjournment made.
    Adjourned at 8:30PM.

PLANNING & ZONING COMMISSION

City of Johnston
6221 Merle Hay Road, Johnston, IA 50131

Minutes
Regular Meeting: Monday, June 27, 2016

AGENDA

1. Call to Order

Chairman Petersma called the meeting to order at 7:00 p.m.

2. Roll Call

	Spencer	Severino	Johnson	Smith	Pavlovec	Petersma	Anderson
Present	X		X		X	X	X
Absent		X		X			

City Staff Present: David Wilwerding, Clayton Ender, Rebekah Davis

3. Approval of Agenda

Petersma called for a vote to approve the agenda.

	Spencer	Severino	Johnson	Smith	Pavlovec	Petersma	Anderson
Aye	X		X		X	X	X
Nay							
Abstain							

4. Approval of Meeting Minutes: Regular Meeting of June 13, 2016.

Roll Call Vote:

	Spencer	Severino	Johnson	Smith	Pavlovec	Petersma	Anderson
Aye	X		X		X	X	X
Nay							
Abstain							

5. PZ Case No. 16-20; Elmerodo Estates Plat 4 Preliminary Plat & Final Plat:

The applicant, Mark Shryrock, wishes to subdivide the subject property into one lot, one outlot, and one street lot. Proposed Lot 1 would contain the existing home on the property. Proposed Outlot V is intended for future development. Proposed Lot 'A' would be deeded to the City for street right of way.

Ender presented the staff report.

Petersma inquired if there was an agreement binding the maintenance responsibilities for the remaining portion of Benton Dam and the pond to the existing property owners. Ender stated that the covenants of Elmerodo Estates Plat 2 places responsibility of maintenance of the Benton Dam and the associated pond on the property owner of Lot 10.

Johnson questioned if staff plans on recommending that the dam be enhanced from a deficient state before Outlot V can be developed. Ender responded that staff did not believe that would be a requirement, but staff has reached out to the Iowa DNR to verify.

Anderson inquired who currently maintains the dam and pond. Ender explained that the covenants of Elmerodo Estates Plat 2 places responsibility of maintenance of the dam and the associated pond on the property owner of Lot 10. However, there are no easements for this property owner to access the portions of the pond/dam to maintain it.

Petersma stated that if one party disagrees to the maintenance requirements, there would be reason for concern considering the current condition of the dam.

Johnson stated that his primary concern was the deficient condition of the dam.

Petersma iterated that the details of this development's effect on the dam will be addressed in more detail at the platting stage of development.

Motion by Johnson, second by Spencer to approve 5. PZ Case No. 16-20; Elmerodo Estates Plat 4 Preliminary Plat & Final Plat, subject to the following conditions:

1. The project shall be in conformance and in accordance with the requirements, standards and regulations of the City of Johnston, and any other requirement of state or federal law or administrative rule.
2. Consideration of the Preliminary and Final Plats by the City Council shall not occur until such a time as the property has been rezoned to an R-1 district to ensure compliance with all bulk regulations.
3. Submission of all final plat documentation to City's Staff and Attorney, for review and approval, must occur seven (7) business days prior to the City Council's regular meeting.
4. Due to the lack of an existing maintenance agreement, the property owners of the proposed Lot 1 and Outlot V will have ownership/maintenance responsibilities for their portions of the existing dam/pond. It is recommended that the affected parties develop a permanent maintenance agreement and begin to take steps to ensure that the Benton Dam is no longer classified as a deficient dam by the Iowa Department of Natural Resources. Any modifications to the dam shall be permitted and inspected by the Iowa DNR and should give consideration to potential future development downstream of the dam.

Roll Call Vote:

	Spencer	Severino	Johnson	Smith	Pavlovec	Petersma	Anderson
Aye	X		X		X	X	
Nay							
Abstain							

6. **PZ Case No. 16-07; Greenwood Hills Plat 5 Preliminary Plat:** The applicant, Clarkson Land Company is proposing to subdivide a 5.59 acre parcel into 18 lots and 2 street lots. The property is zoned R-1(60), Single Family Residential. The proposed preliminary plat includes a proposal to utilize adjacent City owned land to accommodate stormwater detention requirements for the site.

Ender presented the staff report.

Anderson inquired if the City was aware of the proposed adjacent development when the land was purchased. Ender explained that the City was aware of the proposed development and the applicant had assumed that the pond was designed to accommodate the associated stormwater. However, the City stormwater requirement mandates that stormwater quality and quantity be managed on site.

Petersma questioned how the amount of land purchased was determined. Ender noted that the applicant sold about 1.8 acres. Wilwerding clarified that staff attempted to purchase a sufficient amount of land to accommodate a pond, shelter and small neighborhood park.

The applicant, Randy Clarkson, Clarkson Land Company, 7051 Forest Drive, stated he had assumed that the pond would support the stormwater from the proposed development because of the natural stormwater drainage pattern and the City having been informed of the proposed development in advance. He believes that the impact of the stormwater from this development will be small due to their efforts to maintain the stormwater quality and quantity on site.

Melissa Hills, Civil Engineering Consultants, Inc., 400 86th Street, Suite 12, Urbandale, Iowa, explained that the Parks Board was very concerned with the canopy of trees that would be removed for the detention basin and creating a native, vegetative appearance. Thus, they have proposed to replace the trees on the higher ground of the berm with higher quality trees than are currently established.

Johnson questioned if there could have been better placement for the trees. Hills clarified that the trees are on the higher ground, either at the top or on the backside of the berm because most of the trees would not thrive in excessively moist conditions.

Petersma opened for public comment at 7:28 p.m.

Thomas Hanson, 8801 Highland Oaks Drive, is concerned that the stormwater drainage from the new development will cause the pond to raise and potentially overflow. He is concerned with the additional traffic that would be generated from connecting Highland Oaks Drive to NW 86th Street. He believes that this high traffic will cause the street to be unsafe for the children in the neighborhood. Petersma inquired if Hanson believed that the Highland Oaks Drive connection to NW 86th Street would relieve some traffic for his neighbors on Long Meadow Drive. Hanson affirmed, however he added that the access to NW 86th Street does not appeal to him.

Jordan Engbers, 8624 Long Meadow Drive, considers the Highland Oaks Drive connection to NW 86th Street agreeable because the 18 proposed lots would otherwise need access to access Long Meadow Drive which would affect his property. He is not opposed to the new development; however, he is concerned with the removal of the established trees on the neighborhood.

Paul Pickart, 5604 NW 88th Street, stated that the City did not inquire if the residents in the neighborhood desired a park. He believes that the City owned land was established for stormwater retention in the pond and that park was an afterthought.

Mark Hammond, 8813 Highland Oaks Drive, considers the trees are a great buffer for sound and light. He believes that more options need to be considered to maintain the neighborhood. He stated that the applicant needs to consider changing the proposed plan to use stormwater quantity management options on site.

Chris Collinsworth, 8809 Highland Oaks Drive, stated he is concerned with the additional traffic produced from Highland Oaks Drive connecting to NW 86th Street. He does not agree with the removal of the established tree buffer. He believes that the lots would be more valuable if Highland Oaks Drive terminated in a cul-de-sac. He is in favor of waiving the stormwater

requirement because he believes that the City neglected to consider the stormwater created from the proposed adjacent development.

Greg Votava, 8805 Highland Oaks Drive, stated he is concerned that waiving the stormwater requirements would set a bad precedent for future developments. He believes that the City should have considered the stormwater drainage from the adjacent proposed development. He believes having high traffic on NW 86th Street and Highland Oaks Drive could create unsafe conditions for children at the park. He is not opposed to the proposed development but doesn't agree with the removal of established trees.

Shannon Reese, 8721 Highland Oaks Drive, stated that previous developments had removed the trees that created a light and sound buffer in his backyard. He does not agree with the removal of additional trees for the detention basin. He asked how the park would be accessed since there are no proposed parking spaces. Petersma noted that the Commission did not have the Park Boards plans for the site and could not adequately answer the inquiry. Johnson supplemented that the proposed park will uniquely be a local park for the neighborhood, not a destination park.

Reese added that he opposes Highland Oaks Drive connection to NW 86th Street because Highland Oaks Drive is not a through street. He requested the applicant attempt to spare the trees in the area for the sake of the aesthetic of the neighborhood.

Kenneth Paulsen, 6880 NW Beaver Drive, speaking as a member of the Park Advisory Board explained that they were concerned that there may be other viable options that are not being considered and the precedent that would be set by waiving the stormwater retention requirement. He stated that they were inquiring as to whether the pond could effectively handle to stormwater from the proposed 18 additional lots. He stated that that parkland is important to the neighborhood and believes that removing 30 mature trees would negatively affect the aesthetic of the neighborhood. He questioned, with respect to the potential liability and property damage, if it would be legal to provide a portion of the City owned property to the applicant.

Lindsey Engbers, 8624 Long Meadow Drive, stated she appreciates the mature trees in the neighborhood. She believes that the same high traffic that affects her street would negatively impact Highland Oaks Drive once it is connected to NW 86th Street. She would prefer that the developer consider larger lots to maintain some of the mature trees in the neighborhood.

Petersma closed for the public comment session at 8:00 p.m.

Petersma concluded if the intention was to develop the adjacent property, why wasn't the pond created to detain the additional stormwater from the proposed development.

Wilwerding responded there are currently about 150 acres that drain into this pond, yet only a handful of detention basins exist upstream. He noted that prior to the ponds construction there was significant erosion in the channel upstream impacting adjacent properties. Channel stabilization and water retention were required to mitigate the erosion effects downstream. The City accounted for drainage from existing developments rather than that of undeveloped land. It was assumed that all the remaining undeveloped properties would account for their own stormwater management on site and ultimately feed into this drainage way. The applicant proposes to account for all of the water quality volume or the stormwater generated from small storm events, with the detention basin designed to handle the flood control for the site. He believes that without the detention basin, the impact on the forebay and pond would not be significant.

Petersma asked if the "wetland seeding SUDAS table" is a directed area for the water drainage.

Wilwerding clarified that the stormwater will naturally flow from this development to the forebay regardless of whether there is a detention basin. Waiving the requirement for the detention basin will still necessitate channel stabilization measures to prevent erosion.

Spencer inquired if the detention basin could be smaller thus reducing the number of mature trees that would need to be removed. Hills explained that the pond is 36% smaller than detention basin requirements. The smaller detention basin is facilitated by bioswales in the rear yards and soil quality restoration.

Petersma inquired if the proposed detention basin could be moved further east where there are fewer trees. Hills iterated that the Park Board expressly requested that the detention basin not to be in the area allotted for park amenities. The higher elevation prevents the park and shelter from experience pooling and flooding in significant rain events. Petersma stated his agreement with the detention basin going on City property because the stormwater will naturally drain across the property. However, he would rather see the City property be used for stormwater retention than waive the requirement. He believes that the detention basin would be best located to the east of the proposed location because fewer trees would need to be removed.

Petersma questioned as to how strict was the detention basin location. Paulsen stated that the park plan is a representation of a potential park amenity use pending the availability of funding. He believes that this park is a benefit to the residents. He stated that there may be potential for a moving the proposed park amenities location.

Anderson believes that there amicable solutions to solving the stormwater management requirements while still preserving the mature trees. She considered tabling the case for the applicant to review other potential solutions. The applicant stated that he would not have sold the property to the City if he didn't think the pond could have accommodated the stormwater from the proposed development. He believes that his stormwater quality and quantity efforts should created grounds for an exception to the stormwater detention requirement.

Wilwerding stated that by waiving the detention requirement, stormwater detention would still be occurring in the forebay and in the pond. The applicant would still be required to maintain water quality and direct the stormwater to the forebay and not to the pond.

Spencer is concerned with the precedent created by waiving the stormwater requirement.

Johnson inquired if it is legal to approve this stormwater proposal. Wilwerding explained that an easement would need to be granted. However, there are no legal hindrances prohibiting the waiving of all or a portion of the stormwater requirements.

Anderson inquired as to what stage stormwater calculations would be determined. Wilwerding stated that the detention basin is off site however, the of the stormwater quality requirements are met on the subject property. If the easement is not granted and the stormwater requirements are waived, the stormwater would drain directly into the pond.

Johnson inquired as to who would be responsible for maintaining the detention basin on the park site. Wilwerding stated that a maintenance agreement would be required from the homeowners association and a portion of the liability would be on the City.

Pavlovec questioned what would the area look like if they were not required to have the detention basin. Wilwerding responded that the water level at the forebay would be elevated. However, the detention basin option would release the water to the forebay at a slower rate.

Johnson inquired if any additional traffic control measures were proposed for the intersection of NW 86th Street and Long Meadow Drive. Wilwerding responded that a traffic analysis has not been completed at this intersection.

Pavlovec stated her belief that the applicant needs to reevaluate their proposed lot configuration to accommodate the stormwater created from the development. Spencer noted concern with the precedent created by waiving the strormwater requirement. Anderson agreed that this is a unique circumstance that would allow for a waiver of the stormwater requirement.

Johnson stated opposition to waiving the stormwater requirement or creating a detention basin on City property. If stormwater calculations determine that the forebay can support the new development he would agree to waive the stormwater requirement. He is concerned that future developments may attempt to seek to meet stormwater requirements on city owned property. He believes that Highland Oaks Drive connecting to NW 86th Street will assist safety and first responders by creating a supplementary route.

Motion by Anderson, second by Pavlovec to approve PZ Case No. 16-07; Greenwood Hills Plat 5 Preliminary Plat, subject to the following conditions (Anderson's motion included an amendment to condition # 2 from what was originally proposed by staff):

The Planning & Zoning Commission recommends approval of PZ Case No. 16-07; Greenwood Hills Plat 5 Preliminary Plat, subject to the following conditions:

1. The project shall be in conformance and in accordance with the requirements, standards and regulations of the City of Johnston, and any other requirement of state or federal law or administrative rule.
2. **The stormwater detention requirements be waived for Greenwood Hills Plat 5 subject to the following conditions:**
    a. Confirmation on the impacts on the existing forebay and pond.
    b. The water quality volume shall be accommodated onsite.
    c. The drainage shall be directed to the forebay and not the pond or the upstream channel.
3. **The Preliminary Plat and Stormwater Management Report shall be amended to address the following items:**
    a. Address all outstanding comments from Foth's comment letter dated, June 22, 2016.
4. **Prior to City Council approval of the Construction Plans for any phase of the development, the following items shall be included on the Construction Plans:**
    a. Final review of the location and construction methods of the off-site stormwater detention basin will be completed with the review of the Construction Plans.
    b. The Construction Plans shall include a landscaping plan for the replacement of any trees removed from City owned property.
    c. Final review of the location and construction methods of the water, sanitary sewer and storm sewer mains and the spacing of the fire hydrants will be completed with the review of the Construction Plans.
    d. Minimum protection elevations shall be provided for all lots, adjacent to drainage ways, detention/retention ponds or other areas where inundation is possible, such elevations shall be identified on the final plat(s).
    e. The Construction Plans and subsequent Final Plat(s) shall include critical spot elevations for all drainage ways constructed throughout the site. As built elevations shall be provided for these areas prior to the City's acceptance of public improvements to verify construction at the appropriate elevations.
    f. The final location of all Post Office Cluster Box Units shall be identified and the necessary concrete pads and sidewalk connections shall be installed with the public improvements.
5. **Prior to the issuance of a certificate of occupancy for any structure within the plat, the following items shall be completed:**
    a. All structures located on lots that have a minimum protection elevations identified on the plat shall certify that the structure meets that elevation.

Roll Call Vote:

	Spencer	Severino	Johnson	Smith	Pavlovec	Petersma	Anderson
Aye	X		X		X	X	X
Nay							
Abstain							

7. Other Business

Wilwerding recognized Ender who was attending his first Commission meeting as a full time staff member, having been officially hired as a Planner effective June 27th.

8. Adjournment

Meeting adjourned at 9:00 PM.

Chair **Secretary**

Notice of Public Meeting

June 14, 2016

The Johnston Parks Advisory Board will hold a Public Meeting at 7:00 p.m. on Tuesday, June 21, 2016 at Crown Point Community Center located at 6300 Pioneer Parkway to discuss the following item:

PZ Case No. 16-07; Greenwood Hills Plat 5 Preliminary Plat - Regarding Use of City Owned Land for Stormwater Detention

The applicant, Clarkson Land Company is seeking to utilize City owned land adjacent to their recently proposed subdivision, which is west of NW 86th Street and south adjacent to the Greenwood Hills Stormwater Project, to meet the stormwater detention requirements for the site. The adjacent land is scheduled to be developed as parkland in the future. As such, the Park Advisory Board will discuss the use of the adjacent City owned land for stormwater detention.

If you have questions or comments on the above-described action, please contact the city staff person listed at the bottom of this card, or attend the meetings at the above-listed date and time.

Clayton Ender, Planning Intern
Johnston City Hall; 6221 Merle Hay Road; Johnston, IA 50131
Phone: 727-7763; Email: cender@cityofjohnston.com

Notice of Public Meeting

June 17, 2016

The Johnston Planning and Zoning Commission will hold a Public Meeting at 7:00 p.m. on Monday, June 27, 2016 and the Johnston City Council will hold a Public Meeting at 7:00 pm on Tuesday, July 5, 2016. Both meetings will be held in the Council Chambers of Johnston City Hall, 6221 Merle Hay Road to consider the following item:

PZ Case No. 16-07; Greenwood Hills Plat 5 Preliminary Plat

The applicant, Clarkson Land Company has submitted a preliminary plat for the subdivision of a 5.59 Acres west of NW 86th Street and south adjacent to the Greenwood Hills Stormwater Project. The plat includes 18 lots for single family homes and 2 street lots. This site is zoned R-1(60), Single-Family Residential.

If you have questions or comments on the above-described action, please contact the city staff person listed at the bottom of this card, or attend the meeting at the above-listed date and time. Additional information, including the preliminary plat is also available under the "proposed development" section of the City's Website: http://www.cityofjohnston.com/proposeddevelopment.

Clayton Ender, Planning Intern
Johnston City Hall; 6221 Merle Hay Road; Johnston, IA 50131
Phone: 727-7763; Email: cender@cityofjohnston.com

Mailing List PZ 16-07

NAME	ADDRESS	CITY, STATE, ZIP-CODE
WEST LAKES P & S LLC	1802 SE DELAWARE STE 103	ANKENY, IA 50021-5603
CLARKSON LAND COMPANY	7051 FOREST	JOHNSTON, IA 50131-1284
NERMIN SUMAN	8544 LONG MEADOW	JOHNSTON, IA 50131-1738
THOMAS COPE	8532 NEWBURY	JOHNSTON, IA 50131-8762
DAN KIRKPATRICK	8572 NEWBURY	JOHNSTON, IA 50131-8762
KRISTIN HENKE	8528 LONG MEADOW	JOHNSTON, IA 50131-2879
ALAN GROEN	8536 NEWBURY	JOHNSTON, IA 50131-8762
TREVOR FEUERHELM	8827 LONG MEADOW	JOHNSTON, IA 50131-2202
JOAN COEN	8708 OAKDALE	JOHNSTON, IA 50131-2206
HEMANT WIRATSORN	8608 LONG MEADOW	JOHNSTON, IA 50131-2200
ROBERT FIELDER	4577 14TH	SALEM, OR 97302-2305
DAVID ANDERSON	8824 HIGHLAND OAKS	JOHNSTON, IA 50131-2229
REXHA BUNGU	8600 LONG MEADOW	JOHNSTON, IA 50131-2200
DAVID LEITNER	8751 OAKDALE	JOHNSTON, IA 50131-2206
THOMAS TEMPLE	8807 OAKDALE	JOHNSTON, IA 50131-2205
NATHANIAL SWALLEY	8716 OAKDALE	JOHNSTON, IA 50131-2206
RICK PUNDT	8616 LONG MEADOW	JOHNSTON, IA 50131-2200
ANDY NGUYEN	8715 OAKDALE	JOHNSTON, IA 50131-2206
JESSE BRYNGELSON	8615 LONG MEADOW	JOHNSTON, IA 50131-2200
ANNE OWENS	5600 NW 88TH	JOHNSTON, IA 50131-1748
CURTIS NEUMANN	5109 MERCED	DES MOINES, IA 50310
TIM BOES	8831 LONG MEADOW	JOHNSTON, IA 50131-2202
RONALD SCHREIER	8800 LONG MEADOW	JOHNSTON, IA 50131-2202
BRANDI CUNNINGHAM	8724 OAKDALE	JOHNSTON, IA 50131-2206
EDGAR ANDREWS	8723 OAKDALE	JOHNSTON, IA 50131-2206
JORDAN ENGBERS	8624 LONG MEADOW	JOHNSTON, IA 50131-2200
SCOTT RICHEY	8824 LONG MEADOW	JOHNSTON, IA 50131-2202
JANE MBURU	8708 LONG MEADOW	JOHNSTON, IA 50131-2201
ROY WOOD	8716 LONG MEADOW	JOHNSTON, IA 50131-2201
ALEXIS GILBORN	8808 LONG MEADOW	JOHNSTON, IA 50131-2202
GEORGE LU	8812 HIGHLAND OAKS	JOHNSTON, IA 50131-2229
LUCAS BELL	8823 LONG MEADOW	JOHNSTON, IA 50131-2202
STEPHEN KENNEY	8815 LONG MEADOW	JOHNSTON, IA 50131-2202
ROSS MC CARTY	8808 HIGHLAND OAKS	JOHNSTON, IA 50131-2229
JENNX INC	PO BOX 789	WINTHROP, WA 98862-0789
MARK HAMMOND	8813 HIGHLAND OAKS	JOHNSTON, IA 50131-2227
THOMAS HANSON	8801 HIGHLAND OAKS	JOHNSTON, IA 50131-2227
GREGORY VOTAVA	8805 HIGHLAND OAKS	JOHNSTON, IA 50131-2227
CHRISTOPHER COLLINSWORTH	8809 HIGHLAND OAKS	JOHNSTON, IA 50131-2227

DAMIR VISO	5674 LONG MEADOW	JOHNSTON, IA 50131-2880
ANDREW SCHWENDINGER	8529 LONG MEADOW	JOHNSTON, IA 50131-2879
MICHAEL BAUDER	PO BOX 3504	URBANDALE, IA 50323-0504
LISA PONTISSO	8607 LONG MEADOW	JOHNSTON, IA 50131-2200
WESTSIDE PENTACOSTAL CHURCH	4520 MADISON	DES MOINES, IA 50310-2718
PAUL PICKART	5604 NW 88TH	JOHNSTON, IA 50131-1748
STEVEN WOODY	8817 HIGHLAND OAKS	JOHNSTON, IA 50131-2227
SHANNON REESE	8721 HIGHLAND OAKS	JOHNSTON, IA 50131-2231
JEANNE JENNINGS (TRUSTEE)	8700 WINDSOR	JOHNSTON, IA 50131-2279
KIRT FREUNDL	8815 OAKDALE	JOHNSTON, IA 50131-2205
RACHEL GILLUM	5683 LONG MEADOW	JOHNSTON, IA 50131-2880
ROLAND CLARKSON	8823 OAKDALE	JOHNSTON, IA 50131-2205
TARUN KUMAR	5679 LONG MEADOW	JOHNSTON, IA 50131-2880
NEIGHBORHOOD AT 86TH HOMEOWNER'S ASSOC	100 COURT STE 400	DES MOINES, IA 50309-2256
DANIEL BAZE	5675 LONG MEADOW	JOHNSTON, IA 50131-2880
JEREMY THOMPSON	8556 NEWBURY	JOHNSTON, IA 50131-8762
CAL SHELANGOSKI	5678 LONG MEADOW	JOHNSTON, IA 50131-1738
ROBERT BEAMAN	5682 LONG MEADOW	JOHNSTON, IA 50131-2880
CASTLE PRODUCTIONS LLC	PO BOX 71038	CLIVE, IA 50325
ROBERT BEAMAN	5682 LONG MEADOW	JOHNSTON, IA 50131-2880
JESSICA THOMPSON	8564 NEWBURY	JOHNSTON, IA 50131-8762
GREEN MEADOWS WEST HOMEOWNERS ASSOCIATION	5000 WESTOWN STE 400	WEST DES MOINES, IA 50266-5921

Item No. 9d

OFFICE OF THE CITY ADMINISTRATOR

Johnston, Iowa
AGENDA COMMUNICATION

July 5, 2016 Meeting

SUBJECT: Consider Resolution 16-142, approving the Preliminary Plat for Canterbury Woods Plat 2 subdividing 7.644 acres into 3 single-family lots. The property is located east of NW 107th Street and south of NW 74th Place.	**ACTION REQUIRED:** ___ Ordinance _x_ Resolution ___ Approval ___ Receive/File ___ Attorney Rvw

SYNOPSIS:	The applicant, Canterbury Woods, L.L.C., is proposing to subdivide a 7.664-acre Outlot ZZ of Canterbury Woods Plat 1 into 3 single-family residential lots. The property is zoned R-1(75) with restrictions based upon a Development Agreement entered into as part of the rezoning of the property.
RECOMMENDATION:	**On June 13, 2016 the Planning Commission voted to recommend approval of the Preliminary Plat for Canterbury Woods Plat 2 subject to the following conditions:** 1. The project shall conform to the requirements, standards and regulations of the City of Johnston. 2. Submission of all final plat documentation to City's Staff and Attorney, for review and approval, must occur six (6) working days prior to the City Council's regular meeting. 3. A Storm Water Pollution Prevention Plan and Evidence of a NPDES Permit from the Iowa DNR shall be provided prior to any ground disturbing activity on the site. 4. Council waiver of requirement to pave sidewalk south of Canterbury Place. 5. The Preliminary Plat shall be amended to include a note stipulating purpose/ownership of outlots. 6. The Preliminary Plat shall be amended to address items 1-9 of Foth's review letter dated 6/10/2016. 7. The Preliminary Plat shall be amended to address review letter from Johnston Public Works dated 6/13/2016. 8. Prior to the issuance of a building permit for any structure within the plat, the applicant shall visibly and permanently mark the

locations of the conservation easement on each lot.

9. Prior to Council approval of the Final Plat, the following items shall be completed:
   a. Payment of the Northwest Water Connection District fees.
   b. Payment of the Northwest Area Sanitary Sewer Connection District fee.
   c. Execution of a development agreement regarding parkland dedication.

The Planning Commission further voted to recommend council consider placing a minimum size on trees to be replaced and to consider alternative street terminations that might negate the impact on the existing conservation easement.

Attachments:

Preliminary Plat prepared by ABACI Consulting;
Development Review Memo from staff dated May 24, 2016;
Development Review Letters from Foth Infrastructure and Environment dated June 10, 2016;
Review Letter from Matt Greiner, Construction Supervision dated 6/13/2016;
NW Area Excerpt from Johnston 2030 Comprehensive Plan;
Planning and Zoning Commission meeting minutes from 6/13/16 meeting;
Public Comment;
Engineer's letter accompanying revisions to road layout;
Vicinity Map

RESOLUTION 16-142

A RESOLUTION APPROVING THE PRELIMINARY PLAT FOR CANTERBURY WOODS PLAT 2

WHEREAS, the Planning & Zoning Commission has reviewed this request during its regular meeting on June 13, 2016, and recommended approval of PZ Case No. 16-15 with noted conditions;

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF JOHNSTON, IOWA, that the Preliminary Plat for Canterbury Woods Plat 2 is hereby approved subject to the following conditions,

1. The project shall conform to the requirements, standards and regulations of the City of Johnston.
2. Submission of all final plat documentation to City's Staff and Attorney, for review and approval, must occur six (6) working days prior to the City Council's regular meeting.
3. A Storm Water Pollution Prevention Plan and Evidence of a NPDES Permit from the Iowa DNR shall be provided prior to any ground disturbing activity on the site.
4. Council waiver of requirement to pave sidewalk south of Canterbury Place.
5. The Preliminary Plat shall be amended to include a note stipulating purpose/ownership of outlots.
6. The Preliminary Plat shall be amended to address items 1-9 of Foth's review letter dated 6/10/2016.
7. The Preliminary Plat shall be amended to address review letter from Johnston Public Works dated 6/13/2016.
8. Prior to the issuance of a building permit for any structure within the plat, the applicant shall visibly and permanently mark the locations of the conservation easement on each lot.
9. Prior to Council approval of the Final Plat, the following items shall be completed:
    a. Payment of the Northwest Water Connection District fees.
    b. Payment of the Northwest Area Sanitary Sewer Connection District fee.
    c. Execution of a development agreement regarding parkland dedication.

PASSED AND APPROVED this 5th day of July, 2016.

_____
PAULA S. DIERENFELD, MAYOR

ATTEST:

_____
CYNDEE RHAMES, CITY CLERK

ROLL CALL VOTE:	Aye	Nay	Absent	Abstain
Brown	___	___	___	___
Clabaugh	___	___	___	___
Cope	___	___	___	___
Lindeman	___	___	___	___
Temple	___	___	___	___

APPLICANT:	Canterbury Woods LLC John Larson PO Box 267 Johnston, IA 50131
REPRESENTATIVE:	ABACI Consulting, Inc. 101 NE Circle Drive Grimes, IA 50111
BACKGROUND & PRIOR APPROVALS:	The subject property was annexed to the City of Johnston as part of the Northwest Annexation which was approved by the City Development Board on May 10, 2006. The R-1(75) zoning district was established for this site, subject to the regulations contained in a Development Agreement dated March 3, 2006 and amended on May 21, 2007. A copy of these agreements is attached. The agreement places greater side yard setbacks on this portion of the site and also required the transition buffers as required by the Comprehensive Plan along the western and southern boundaries of the entire property. PZ Case 06-30, a Preliminary Plat for Silverstone Plat 1 subdividing 74.048 acres into 18 single-family lots and two outlots for future development was approved on August 7, 2006 via resolution 06-176 (Canterbury Woods is Outlot 'Z' of Silverstone Plat 1). PZ Case 06-33, a Final Plat for Silverstone Plat 1 was approved on October 2, 2006 via resolution 06-220 PZ Case 06-43, a Preliminary Plat for Silverstone Plat 2 subdividing 33.909 acres into 35 single-family lots was approved on November 6, 2006 via resolution 06-245. PZ Case 07-17, a Final Plat for Silverstone Plat 2 was approved on May 21, 2007 via resolution 07-105. PZ Case 13-01, a Preliminary Plat for Canterbury Woods subdividing 20.26 acres into 16 single-family lots and one outlot was approved on February 19, 2013 via resolution 13-32. Construction plans were approved May 20, 2013 via resolution 13-83. PZ Case 13-34, a Final Plat for Canterbury Woods Plat 1 was approved on November 4, 2013 via Resolution 13-223.
COMPREHENSIVE PLAN:	The subject property is depicted on the Johnston 2030 Land Use Plan as Low Density Residential. Low Density Residential includes housing with densities that generally range from two to five units per acre.

The Northwest Area is included as a focus area of the Land Use chapter in the 2030 Comprehensive Plan (a copy of the focus area is attached). The subject platting action supports the following action steps outlined therein for the Northwest Area focus area:

- NWA.1.e. Transitions shall be provided when development is proposed adjacent to the two RDR areas that were formerly classified as LDR (Figure 5.13 compared to Figure 5.14). The transitions shall be implemented as part of annexation agreements, development agreements, planned unit development ordinances, or any subdivision plat contiguous to an area designated LDR in the 2006 Land Use Plan. **The transition would be accomplished either through the use of natural buffers such as changes in topography or natural vegetation** or the following performance measures to cause lot sizes to change gradually:
    - *New lots created contiguous to an existing area within a 3-acre lot designation(RDR) shall be no less than 1.5-acres in size. The minimum setback adjacent to an RDR designated area shall be 120 feet.*

- NWA.4. Natural resources in the Northwest Area shall be preserved. The wooded areas and steep slopes on the west should be retained. New development shall preserve significant natural resources through the use of cluster and other mechanisms. The city shall obtain conservation easements or accept dedication of environmentally sensitive areas where its disturbance may adversely affect water quality or the scenic quality of the area.

As outline in the Johnston 2030 Comprehensive Plan, lots adjacent to areas designated RDR (Rural Density Residential) are required to be 1.5 acres in size with a 120 foot rear yard setback or have a 60 foot rear yard setback if an adequate natural buffer exists. Lots 1 and 2 are adjacent to areas designated as RDR. Both lots meet the above listed requirements. Lot 3 is not adjacent to areas designated RDR. Outlots 16A, 15A and 1A are not buildable and are exempt from the requirement. Furthermore, a 60' conservation easement and a natural buffer consisting of densely planted conifers insures the intent of the above-listed requirements.

ZONING DISTRICT & BULK REGULATIONS:

The R-1(75) Bulk Requirements are as follows:

Lot Area: 12,500 sq. ft.*
Lot Width: 87 ft.*
Front Setback: 35 ft.
Side Yard: 9 ft. one side – 19 ft. total*
Rear Yard: 35 ft.

*Pursuant to Development Agreement dated March 3, 2006 and recorded in the Polk County Recorders Office in Book 11568 Pages 133-137 with an amendment approved May 21, 2007 recorded in Book 12215 Pages 459-462.

TRAFFIC ACCESS & CIRCULATION:

Canterbury Place is accessed from NW 74th Place. Both roadways are 26 foot wide street within a 50 foot right of way. These dimensions are sufficient for a cul-de-sac serving up to 24 lots. Plats 1 and 2 combined total 19 lots.

The preliminary plat drawing presented to the council on June 20th, 2016 depicted the cul-de-sac bulb of Canterbury Place transgressing an existing conservation easement. This was an issue of much discussion with south-adjacent property owners present in protest of the cul-de-sac bulb being any closer than 60' of their properties. Ultimately, no action was taken by the council, with comments directing the applicant and adjacent property owners seek compromise.

The applicant has submitted a revised preliminary plat depicting approximately 12' of right-of-way transgressing the easement, but with all pavement lying outside of the easement area. In order to make the new road alignment work, the engineer made the following changes:

- Reduced the right-of-way width from 60' to 50'
- Used a sharper return radius on the transition from the cul-de-sac to the street
- Routed the sanitary sewer below the cul-de-sac pavement (not permitted per Johnston specifications).
- Eliminated sidewalk along the south side of Canterbury Place

The above modifications have not been reviewed by Johnston Public Works or the City's consulting engineer Foth Infrastructure and Environment because they were received shortly before the meeting packet deadline. Staff will work to obtain comment prior to the council meeting.

In consideration of the above-listed modifications, the applicant will likely seek a variance from the Board of Adjustment at a later date allowing a 25' front yard setback for Lot 3 on account of the reduced buildable area. Further, the applicant is seeking a modest vacation of the easement area adjacent to lot 1 to allow private drive access in this location to serve lot 1. Vacating the easement must be conducted by public hearing to be held at a later date with appropriate notice given to adjacent property owners. As was noted at the previous council session, the easement area does not exhibit sensitive topography, but was included as an extension of the conservation easements around the perimeter of Plat 1. The easement is not mandated by the comprehensive plan, which states only that a 60' wooded buffer be placed between the subject property and properties designated

Rural Density Residential in the Johnston 2030 Comprehensive Plan. This 60' separation is reflected in the development agreement that was executed with Silverstone Plat 1 which states:

> *Rear Yard Setback: All lots adjoining the eastern or southern property boundary, except lot 17 Silverstone Plat 2 shall have a minimum of a sixty (60) foot rear yard setback. In areas where the existing natural buffer is determined to not be sufficient or cannot be sufficiently augmented with additional landscaping to the satisfaction of the City, this setback shall be increased to a minimum of one-hundred and twenty (120) feet. Lot 17 Silverstone Plat 2 shall have a minimum of a twenty (20) foot setback along the eastern property boundary. The natural buffer abutting Lot 17 Silverstone plat 2 shall be augmented and maintained on Lot 17 Silverstone Plat 2.*

While the applicant seeks to vacate the conservation easement over a portion of lot 1, the 60' setback will remain, pursuant to the development agreement.

The revised Preliminary Plat depicts removal and replacement of 11 evergreen trees within the right-of-way area. These trees were initially planted by the developers of the Silverstone Subdivision so that future development of the subject property would benefit from an establish buffer. The replacement of removed trees maintains the integrity and purpose of the original buffer plantings. The developer has stated his intent to transplant the existing trees rather than plant new ones.

At their June 13, 2016 meeting the Planning Commission inquired about alternative street terminations to the proposed cul-de-sac that might negate the impact to the conservation easement. Staff would note this idea was explored early in the development review process with the Public Works department. It was determined SUDAS would not allow an alternative termination. The revised preliminary plat moves the cul-de-sac away from the south-adjacent properties, negating the need to explore an alternative termination.

PUBLIC UTILITIES:

Water: An 8-inch main was installed to the current termination of Canterbury Place with Plat 1 on the East side of the roadway. With the proposed development, this main will be extended to serve lots 1-3. Two new hydrants will be constructed on Canterbury Place to provide fire protection for the new lots.

Sanitary Sewer: In 2005, the City extended sanitary sewer to the intersection of NW 70th Avenue and NW 100th Street. The Silverstone development (directly north of the subject property) pumps sanitary waste to a six-inch force main down NW 107th Street to the intersection with NW

	70th Avenue and then east along NW 70th where the force main connects to gravity sanitary sewer service at NW 100th Street. A lift station was constructed to serve Canterbury Woods Plat 1 near the NE corner of proposed Outlot 15A, discharging to the force main on NW 107th Street. Said lift station was designed to handle capacity from both Plats 1 and 2.
DRAINAGE:	A stormwater basin was designed and constructed with Plat 1 located near the NE corner of proposed Lot 2. The basin discharges to an existing drainage channel which eventually merges with Beaver Creek and was sized appropriately to handle stormwater from Plat 1 and proposed Plat 2. Stormwater from Plat 2 travels through existing overland flowage easement to said basin.
CONSERVATION EASEMENTS:	Northwest Area Action Step number 4 of the Johnston 2030 Land Use Plan states the following: "NWA.4. Natural resources in the Northwest Area shall be preserved. The wooded areas and steep slopes on the west should be retained. New development shall preserve significant natural resources through the use of cluster and other mechanisms. The city shall obtain conservation easements or accept dedication of environmentally sensitive areas where its disturbance may adversely affect water quality or the scenic quality of the area." As evidenced by the attached aerial exhibit, there are large areas of this site that are heavily wooded and contain large drainage ways that clearly represent the natural resources described in the Comprehensive Plan as needing to be preserved. To address this issue, conservation easements were platted with Plat 1 to protect the natural resources present in the area. Staff recommends a condition for approval requiring the applicant to visibly and permanently mark the locations of each the conservation easement on each lot prior to issuance of a building permit.
FUTURE IMPROVEMENTS TO ADJACENT ROADWAYS:	The city's subdivision regulations require the property owner to improve adjacent streets to the standards of a collector street, or submit a petition and waiver for such future improvements. NW 107th Street does not meet the City's requirements for a collector street. A petition and waiver was submitted with Plat 1 that included the subject property. The document is binding on successive subdivisions and successive owners of the property; therefore, no new petition is needed at this time.
PARKLAND DEDICATION:	The provisions of the Parkland Dedication Ordinance are applicable to this site, as such the applicants are responsible for the dedication of a minimum

	of 0.0447 acres of parkland, which is calculated as follows: • 2.98 people per dwelling X 3 single-family dwellings X 0.005 acres of parkland per person = 0.0447 acres. The ordinance allows the developer to request an alternative to the dedication provided the alternative has a value equal or greater to that of the required parkland. Consistent with past agreements, the amount per acre shall be $28,000 or $1,251.60 for the lots proposed within the subject plat. Pursuant to the Parkland Dedication Ordinance, the developer must execute a development agreement prior to the City Council's approval of the Final Plat and pay the above-listed amount.
FLOODPLAIN:	This property is within Zone X on the Flood Insurance Rate Map and is outside of the 500-year flood plain.
SIDEWALKS:	Sidewalks are required along all public streets and are depicted on both sides of Canterbury Place.
NORTHWEST AREA SANITARY SEWER CONNECTION DISTRICT:	This property is within the Northwest Area Sanitary Sewer Connection District, payment of the per-acre fee is required prior to City Council approval of the Final Plat. The sanitary sewer district connection fees for the subject plat are calculated as follows: 5.544 acres (total area - outlots) x $3,200/Acre = **$17,740.80**
NORTHWEST AREA WATER CONNECTION DISTRICT:	This property is within the Northwest Area Water District, payment of the $1,750 per acre fee is required prior to City Council approval of the Final Plat. The water district connection fees for the subject plat are calculated as follows: 5.544 acres (total area - outlot) x $1,750/Acre = **$9,702**
CONSULTANT COMMENTS:	Consulting engineer Josh Debower with Foth Infrastructure and Environment has reviewed the plat and offers comments in their review letter dated June 10, 2016. Staff recommends a condition of approval requiring revisions sufficient to address items from Foth's June 10, 2016 letter.
BUILDING PERMIT ISSUANCE:	Pursuant to standard city practice, the Building Department will not issue building permits until all major construction has been completed, the final plat filed and recorded and a punch list created for all outstanding items. Prior to acceptance of the public improvements, the Building Department will issue no more than two permits for the subdivision.
PUBLIC COMMENT:	See attached.

Johnston
COMMUNITY DEVELOPMENT

MEMORANDUM
City of Johnston, Iowa

DATE: May 25, 2016

TO: John Larson, Canterbury Woods LLC
Mark McMurphy, PE/PLS., Abaci Consulting, Inc.

FROM: Aaron Wolfe, AICP
Senior Planner

RE: Canterbury Woods Plat 2, Preliminary Plat

The following are comments on the Preliminary Plat for Canterbury Woods Plat 2. These comments are in addition to comments provided by Josh DeBower, P.E., Foth Infrastructure and Environment, LLC and Johnston Public Works:

1. In addition to the R-1(75) district bulk regulations, lots in Canterbury Woods are affected by a development agreement approved with Silverstone Plat 1. Amend note Z2 to relect the following bulk regulations:
   Lot Area: 12,500 sq. ft.
   Lot Width: 87 ft.
   Front Setback: 35 ft.
   Side Yard: 9 ft. one side – 19 ft. total*
   Rear Yard: 35 ft.
2. Label lot width at setback to insure compliance with above-listed lot width requirements.
3. Indicate fire hydrant locations and service coverage area. Fire hydrants must be spaced no greater than 600' in residential areas. Provide fire hydrant coverage sufficient to satisfy this code requirement. Include coverage circle radii.
4. The Preliminary Plat shall include an inventory of existing trees. Chapter 145 of the Code of Ordinances details this code requirement as follows:
   145.02.9.J. An inventory of trees and existing vegetation in the disturbed area is required, showing:
   (1) All existing trees of six-inch caliper (diameter) and larger within the area to be disturbed with species type, condition and location; and
   (2) Identification and location of staked barrier fence at grading limit line to protect existing trees to remain. Trees outside the area to be disturbed shall be protected as required by this chapter.
5. Adjust line weights to better illustrate existing grade contours.
6. Sanitary sewer cannot be located under street
7. Show water main, storm and sanitary service for each lot (required to be located in the center of the lot, with the storm sewer 18 inches to the left and the sanitary sewer 18 inches to the right).
8. Indicate size of water, sanitary and storm sewer mains.

9. The Canterbury Place R-O-W extends into an existing conservation easement and depicts the removal of existing trees required to meet buffering requirements of the Comprehensive Plan for development of lots adjacent to properties zoned RE, Residential Estate. Conservation easement likely must be vacated appropriately to allow pavement and removal of trees (pending easement language).

   Lots adjacent to the east and south boundaries of the property are required to be 1.5 acres in size with a 120 foot rear yard setback or have a **60 foot rear yard setback if an adequate natural buffer exists**. The 60' conservation easement was established toward meeting the aforementioned requirement. As this plan will diminish said buffer, please provide a plan for meeting the intent of this requirement.
10. The provisions of the Parkland Dedication Ordinance are applicable to this site, as such the applicants are responsible for the dedication of a minimum of 0.0447 acres of parkland, which is calculated as follows:

    o 2.98 people per dwelling X 3 single-family dwellings X 0.005 acres of parkland per person = 0.0447 acres.

    In lieu of the dedication of public parkland the applicants are considering a cash payment to be allocated for parkland improvements in the area. The ordinance allows the developer to request an alternative to the dedication provided the alternative has a value equal or greater to that of the required parkland. Consistent with past agreements, the amount per acre shall be $28,000 or $1,251.60 for the lots proposed within the subject plat. Pursuant to the Parkland Dedication Ordinance, the approval of the Preliminary Plat is subject to the developer's execution of a development agreement prior to the City Council's approval of the Final Plat.

11. This property is within the Northwest Area Water District, payment of the $1,750 per acre fee is required prior to City Council approval of the Final Plat. The water district connection fees for the subject plat are calculated as follows: 6.614 acres (total area - outlot) x $1,750/Acre = **$11,574.50**

12. This property is within the Northwest Area Sanitary Sewer Connection District, payment of the per-acre fee is required prior to City Council approval of the Final Plat. The sanitary sewer district connection fees for the subject plat are calculated as follows: 6.614 acres (total area) x $3,200/Acre = **$21,164.80**

Revisions submitted by June 1st are scheduled for review by the Planning and Zoning Commission at their June 13th 2016, meeting and the June 20th, 2016, City Council meeting. In order to proceed on this schedule please submit 4 full size and 4 – 11x17 inch reductions by Wednesday, June 1st, 2016. Please provide a letter detailing changes to the items noted above.

If you have any questions, please contact me at 727-7766 or by email at awolfe@cityofjohnston.com

cc: Josh DeBower, P.E., Foth
Dave Cubit, Public Works Director
Matt Greiner, Construction Inspector

Foth

June 10, 2016

Aaron Wolfe, Senior Planner
City of Johnston, P.O. Box 410
6221 Merle Hay Road
Johnston, IA 50131

RE: Canterbury Woods Plat 2, Preliminary Plat
Development Review 2
Case No. PZ 16-15

Foth Infrastructure and Environment, LLC has completed a review of the site plan and preliminary drainage submittal received June 8th, 2016 for the above referenced project. Based on our review, the following comments are offered:

Preliminary Plat

1. Submit SWMP including storm sewer design.
2. Submit SWPPP and NPDES General Permit for review.
3. Display 100 year flood elevation line around detention areas.
4. Add note at beginning of proposed water main of how to connect to the existing main.
5. Revise proposed "storm sewer easement" callout to "sanitary sewer easement"
6. Specify radius of hydrant coverage.
7. F/G of sanitary MH 2 appears to be referencing existing grade, adjust to proposed grade to provide proper coverage of sanitary main.
8. Intake 10(existing) will need to be a SW-503 to accommodate proposed pipe. Also display any roadway removals needed to make connection.
9. Specify existing pavement removals for sanitary sewer pipe under roadway. Recommend removing all pavement from end of existing pavement to NW removal line for sanitary sewer installation.

Please contact me at 515.251.2552 if you have questions or comments.

Sincerely,

Foth Infrastructure & Environment, LLC

Tyler Anderson, P.E.
Civil Engineer

TMA: file

8191 Birchwood Court, Suite L Johnston, IA 50131 (515) 254-1393 Fax: (515) 254-1642

Memorandum

To: David Wilwerding

From: Matt Greiner

Date: 06/13/2016

Re: CANTERBURY WOODS PLAT 2 PRELIMINARY PLAT

City of Johnston Public Works has reviewed the construction plans for the above referenced project. Comments are as follows:

Canterbury Woods Plat 2 Preliminary Plat

Sheet 1 – Add 2014 to Supplemental Specification callouts located in general and jurisdictional specific notes.

Sheet 1 - Clean-outs need to be provided at bends on footing drain.

Sheet 1 - Sanitary Sewer easement is labeled as storm sewer easement.

Sheet 1 - Sanitary sewer easement should be wider to perform maintenance from manhole to 150' to the east.

Sheet 1 - 15" RCP storm sewer pipe cannot be constructed as shown. The SW-501 intake will not allow withstand this alignment. The alignment is also against the flow.

Notice of Public Meeting

June 9th, 2016

The Johnston **Plan and Zoning Commission** will hold a Public Meeting at **7:00 pm on Monday, June 13th, 2016 (please disregard earlier notice with erroneous date).** This meeting will be held in the Council Chambers of Johnston City Hall, 6221 Merle Hay Road to consider the following item:

PZ Case No. 16-15; Canterbury Woods Plat 2 Preliminary Plat

The applicant, Canterbury Woods, L.L.C., is proposing to subdivide a 7.664-acre Outlot ZZ of Canterbury Woods Plat 1 into 3 single-family residential lots. The property is zoned R-1(75) with restrictions based upon a Development Agreement entered into as part of the rezoning of the property. The proposed preliminary and final plats are available at the link below.

If you have questions or comments on the above-described action, please contact the city staff person listed at the bottom of this card, or attend the meeting at the above-listed date and time. Additional information, is available under the "proposed development" section of the City's Website: http://www.cityofjohnston.com/Index.aspx?NID=435.

Aaron Wolfe, Senior Planner
Johnston City Hall; 6221 Merle Hay Road; Johnston, IA 50131
Phone: 727-7766; Email: awolfe@cityofjohnston.com

NAME	ADDRESS	CITY, STATE, ZIPCODE
MARC ALBERTSEN	10197 NW 74TH	GRIMES, IA 50111-8750
STEPHEN KRABER	7375 NW 107TH	GRIMES, IA 50111-1078
SHERIF TEWFIK	7365 NW 107TH	GRIMES, IA 50111-1078
BROOK RIDGE BUILDERS LLC	7070 FOREST	JOHNSTON, IA 50131
DOUGLAS KUMM	9021 ILTIS	URBANDALE, IA 50322-7411
CANTERBURY WOODS LLC	POB 267	JOHNSTON, IA 50131
RICK PUNDT	8616 LONG MEADOW	JOHNSTON, IA 50131
DAVID DANIEL	10540 NW 74TH	JOHNSTON, IA 50131-2292
JOHN JACKOVIN	9824 ASHTON	JOHNSTON, IA 50131
ALISSA WEBER	10633 NW 74TH	JOHNSTON, IA 50131-2342
OAK CREST HOMES II LLC	7070 FOREST	JOHNSTON, IA 50131
J LARSON HOMES LLC	10604 NW 75TH	GRIMES, IA 50111-1089
KRISTOPHER LAUB	9425 CENTURY WOODS	JOHNSTON, IA 50131-2875
BERTMAN BRAUD	10537 NW 74TH	JOHNSTON, IA 50131-2292
JOHN CORREY	9509 TWIN EAGLES	JOHNSTON, IA 50131
MICHAEL DERKENNE	9118 NW 72ND	JOHNSTON, IA 50131
SHANNON WOODS	10657 NW 74TH	JOHNSTON, IA 50131-2342
MARC ALBERTSEN	10197 NW 74TH	GRIMES, IA 50111-8750

PLANNING & ZONING COMMISSION

City of Johnston
6221 Merle Hay Road, Johnston, IA 50131

Minutes
Regular Meeting: Monday, June 13, 2016

AGENDA

1. Call to Order

Chairman Petersma called the meeting to order at 7:00 p.m.

2. Roll Call

	Spencer	Severino	Johnson	Smith	Pavlovec	Petersma	Anderson
Present		X	X	X	X	X	
Absent	X						X

City Staff Present: Aaron Wolfe, Clayton Ender, Rebekah Davis

3. Approval of Agenda

Petersma called for a vote to approve the agenda.

	Spencer	Severino	Johnson	Smith	Pavlovec	Petersma	Anderson
Aye		X	X	X	X	X	
Nay							
Abstain							

4. Approval of Meeting Minutes: Regular Meeting of May 31, 2016.

Roll Call Vote:

	Spencer	Severino	Johnson	Smith	Pavlovec	Petersma	Anderson
Aye		X	X	X	X	X	
Nay							
Abstain							

5. PZ Case No. 16-16; DSM Investment Partners, LLC Site Plans: DSM Investment Partners,LLC has submitted site plans for the development of a 15,000 square foot building housing offices, warehouse facilities, and 2 rental spaces. The site is Lot 3 of Beaver Drive Business Park and Outlot YY of Beaver Pines Plat 2 located on NW 57th Avenue, just west of NW Beaver Drive. The site is zoned M-1, Light Industrial.

Ender presented the staff report.

Petersma noted that the building concept plan depicts light packs on the building however, no exterior lighting plan has been proposed for this site.

Ted Greedy, Greedy Investments, Inc., 6230 NW Beaver Drive, the property owner, clarified the lighting depicted in the building concept plan is wall pack lights however, they have composed a lighting plan that they have yet to review with staff. The lights they propose to utilize are down cast LED lights that will not infringe past the property lines. In the lighting plan there are 2 lights on the west side, 2 lights on the east side and several lights on the north side of the building to accommodate the overhead doors.

Craig Lusthoff, the applicant, stated that a large percentage of the architectural requirements are met with curtain wall which is an architecturally unique structural membrane. He expanded that curtain wall is an energy efficient glass with 68% light transmission like that of standard windows. He demonstrated that the curtain wall windows will shade when exposed to direct light. He explained that the use of curtain wall windows are the reason they had decided to use less brick in the building concept.

Johnson inquired if the curtain wall glass material included the walk-in door.

The applicant clarified that the curtain wall glass will be used in the entire concept. He specified that door will not be shaded because sun rays will penetrate the upper panels causing them to shade. People approaching the building will still be able to see through the glass.

Johnson noticed that the site plan portrayed screening of the dumpsters however, this screening is not depicted in the elevations.

The property owner expounded that the dumpster is a 4 x 8 foot drive-in dock pit. There will be walls up along the sides of the pit and a screen can be placed at the front. This will accommodate the disposal of large pieces of glass and metal.

Johnson inquired regarding the alignment of the driveway accessing to NW 57th Ave. He noted that staff typically attempts to align driveways and questioned if the driveway could have been aligned with the south adjacent driveway.

Mark McMurphy, Abaci Consulting, Inc., 101 NE Circle Drive, Grimes, Iowa, we originally intended to put the driveway in the middle of the building however, due to the grade, transitions in elevation and the future lowering of the street, the driveway needed to be moved to the east. If the driveway were positioned where it was initially intended to be it would have been too steep.

Johnson believes the eastern driveway location is beneficial to west adjacent property owners to reduce traffic at their portion of the road.

Motion by Severino, second by Smith to approve PZ Case No. 16-16; DSM Investment Partners, LLC Site Plans, subject to the following conditions:

1. The project shall conform to the requirements, standards and regulations of the City of Johnston.

The Planning & Zoning Commission recommends approval of PZ Case No. 16-16; DSM Investment Partners, LLC Site Plans, with the following conditions:

2. The project shall be in conformance and in accordance with the requirements, standards and regulations of the City of Johnston, and any other requirement of state or federal law or administrative rule.

3. A Storm Water Pollution Prevention Plan, Evidence of NPDES Permit from the Iowa DNR and a City Grading Permit shall be provided prior to any ground disturbing activity on the site.
4. No exterior site lighting may be installed unless and until a photometric layout and manufacturer's cut sheets for proposed lighting have been submitted, reviewed, and approved in satisfaction of Johnston's site lighting requirements as established by Resolution 99-56 for staff review.
5. A Stormwater Management Facilities Maintenance Agreement shall be provided and accepted by the City Council prior to issuance of a building permit.
6. The glass curtain wall is an acceptable material to be used towards satisfaction of the 25% brick, architectural concrete, textured concrete block, architectural steel, or stone panel requirement of Chapter 166.32.E of the Johnston Code of Ordinances.

The following items shall be amended on the Site Plan prior to issuance of a building permit:

a. The engineer approval seal section on sheet 1 should indicate that sheets 1, 2, and 3 are covered by the engineers seal.
b. Correct the landscaping plan so the buffer and open space landscaping plant schedules match the landscape drawings.
c. The open space plant schedule shall indicate that 4 of the required open space trees shall be at minimum 2" to 2 ½" caliper diameter. The remaining 7 required open space trees shall be indicated to be at minimum 8 feet in height. Evergreens used to satisfy the minimum open space tree requirements shall not be less than 6 feet in height.
d. Address Foth's review letter dated June 9, 2016.
e. The architectural elevations must be amended and the following items completed prior to the issuance of a building permit:

7. **The combination of brick and glass curtain wall shall account for at minimum 25% of the south architectural elevation.**

a. The combination of brick and glass curtain wall shall account for at minimum 25% of the south architectural elevation.

Roll Call Vote:

	Spencer	Severino	Johnson	Smith	Pavlovec	Petersma	Anderson
Aye		X	X	X	X	X	
Nay							
Abstain							

6. **PZ Case No. 16-13; Hidden Valley Estates Zoning Map Amendment:** The property owner has requested a rezoning of 13.88 acres from A-R, Agricultural Reserve District to R-1(75), Single-Family Residential District. The property is located west of NW 100th Street and approximately 275 feet south of the Johnston City Limits.

Wolfe presented the staff report.

Melissa Hills, Civil Engineering Consultants, 2400 86th Street, Urbandale, Iowa, property is located in the floodway fringe of Beaver Creek. She explained that there is a ridge line on the lots that they intend to pull dirt from to build up the roadway out of the flood zone. The ridge of the hillside will be leveled to meet the required elevation in the remainder of the subject property.

Johnson inquired how much change in elevation would be required to raise the property out of the floodway fringe.

Hills responded that approximately 1-2 foot rise in elevation is needed to get the property out of the 500 year flood plain.

Petersma opened for public comment opened at 7:36 p.m.

Frank Wennerholt, 10189 NW 80th Lane, specified that his property is south of the subject property. He stated he is concerned with the stormwater generated from the Chesterfield Heights development creating potential flooding in the subject property which is located adjacent to the emergency overflow for the pond. He noted that the dam is 70 years old and questioned its structural integrity to support the additional stormwater. He is concerned with what the effect will be of pulling down the ridge line and the structural condition of hill. He noted that careful planning will be required to ensure the integrity of the pond. He iterated that he is not opposed to the property being developed but is concerned with the potential for flooding.

Gerardus Van Der Heijden, 10113 NW 80th Lane, stated the Chesterfield heights stormwater drains into the pond and has caused the water level to raise considerably. He believes that additional stormwater and the current raise in the water level will cause the pond to overflow into the emergency overflow adjacent to the subject property. He is concerned that there are no maintenance requirements or liable parties responsible for the dam.

Jared Heidesch, 10100 NW 82nd Ave, north of the subject property. He noted that a farmer used the northwest corner of the property to access his field. He believes that a street access at that location is required. He stated that removing this access could potentially cause heavy farming equipment on the roads.

Wolfe noted that we are not considering the specifics of site design at this time. The specifics regarding the platting will be considered in the preliminary and final plat. The proposed development is downhill from the pond. The future proposed development at the subject property will not add any additional drainage to the pond.

Melissa Hills, declared we plan to provide an overland flowage easement which is not shown in this conceptual plan. As we go through the design process overland flowage easements will be provided for this plat. The farmer would still have access along the new street which will run from the east to the west of the property. We do plan to put the street all the way through with a temporary turn around at the end.

Smith inquired as to who owns or maintains the dam.

Wennerholt affirmed that the ownership of the dam is an issue that was considered during the Chesterfield Heights development. He noted that there are several developments whose stormwater drains into the pond. He had to have fill brought into his property due to flooding from the pond after the Chesterfield Heights development. He stated that adjacent property owners maintain the pond's culverts. He explained that the pond is privately owned however, the City and other developments stormwater drains into the pond.

Van Der Heijden noted that the DNR has considered potential risk factors involved with additional stormwater draining into the pond. He is concerned with the pond's emergency overflow draining on to subject property.

Hills stated that the proposed lots are downstream from the pond and stormwater management practices will be implemented in the proposed development.

Petersma stated that the case being considered is the rezoning of the property. A developable area would need to be identified. The plat will specify the stormwater management practices. He added that the subject property is downhill from the pond and will not contribute to the current stormwater drainage issues with the pond.

Johnson noticed the development density of the adjacent properties, R-1(100) to the south and R-1(150) to the north. He inquired it other property density levels were considered, such as R-1(100) or R-1(90).

Wolfe noted that low density residential is in the comprehensive plan and has been identified as 2-5 units per acre. Special consideration was given to the northwest area bearing in mind existing conditions, thus requiring that this area be zoned at the lowest tier of density having no more than 2 units per acre.

Smith noted when the property was annexed in 2008; the remaining property was zoned as residential. She questioned why the subject property was identified as Agricultural Reserve.

Wolfe stated that the proposed rezoning is in compliance with the comprehensive plan and Agriculture Reserve was the current land use.

Motion by Severino, second by Pavlovec to approve PZ 16-13; Hidden Valley Estates Zoning Map Amendment.

Roll Call Vote:

	Spencer	Severino	Johnson	Smith	Pavlovec	Petersma	Anderson
Aye		X	X	X	X	X	
Nay							
Abstain							

7. **PZ Case No. 16-15; Canterbury Woods Plat 2 Preliminary Plat:** The applicant, Canterbury Woods, L.L.C., is proposing to subdivide a 7.664-acre Outlot ZZ of Canterbury Woods Plat 1 into 3 single-family residential lots. The property is zoned R-1(75) with restrictions based upon a Development Agreement entered into as part of the rezoning of the property.

Wolfe presented the staff report.

Petersma opened for public comment at 8:06 p.m.

Sherif Tewfik, 7365 NW 107th Street, is concerned with the setback requirements and new development in a conservation easement. He does not believe the tree line should be removed for the establishment of a 3 lot cul-de-sac. He is not requesting that the property not be developed however; he is requesting that the City not allow development in a conservation easement. He suggested that the cul-de-sac bulb be placed away from the tree line.

Stephen Kraber, 7375 NW 107th Street, adjacent property owner. He stated that in the initial development buffers were created in the form of the conservation easement. He is requesting that the commission consider the conservation easement and the buffer agreement that was established with the initial development.

McMurphy noted the tree line is comprised of relatively new trees. The elevation difference from the cul-de-sac to the south adjacent property is 6 feet of natural rise in addition to the evergreen

trees. If the bulb of the cul-de-sac were moved to the north, they would not be able to accommodate a third lot. He reiterated that they are proposing a 3 lot subdivision on 7.5 acres, averaging about 2.5 acres per lot. He believes that they are doing their best with the City requirement of a cul-de-sac.

John Larson, the applicant, stated that there could have been 6 lots however; they decided that larger lots would complement the area.

Wolfe noted that the Silverstone developer was required to have a 120 foot separation or 60 feet if there was a tree buffer. At that time the developer planted trees to reduce the separation requirement in the future. The layout meets in the intent of the comprehensive plan in creating separation between adjacent properties. Lots 1 and 2 will have sufficient separation to meet the comprehensive plan requirement and lot 3 is not adjacent to rural district residential properties but is well over 120 feet away.

Johnson inquired regarding the overland flowage easement in lot 3. He stated that at times they may not have a habitable backyard due to the flowage. He questioned what the distance was from bulb center to the center of the road.

McMurphy responded that the bulb center was about 17 feet from the center of the roadway.

Johnson would rather see the cul-de-sac bulb centered on the street. He inquired as to what latitude was available to contradict using the conservation easement for ROW.

Wolfe noted that the developer could abandon the conservation easement and that the conservation easement prohibited private drives. The intent of the conservation easement was to protect the steep slopes and wooded areas at the same time. The cul-de-sac bulb is not located in an area of sensitive topography.

Pavlovec inquired as the size of the trees in the tree line.

The applicant responded that the trees were evergreen trees 8 -12 feet in height and that he intends to transplant the trees.

Wolfe noted that the survival rate for smaller trees is better.

Smith inquired if the city required a cul-de-sac or could another street type be considered.

Wolfe affirmed that this is a City requirement. Maintenance of other street types can be difficult to maintain and a cul-de-sac is easier for public safety vehicles to maneuver.

Motion by Johnson with recommendation, that Council consider bulb placement and tree removal, second by Smith to approve PZ Case 16-15; Canterbury Woods Plat 2 Preliminary Plat, subject to the following conditions:

8. The project shall conform to the requirements, standards and regulations of the City of Johnston.

Staff recommends approval of PZ Case No. 16-15, the Preliminary Plat for Canterbury Woods, with the following conditions:

1. The project shall conform to the requirements, standards and regulations of the City of Johnston.
2. Submission of all final plat documentation to City's Staff and Attorney, for review and approval, must occur six (6) working days prior to the City Council's regular meeting.

3. A Storm Water Pollution Prevention Plan and Evidence of a NPDES Permit from the Iowa DNR shall be provided prior to any ground disturbing activity on the site.
4. The Preliminary Plat shall be amended to include a note stipulating purpose/ownership of outlots.
5. The Preliminary Plat shall be amended to address items 1-9 of Foth's review letter dated 6/10/2016.
6. **Prior to the issuance of a building permit for any structure within the plat, the applicant shall visibly and permanently mark the locations of the conservation easement on each lot.**
7. Prior to Council approval of the Final Plat, the following items shall be completed:
   a. Payment of the Northwest Water Connection District fees.
   b. Payment of the Northwest Area Sanitary Sewer Connection District fee.
   c. Execution of a development agreement regarding parkland dedication.

Roll Call Vote:

	Spencer	Severino	Johnson	Smith	Pavlovec	Petersma	Anderson
Aye		X	X	X	X	X	
Nay							
Abstain							

8. Other Business.

9. Adjournment

Meeting adjourned at 8:35 PM.

Chair **Secretary**

in the 2030 Land Use Plan. Due to the likely phased redevelopment of the Roughwood areas, such rezonings should be sufficiently sized so as to provide sufficient developable area to meet all zoning ordinance bulk requirements, including adequate buffering, traffic access and open space.

RWA.2. As part of the rezoning of any parcels, the following items should be addressed:

a. Specific buffer and screening standards shall be required between commercial and existing residential uses, even if such residential units are identified as commercial or office uses in the future.

b. Commercial uses that are less compatible with residential neighbors, such as convenience stores, car washes and fast food restaurants with drive through windows shall not be permitted.

c. Sites shall be designed in a manner which orients the active portions of the site away from the adjacent single family residential uses. As such traffic movements, parking lots, lighting and other active uses should be oriented to NW 86th Street or NW 54th Avenue while open spaces and landscaping are oriented to the boundary with existing residential uses. This type of site design may require flexibility in setbacks and other bulk requirements.

d. A traffic study shall be conducted that analyzes the development impact on NW 54th Avenue/NW 86th Street and the overall transportation system in the area. This study should also address the appropriate locations and restrictions on any proposed driveways or street connections.

e. The city will continue to monitor the Roughwood area in the future to determine if the impacts of traffic and other factors make it appropriate to expand the boundaries of the portion of the neighborhood currently designated as Mixed Use.

RWA.3. Any development or redevelopment within the Roughwood area shall extend and connect to the city's sanitary sewer and water systems, including fire protection.

RWA.4. Upon majority request of the property owners or other regulatory mandate, city sanitary sewer and water service, including fire protection, shall be extended into the single family residential areas. These services would be funded through traditional funding methods including property assessments or connection fees.

Northwest Area

The Northwest Area lies southwest of Camp Dodge, west of NW 86th Street and north of NW 70th Avenue. A comprehensive plan amendment in 2006 addressed the area as follows:

Background

In 1990, Polk County initiated efforts to apply new zoning within the Northwest Area. At the time, 1-acre parcels were being created which complied with the zoning then in place. The zoning was subsequently amended to a minimum of 3-acre lot size to slow growth. The result was the establishment of numerous 3-acre lots in the area. In the mid 1990s, the physical boundaries of Camp Dodge were expanded.

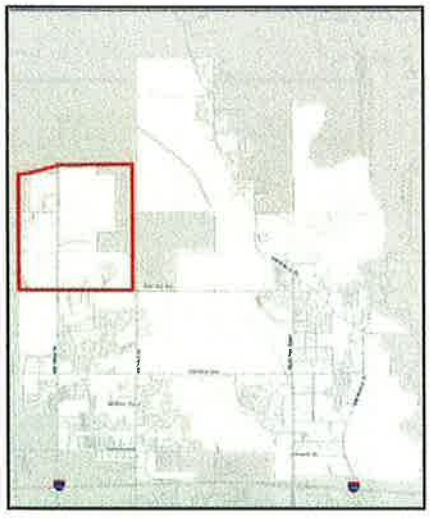


Figure 5.12 Northwest Planning Area

In 1995, Johnston and Grimes reached agreement on an annexation moratorium agreement that established NW 107th Street as the future boundary between the communities south of NW 78th Avenue and Highway 141 as the boundary north of NW 78th Avenue. The agreement specified that neither city would voluntarily or involuntarily annex on the opposite side of the dividing line.

In 1997, the city established the NW Expansion Area Water District. Establishment of the

district was precipitated by several proposed subdivisions desiring to develop on private wells. In lieu of wells, the city created a plan to extend a water mains into the area with developers agreeing to finance the early indebtedness of the project. The subdivisions included Candleridge Estates in Johnston, and Pinecrest Estates and Myra Lynn Estates in Polk County.

Irrevocable Petitions for Annexation were put in place in as part of the agreement to provide municipal water service. The properties would have been annexed except that they were not contiguous to the city at the time. The petitions constituted an agreement that initiated annexation when the properties became contiguous. A water connection district was created to provide collections for retiring the remainder of the debt for the installed water main. A per-acre fee was established based on the minimum parcel size allowed by the zoning. This was done to permit larger acreages to pay a minimum fee based upon the usage, and not the total parcel area. However, the agreement stipulated that if a property subdivided into additional parcels, the payment of the connection fee would also be due. The water service was subsequently extended to NW 78th Avenue, and west along NW 78th Avenue. A large portion of the Northwest Area was annexed, including the existing residential areas, in 2008.

During the update of the Johnston Comprehensive Plan in 1996 - 1998, the Northwest Area was the subject of a special meeting to address the particular needs of the area. The 1998 Plan took the position that rural lots may be the future direction of the area. This conclusion was influenced by the desire by residents to maintain that minimum lot size, and what appeared to be a high cost of extending sanitary sewer to the area.

In 2004, the City Council authorized completion of the Northwest Area Utility Service Master Plan. The master plan addressed water supply, sanitary sewer service, and storm drainage. However, the primary focus was on sanitary sewer. The City Council also adopted the Northwest Sanitary Sewer District.

Factors Influencing Future Development Patterns

The predominant land use in the Northwest Area has historically been agriculture with increasing amounts of large-lot residential. Development in the northwest area has focused along NW 100th Street which bisects the area. Camp Dodge lies immediately north and east of the Northwest Area. Abutting Camp Dodge on the east is the Beaver Creek Golf Course. The other business area is the commercial development in the southwest quadrant of NW 70th Avenue and Highway 141 in Grimes. Much of the existing residential development flanking NW 100th Street is low intensity development and the area has a rural character.

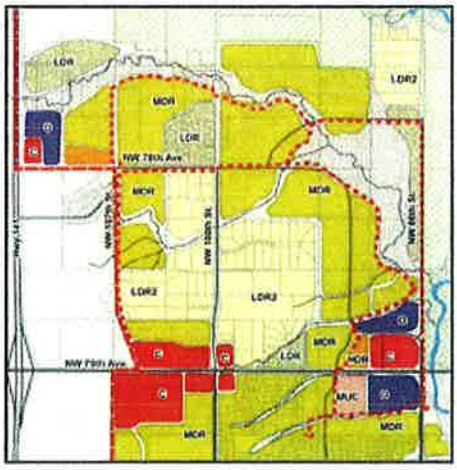


Figure 5.13 - 2006 Johnston Land Use Plan

Natural features can also influence the extent and character of development. They can represent constraints to development or opportunities for future development. Both exist within the northwest area. The existing 1998 Johnston Comprehensive Plan included an examination of natural features for the entire city and its environs. A more site-specific look at natural resources occurred as part of the Northwest Area study.

Land Use Plan (2006) and 2030 Land Use Plan

In 2006, Johnston amended its comprehensive plan by incorporating the 2006 Land Use Plan shown as Figure 5.13. That plan included the following land use categories:

LDR2 – The Low Density Residential 2 category included single-family detached homes at a density of .34 du/ac (3-acre lots). LDR2 areas were to be assigned the Estates District classification when incorporated into the city.

LDR – The Low Density Residential category included housing with a lot size of one acre or larger.

MDR – The Medium Density Residential category accommodated residential uses at a density ranging from one to six units per acre.

HDR – The High Density Residential category accommodated multi-family housing at densities exceeding six units per acre. High density uses were further limited to eight units per acre per the plan amendment that was put into place in 2006.

Commercial – This category included retail and service commercial uses that serve neighborhood, community and regional markets.

Office – This category includes professional offices and services such as medical, law, real estate and financial businesses.

The 2030 Land Use Plan which is shown in Figure 5.14 retains the general land use directions adopted by the city in 2006 with some minor changes. One of those changes is the land use categories. A detailed breakdown of the land use categories associated with the 2030 Land Use Plan can be found in Table 5.2. The following is a brief summary of those categories applicable to the Northwest Area.

RDR - Rural Density Residential includes single-family detached housing at a density not to exceed two units per acre. The previous LDR2 category used in the 2006 plan is consistent with the new RDR category.

LDR - Low Density Residential includes housing with densities that generally range from two to five units per acre. The MDR category used in the 2006 plan is largely consistent with the new LDR category (1 to 6 units per acre compared to 2 to 5 units per acre).

MDR - Medium Density Residential includes residential uses at densities that range from five to eight units per acre. The new MDR category largely incorporates the previous MDR category (5 to 8 units per acre compared to 1 to 6 units per acre). The new MDR category was refined to better define densities for attached housing products.

HDR - High Density Residential includes multi-family housing at densities exceeding eight units per acre. The 2006 HDR category limited development at 8 units per acre.

Commercial - The commercial land use category includes retail and service commercial land uses that serve neighborhood, community and regional markets. This category remains unchanged from the 2006 amendment.

Office - The office land use category includes lots or parcels that contain professional offices and services such as medical, law, real estate and financial businesses. This category remains unchanged from the 2006 amendment.

Public and Quasi-Public (P/QP)- Public and quasi-public uses include churches, schools, cemeteries, golf courses, local government facilities and other parcels that are owned by a public or quasi-public entity.

Park/Open Space (P/OS) - The park and open space category includes land owned by the City of Johnston. Parks and open space are discussed in detail in the Parks and Recreation chapter of this plan.

The primary changes included in the 2030 Land Use Plan as compared to the Land Use Plan prepared in 2006 involve the areas immediately north of NW 70th Avenue at NW 100th Street and immediately northwest of the intersection of NW 70th Avenue and NW 86th Street. The 2030 Land Use Plan retains the direction established in 2006 for residential properties.

North of NW 70th Avenue at NW 100th Street, the new plan refines the former commercial area by breaking it down into a tier of office use abutting NW 70th and a small area of medium density housing and park/open space to the north. Further east along NW 70th Avenue at NW 86th Street, the plan refines the area in the northwest and southwest quadrants of the intersection as shown.

The policies and action steps below are in addition to or to supplement those contained in

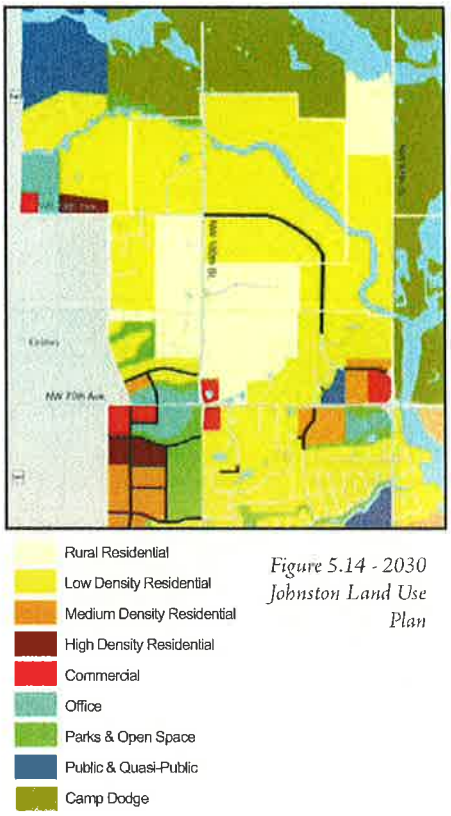


Figure 5.14 - 2030 Johnston Land Use Plan

this Plan. They are unique to the Northwest Area.

Northwest Policies

NWAP.1. Maintain rural neighborhoods and anticipate intensified development in agricultural areas.

NWAP.2. Accommodate infill development that is consistent with existing development patterns and density where existing topography and soils are appropriate.

NWAP.3. Continue to design and fund sanitary sewer service and other capital improvements to the area. New development shall be served by sanitary sewer service.

NWAP.4. Create a quality living environment that is adapted to the natural environment.

Northwest Action Steps

NWA.1. The 2030 Land Use Plan shall direct the future development of the area. LDR generally follows the sanitary sewer corridor. The density in LDR is variable (2 to 5 du/ac) and affected by the proximity of existing rural development that requires feathering of lot sizes (see transitions below-item e.), and the Little Beaver Creek floodplain that is the dominant feature in the area. It is therefore impractical to assign a maximum density to these areas.

The 2030 Land Use Plan is further refined to direct future growth in the Northwest Area, including the LDR designation as follows:

a. Along Little Beaver Creek a buffer of 100 feet on either side of the streambed of plant material specifically designed to remove stormwater pollutants before the surface water flow enters the creek. Along lesser tributaries to Little Beaver Creek and Beaver Creek, a buffer of 50 feet should be provided.

b. RDR in the Northwest area shall have a density of 0.34 du/acre (equivalent to a 3-acre lot).

c. HDR shall be limited to a density of 8 du/acre.

d. The LDR designation in the Northwest Area is unique due to the many design influences that exist. The overall average density is envisioned to be approximately 2.0 DU/AC. Exceptions may be made provided that the transitions noted in paragraph e. are met. The exceptions may be made based on exemplary efforts to incorporate the following:

- *The addition of neighborhood focal point central to the Little Beaver Creek valley, such as a lake or park land provided.*
- *The preservation of natural features and conservation design techniques, or*
- *The incorporation of high quality design through amenities provided or alternative lifestyle opportunities.*

e. Transitions shall be provided when development is proposed adjacent to the two LDR areas that were formerly classified as LDR (Figure 5.13 compared to Figure 5.14). The transitions shall be implemented as part of annexation agreements, development agreements, planned unit development ordinances, or any subdivision plat contiguous to an area designated LDR in the 2006 Land Use Plan. The transition would be accomplished either through the use of natural buffers such as changes in topography or natural vegetation or the following performance measures to cause lot sizes to change gradually:

- *New lots created contiguous to an existing area within a 3-acre lot designation (RDR) shall be no less than 1.5-acres in size. The minimum setback adjacent to an RDR designated area shall be 120 feet.*
- *New lots created contiguous to an existing 1-acre lot designation (LDR in the 2006 Land Use Plan – Figure 5.13) shall be no less than 20,000 sq. ft. in size.*

» *New lots created opposite a public street from existing 3-acre lots designated RRD shall be no less than 1.5 acres in size and shall provide the same front yard setback as the opposing district requires.*

NWA.2. Future development shall reflect the policies and recommendations found in the Watershed Assessment and Stormwater Management Plan, December 2009.

NWA.3. Consider amending the zoning ordinance to provide a clustering provision in Districts in addition to District RE (3-acre minimum) to allow flexibility in lot design.

NWA.4. Natural resources in the Northwest Area shall be preserved. The wooded areas and steep slopes on the west should be retained. New development shall preserve significant natural resources through the use of cluster and other mechanisms. The city shall obtain conservation easements or accept dedication of environmentally sensitive areas where its disturbance may adversely affect water quality or the scenic quality of the area.

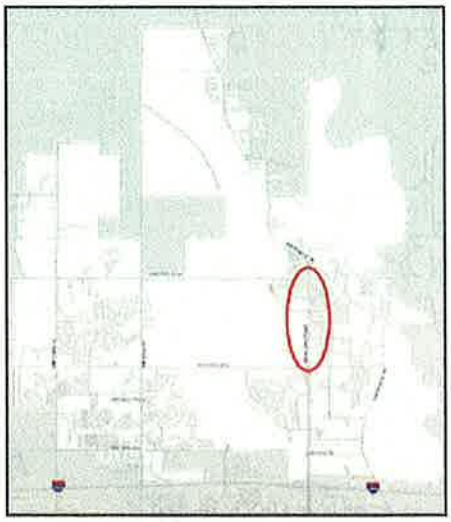


Figure 5.15 Merle Hay Road Redevelopment Area

Merle Hay Road Redevelopment Area

The Merle Hay Road Redevelopment Study was completed by RDG Planning and Design in 2007. Text in this section of the comprehensive plan is largely taken directly from the study and is intended to endorse the study's recommendations as part of this comprehensive plan.

The redevelopment study contained an analysis of existing conditions and specifically, existing land uses along Merle Hay Road. Figure 5.16 depicts the current usage in the corridor. Many of the Merle Hay Road frontage parcels north of 62nd Avenue remain in

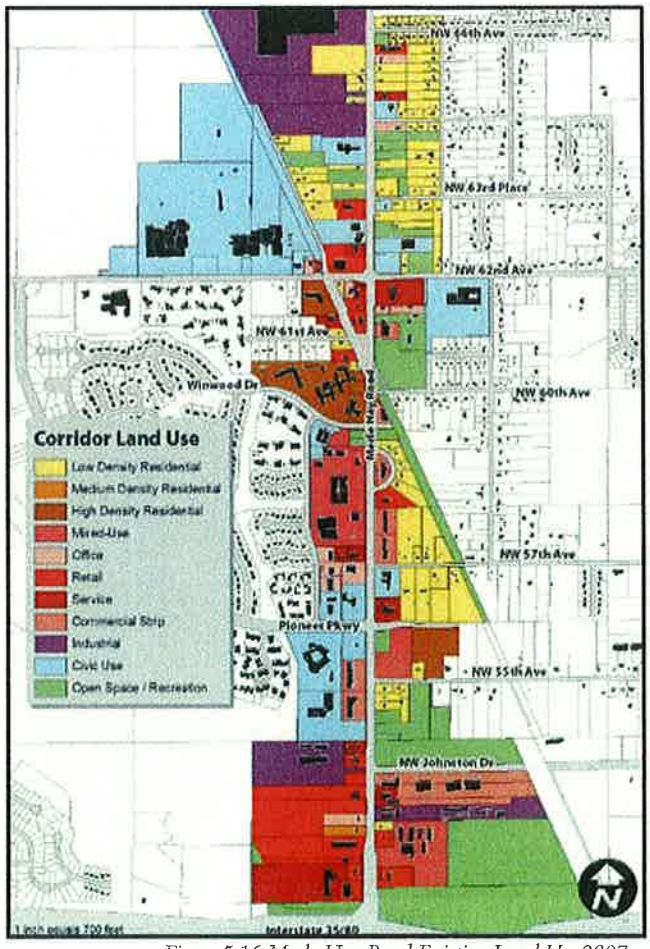


Figure 5.16 Merle Hay Road Existing Land Use 2007

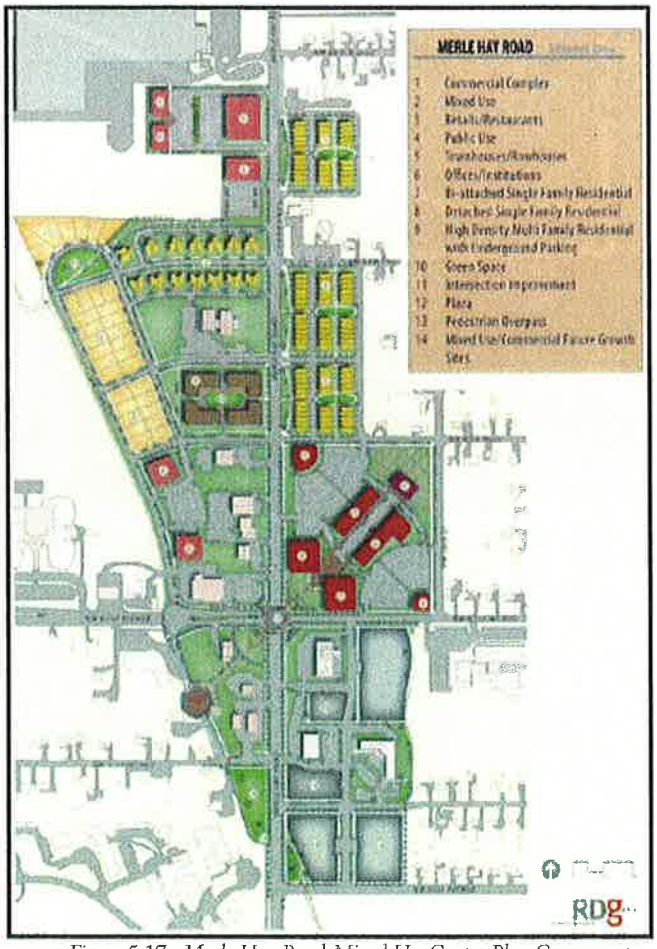


Figure 5.17 - Merle Hay Road Mixed Use Center Plan Components

Canterbury Woods Plat 2
Vicinity Map

N
W E
S

0 70 140 280 420 560
Feet

Created by City of Johnston Department of Community Development
6221 Merle Hay Road, P.O. Box 410, Johnston, IA, 50131-0410 (515)278-2344 Fax:(515)278-2033

Aaron Wolfe

From: Sherif MacBook Air [tewfiks@centurylink.net]
Sent: Sunday, June 12, 2016 9:28 AM
To: Aaron Wolfe
Subject: Re: PZ 16-15

Aaron,

As I review the proposal, I note that the cul de sac impedes on the tree line. From my discussions with prior owners and neighbors, the tree line represented a transition zone that was agreed upon with when the development was originally annexed by the city. I must insist that this buffer zone is not violated by the development as currently proposed.

When would be a good time to speak with you Monday?

Sherif Tewfik

> On Jun 9, 2016, at 4:28 PM, Aaron Wolfe <awolfe@cityofjohnston.com> wrote:
>
> Sherif,
>
> No rezoning is proposed. What is proposed at this time is a Preliminary Plat for Canterbury Woods Plat 2. Outlot ZZ of Plat 1 is proposed to be re-platted into three lots. The Comprehensive Plan designates that building lots created adjacent to areas designated RDR (Rural Density Residential) shall be 1.5 acres in size and exhibit a 60' rear yard setback. The proposed plat meets these requirements. Lot 1 is 2.46 acres in size. Lots 2 and 3 are not adjacent to RDR. The existing conservation easement negates the need for 60' setbacks. Outlots 16A, 15A and 1A are not buildable and are therefore exempt from the 1.5 acre requirement. In staff's opinion, the subdivision meets all requirements stipulated by the zoning class and comprehensive plan.
>
> I will supply your comments to the Planning Commission when they meet next Monday (do note the notice you received did not have the correct meeting date... A new notice should arrive shortly correcting said date to June 13th. I apologize for any inconvenience). This item would thereafter be presented to the City Council on June 20 (tentative date).
>
> Attached are pages 52 and 53 from the Johnston 2030 Comprehensive
> Plan. The plan can be found in its entirety here:
> http://www.cityofjohnston.com/index.aspx?nid=109
>
> If you have other questions or comments please feel free to contact me. Thank you.
>
> -----Original Message-----
> From: Sherif MacBook Air [mailto:tewfiks@centurylink.net]
> Sent: Thursday, June 09, 2016 4:12 PM
> To: Aaron Wolfe
> Subject: PZ 16-15
>
> Aaron,
>
> I would like to inform you of our dismay that the developer has submitted rezoning the Canterbury Woods Plat.

>
> Would you please forward the Johnston 2030 plan and the current zoning requirements of our part of Johnston.
>
> I do not believe the proposed plan is in compliance with what is currently on the books.
>
>
> Sherif Tewfik
> <NW Area.pdf>

ABACI CONSULTING, INC

CIVIL ENGINEERING • LAND SURVEYING

101 NE Circle Drive, Grimes, Iowa 50111 Ph. (515) 986-5048 Fax: (515) 986-0588
e-mail: Abaci@AbaciConsulting.com

June 29th, 2016

Aaron Wolfe
6221 Merle Hay Rd
Johnston, Iowa 50131

Re: Canterbury Woods Plat 2

Dear Aaron:

We are resubmitting the Preliminary Plat with revisions. We have attempted to comply with the stated concerns of the City Council. In attempting to achieve the desired results we made the following modifications:

- Transitioned the right-of-way width from 60 feet to 50 feet.
- Held the pavement north of the conservation easement. (The right-of-way along the south side will overlap.)
- Reduced the front building setback for lot 3 to 25 feet.
- Used a sharper return radius on the transition from the cul-de-sac to the street.
- Routed the Sanitary Sewer below the cul-de-sac pavement.
- Eliminated the sidewalk along the south side of Canterbury Place.
- Added an intake and storm sewer at the north side of the cul-de-sac pavement.
- Place Erosion Stone in the conservation easement at the north end of this storm sewer.
- Rerouted the secondary storm sewer to most direct route for service of the concerned lots. Extension to east crosses beneath edge of pavement.

Considering the above modifications, we are requesting approval with these additional changes:

- Vacate the conservation buffer easement east of the center of the cul-de-sac and plat a 60 foot building setback line in lieu thereof.
- Trees will be transplanted as possible. Any tree replacement will be 1:1 with 6-8 foot evergreen trees.

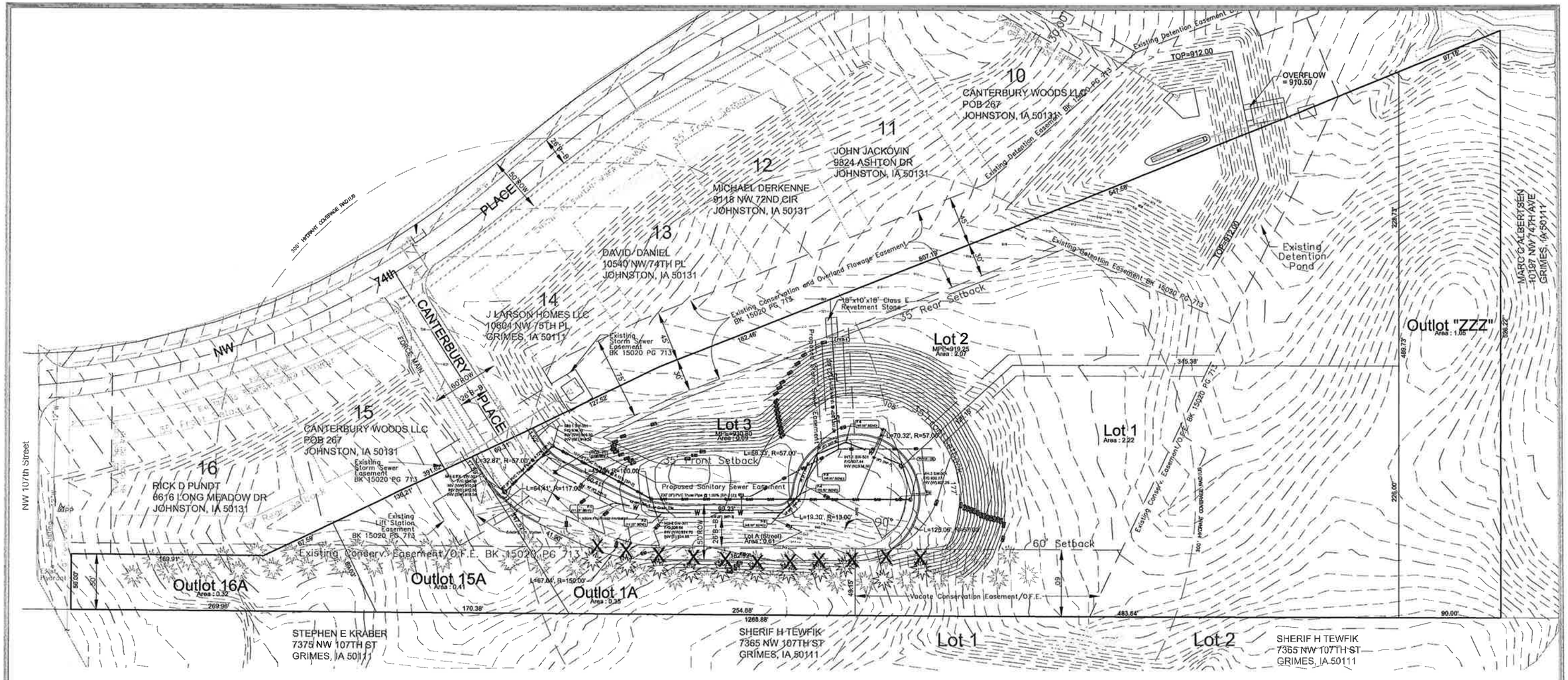
We believe the above changes are a prudent and functional address of the issues raised. Given the multiple variables and factors considered we will provide additional comments and answer questions in person and as they arise. If you have any questions prior to the Council meeting, please let me know.

Respectfully,

Mark A. McMurphy, PE & PLS
President

Cc: John Larson

ABACI CONSULTING
CIVIL ENGINEERING • LAND SURVEYING



PROJECT NOTES

LEGAL DESCRIPTION:
Outlot ZZ, Canterbury Woods, Official Plat,
Johnston, Polk County, Iowa.
Containing 7.644 Acres.

ZONING NOTES:
Z1) Existing zoning and proposed zoning is R-1(75), Single Family Residential.
Z2)

BULK REGULATIONS	REQUIRED	PROPOSED
LOT AREA	12,500 sq. ft.	12,500 sq. ft. MIN.
LOT WIDTH	87'	87' MIN.
FRONT BSB	35'	35'
SIDE BSB	9'/19' sum	9'/19' sum'
REAR BSB	35'	35'

Z3) See the Zoning Ordinance for additional requirements/restrictions.
Z4) No variances are proposed for this development.
Z5) This site is not within any Overlay district.

GENERAL NOTES:
N1) All construction shall be in accordance with the Development Agreement between Silverstone, LC and the City of Johnston, dated March 3, 2008 (BK11568 PG133-137). All lots adjoining the eastern or southern property boundary shall have min. 60' rear setback.
N2) All construction shall be in accordance with the 2014 edition Statewide Urban Design Standards for Public Improvements and City of Johnston Supplemental Specifications.
N3) This document is preliminary in nature. The information should not be used for boundary retracement. Refer to the Final Plat at the Polk County Recorders Office for boundary retracement information.
N4) This site contains 53 White Pine trees which are 6" in diameter or larger. 11 of the existing trees will be removed during construction and grading as indicated. The trees removed will be replaced with same/similar species and placed in a manor to maintain a buffer to the adjacent properties.

GRADING NOTES:
G1) This site disturbs more than one acre. See the SWPPP prepared separately from this.
G2) This site is in Zone "X" per FEMA FIRM map community-panel number 19099I-0065 D with a revision date of 07-18-2000.
G4) The grading is balanced on site.
G5) Any dirt or debris spilled onto adjacent properties or right-of-way shall be cleaned up promptly.
G6) Rock to be placed on construction entrance to prevent off-site tracking and dust generation.
G7) Strip minimum of 4 inches of topsoil and stockpile outside of the grading area toward the backside of each lot (Lots 1-3), in open areas and away from trees. The topsoil is to be placed back over the graded area at the same thickness during finish grading.

PAVEMENT/PARKING NOTES:
P1) The proposed street will be 26' b-b PCC with integral curb and gutter.
P2) No storm or sanitary manholes, intakes or fire hydrants shall be located to conflict with sidewalk, trails or driveways.
P3) The proposed pavement will be 7-inch thick PCC.
P4) The proposed curbing will be standard 6" PCC.
P5) The proposed 4' PCC sidewalk is to have a cross-slope of 2%.

UTILITY NOTES:
U1) The proposed water supply is provided by the City of Johnston.
U2) The sanitary sewage treatment is provided by the City of Johnston.
U3) The proposed electric and gas supply are provided by Mid-American Energy, Phone 1-888-427-5632
U4) The telephone service is by Century Link.
U5) Maintain 5.5' minimum cover at all water lines. At sewer crossing maintain 18" minimum vertical clearance and 10' minimum horizontal clearance.
U6) The utilities shown here are for Preliminary Plat purposes only. In the event of a discrepancy between this and the detailed construction drawings, the detailed construction drawings shall govern.
U7) The individual lot developer shall verify the sanitary sewer service lateral elevation prior to construction.
U8) In any area where a PUE overlaps a designated City of Johnston utility easement, the use of the PUE by any public utility is subordinate to the city's easement interest and use of the easement, including future use of the easement by the city. Any utility in conflict with the city's use of a designated utility easement must relocate the conflict without expense to the city.

JURISDICTIONAL SPECIFIC NOTES:
J1) All construction shall be in accordance with the 2014 edition Iowa Statewide Urban Standard Specifications for Public Improvements (SUDAS) and any City of Johnston Supplemental Specifications except where explicitly indicated otherwise.
J2) Obtain permit or written approval from the City (County or State) prior to commencing work within the right-of-ways. The contractor is responsible for any and all traffic control which shall be in accordance with the "Manual of Uniform Traffic Control Devices."

PROJECT CONTACTS

ENGINEER/SURVEYOR
attn: Mark A. McMurphy, PE/PLS
Abaci Consulting, Inc.
101 NE Circle Dr.
Grimes, IA 50111
Ph: (515) 986-5048
Fax: (515) 986-0586
mark@abaciconsulting.com

OWNER/DEVELOPER
attn: John Larson
Canterbury Woods, LLC
PO Box 267
Johnston, Iowa 50131
Ph: 515-491-4090
Fx: 515-276-4156
e-mail: johnlarson69@gmail.com

Vicinity Map
Not To Scale

I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED AND THE RELATED WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

PRELIMINARY

SIGNATURE MARK A. McMURPHY DATE
PRINTED OR TYPED NAME: MARK A. McMURPHY
IOWA LIC. NO. 14674
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2016.
PAGES OR SHEETS 1 THROUGH

PROFESSIONAL ENGINEER — MARK A. McMURPHY — 14674 — IOWA

IOWA ONE CALL
CALL BEFORE YOU DIG
1-800-292-8989
811
WWW.IOWAONECALL.COM

ABACI CONSULTING, INC.
CIVIL ENGINEERING - LAND SURVEYING
101 NE CIRCLE DR., GRIMES, IOWA 50111, PH. (515)986-5048

LEGEND:

	PROPERTY CORNERS	SECTION CORNERS
SET 1/2" DIA. I.R. w/ YPK CAP #18983	○	△
FOUND CORNER	●	▲
PLATTED BEARING & DISTANCE	(R)	
MEASURED BEARING & DISTANCE	(M)	
CALCULATED BEARING & DISTANCE	(C)	
SECTION LINE		
PLAT BOUNDARY LINE		
PLAT LOT LINE		
PROPERTY LINE		
BLDG SETBACK LINE (BSL)		
PUBLIC UTILITY EASEMENT (PUE)		
GAS EASEMENT		
RIGHT OF WAY (ROW)		
CENTER LINE OF ROAD		
EXIST. FENCE LINE	-X-	

EX. MAJOR CONTOUR	XXX
EX. MINOR CONTOUR	XXX
EX. WATER MAIN	W
EX. STORM SEWER	>>
EX. SANITARY SEWER	>
EX. OVERHEAD ELEC.	OE
EX. UNDERGROUND ELEC.	UE
EX. UNDERGROUND TV	UTV
EX. UNDERGROUND PHONE	UT
EX. UNDERGROUND FIBER OPTICS	UFO
EX. GAS MAIN	
PROP. MAJOR CONTOUR	XXX
PROP. MINOR CONTOUR	XXX
PROP. WATER MAIN	W
PROP. STORM SEWER	>>
PROP. SANITARY SEWER	>

WATER MAIN	PROP.	EXIST.
FIRE HYDRANT		
WATER VALVE		
WATER VALVE		
STORM SEWER		
MANHOLE		
FLARED END SECTION		
CLEAN OUT		
SINGLE GRATE INTAKE		
SANITARY SEWER		
MANHOLE		
CLEAN OUT		

ELECTRICAL PEDESTAL	E
PHONE PEDESTAL	P
TV PEDESTAL	T
POWER POLE W/ LIGHT	
POWER POLE	
POWER POLE	
GAS MAIN VALVE	
WELL	W
MAIL BOX	M
EXISTING PINE TREE	
PROPOSED PINE TREE	

N
0 40 80

POLK COUNTY

REVISION	DATE	REVISION DESCRIPTION
1.	5-13-2016	1st Submittal
2.	6-1-2016	2nd Submittal
3.	6-30-2016	3rd Submittal

PROJECT
CANTERBURY WOODS PLAT 2, PRELIMINARY PLAT
JOHNSTON, POLK COUNTY, IA
PREPARED FOR
CANTERBURY WOODS, LLC

DRAWN BY:	CHECKED BY:	DATE OF DRAWING:	JOB NO.	DRAWING NO:	SHEET NO:
JRS	MM	6/30/2016	15063	16-00954	1 OF 1

Z:\alle comp\Clients\Dallenbach & Larson\2015\#15063 Canterbury Woods Plat 2\Sheet Sets\#15063 Canterbury Woods Plat 2.dwg

ITEM NO. 9e

OFFICE OF THE CITY ADMINISTRATOR

Johnston, Iowa
AGENDA COMMUNICATION
July 5, 2016 Meeting

SUBJECT: Payment of Claims	ACTION REQUIRED: ___ Ordinance ___ Resolution _X_ Approval ___ Receive/File ___ Attorney Review

3.B.

SYNOPSIS:	Attached for your review is the list of claims for payment in the amount of $2,115,611.23
FISCAL IMPACT:	Money is available to pay claims in the amount of $2,115,611.23
RECOMMENDATION:	By motion approve payment of claims in the amount of $2,115,611.23

Motion by _____, second by _____, to approve claims as presented.

VENDOR NAME	DESCRIPTION	FUND	DEPARTMENT	AMOUNT
ADVENTURE LIGHTING	LIGHTS FOR THE BARN	GENERAL FUND	SIMPSON BARN	4.33
	LIGHTS	GENERAL FUND	SIMPSON BARN	19.96
			TOTAL:	24.29
AHLERS & COONEY PC	LEGALS-TIF PROJ. OAK AMEND	T.I.F. #3 NW 62ND	ECONOMIC DEVELOPMENT	1,925.00
			TOTAL:	1,925.00
ALLENDER BUTZKE ENGINEERS, INC	TERRA LAKE PUMP HSE INSPEC	TERRA LAKE	PARKS & TRAILS	1,443.70
			TOTAL:	1,443.70
ALLIANCE CONSTRUCTION GROUP	NW 70TH AVE IMP-86TH ST TO 70TH AVE IMP (86TH		ROADS,BRIDGES,SIDEWALK	28,087.03
	NW 70TH AVE IMP-86TH ST TO 70TH AVE IMP (86TH		ROADS,BRIDGES,SIDEWALK	88,350.00
	NW 70TH AVE IMP-86TH ST TO 70TH AVE IMP (86TH		ROADS,BRIDGES,SIDEWALK	207,095.73
	NW 70TH AVE IMP-86TH ST TO 70TH AVE IMP (86TH		WATER MAIN	58,164.70
			TOTAL:	381,697.46
APPLIED ECOLOGICAL SERVICES	GREENWOOD HILLS, PHASE 3-L	2012 STORM DRAINAG	STORM SEWER	8,896.75
			TOTAL:	8,896.75
ARAMARK UNIFORM SERVICES	UNIFORMS	GENERAL FUND	PARKS & TRAILS	168.52
	UNIFORMS	GENERAL FUND	PARKS & TRAILS	168.52
	MATS FOR CROWN POINT	GENERAL FUND	CROWN POINT	46.94
	UNIFORMS	GENERAL FUND	BUILDING & HOUSING	4.68
	UNIFORMS	GENERAL FUND	BUILDING & HOUSING	4.68
	UNIFORMS	ROAD USE TAX	ROADS,BRIDGES,SIDEWALK	202.95
	UNIFORMS	ROAD USE TAX	ROADS,BRIDGES,SIDEWALK	202.95
	UNIFORMS	WATER O/M	WATER	65.71
	UNIFORMS	WATER O/M	WATER	60.62
	UNIFORMS	SEWER O/M	WASTEWATER	65.71
	UNIFORMS	SEWER O/M	WASTEWATER	60.61
			TOTAL:	1,051.89
ARDICK EQUIPMENT CO INC	STREET SIGNS	ROAD USE TAX	TRAFFIC CONTROL	216.00
	VARIOUS SIGNS	WATER O/M	WATER	70.75
			TOTAL:	286.75
ARNOLD MOTOR SUPPLY, LLP	FUSES AND MIRROR ADHESIVE	GENERAL FUND	FIRE	4.88
	SPARK PLUGS, AIR & OIL FIL	GENERAL FUND	PARKS & TRAILS	94.07
	FUSES AND MIRROR ADHESIVE	ROAD USE TAX	ROADS,BRIDGES,SIDEWALK	8.93
	PAINT FOR FUEL PUMPS	ROAD USE TAX	ROADS,BRIDGES,SIDEWALK	66.80
	SANDER PAD	ROAD USE TAX	ROADS,BRIDGES,SIDEWALK	32.74
			TOTAL:	207.42
AUREON TECHNOLOGY	SOPHOS ANTI-VIRUS RENEWAL	GENERAL FUND	CITY ADMINISTRATOR	1,883.50
			TOTAL:	1,883.50
BOB LENC LANDSCAPING INC	FLOWERS FOR CROWN POINT	GENERAL FUND	CROWN POINT	143.43
	TREES FOR TERRA PARK PROJ.	TERRA LAKE	PARKS & TRAILS	245.00
			TOTAL:	388.43
BOUND TREE MEDICAL, LLC		GENERAL FUND	AMBULANCE	24,850.84
	HEART MONITOR	GENERAL FUND	AMBULANCE	5,995.00
	EMS SUPPLIES	GENERAL FUND	AMBULANCE	40.64
			TOTAL:	30,886.48
CARPENTER UNIFORM COMPANY	UNIFORMS - McDANIEL	GENERAL FUND	POLICE	64.69

VENDOR NAME	DESCRIPTION	FUND	DEPARTMENT	AMOUNT
	UNIFORMS - McDANIEL	GENERAL FUND	POLICE	126.99
	UNIFORMS - TOMPKINS	GENERAL FUND	POLICE	302.71
			TOTAL:	494.39
CARQUEST AUTO PARTS	PVC SPLIT LOOM	GENERAL FUND	PARKS & TRAILS	11.50
	TAIL LIGHT LENS	GENERAL FUND	PARKS & TRAILS	1.61
			TOTAL:	13.11
CARTER PRINTING	BUILDING PERMIT FORMS	GENERAL FUND	BUILDING & HOUSING	256.00
			TOTAL:	256.00
CENTURY LINK	PHONE SERVICES	GENERAL FUND	ROADS,BRIDGES,SIDEWALK	121.58
	PHONE SERVICES	GENERAL FUND	LIBRARY	121.58
	ALARM MONITORING - PARKS S	GENERAL FUND	PARKS & TRAILS	37.35
	PHONE SERVICES	GENERAL FUND	PARKS & TRAILS	121.58
	ALARM MONITORING- CITY HAL	GENERAL FUND	BUILDING & HOUSING	12.45
	PHONE SERVICES	GENERAL FUND	BUILDING & HOUSING	121.58
	ALARM MONITORING- CITY HAL	GENERAL FUND	PLANNING & ZONING	12.45
	PHONE SERVICES	GENERAL FUND	PLANNING & ZONING	121.58
	ALARM MONITORING- CITY HAL	GENERAL FUND	CITY HALL	12.45
	PHONE SERVICES	GENERAL FUND	CITY HALL	121.59
	ALARM MONITORING - WATER D	WATER O/M	WATER	46.22
	PHONE SERVICES	WATER O/M	WATER	121.58
	ALARM MONITORING - WATER D	SEWER O/M	WASTEWATER	46.22
	PHONE SERVICES	SEWER O/M	WASTEWATER	121.58
			TOTAL:	1,139.79
CHOICE 1 HEALTH CARE SERVICES, LLC	EMS SUPPLIES	GENERAL FUND	AMBULANCE	149.70
			TOTAL:	149.70
CINTAS CORPORATION #762	CITY HALL RR CLEANING & MA	GENERAL FUND	CITY HALL	37.49
	CITY HALL RR CLEANING AND	GENERAL FUND	CITY HALL	37.49
			TOTAL:	74.98
CLIVE POWER EQUIPMENT	2 STRING WEED EATERS	WATER O/M	WATER	315.00
	2 STRING WEED EATERS	SEWER O/M	WASTEWATER	315.00
			TOTAL:	630.00
COMMUNICATION INNOVATORS, INC.	Sound Sys Counc Cham	GENERAL FUND	CITY HALL	972.50
	Projector	GENERAL FUND	CITY HALL	4,767.11
			TOTAL:	5,739.61
CONSOLIDATED ELECTRICAL DISTRIBUTORS,	BALLAST - PW	GENERAL FUND	ROADS,BRIDGES,SIDEWALK	30.14
			TOTAL:	30.14
CORELL CONTRACTOR INC	NW 63RD PLACE EXTENSION	NW 64th & 63rd PL	ROADS, BRIDGES, SIDEWA	23,219.80
	NW 63RD PLACE EXTENSION	NW 64th & 63rd PL	ROADS, BRIDGES, SIDEWA	90,559.23
	NW 63RD PLACE EXTENSION	NW 64th & 63rd PL	ROADS, BRIDGES, SIDEWA	80,233.55
	NW 63RD PLACE EXTENSION	NW 64th & 63rd PL	ROADS, BRIDGES, SIDEWA	836.00
	GREENWOOD HILLS, PH.2-RETA	2012 STORM DRAINAG	STORM SEWER	128,756.47
			TOTAL:	323,605.05
CSB INSURANCE	WORKER'S COMP INS. AUDIT	GENERAL FUND	FIRE	3,104.82
	LIABILITY INS. AUDIT	GENERAL FUND	FIRE	5.00
	WORKER'S COMP INS. AUDIT	GENERAL FUND	AMBULANCE	3,104.82
	LIABILITY INS. AUDIT	GENERAL FUND	AMBULANCE	5.00

VENDOR NAME	DESCRIPTION	FUND	DEPARTMENT	AMOUNT
	WORKER'S COMP INS. AUDIT	GENERAL FUND	PROPERTY,WORK COMP,INS	39,452.82
	LIABILITY INS. AUDIT	GENERAL FUND	PROPERTY,WORK COMP,INS	61.82
	WORKER'S COMP INS. AUDIT	WATER O/M	WATER	3,237.77
	LIABILITY INS. AUDIT	WATER O/M	WATER	5.09
	WORKER'S COMP INS. AUDIT	SEWER O/M	WASTEWATER	3,237.77
	LIABILITY INS. AUDIT	SEWER O/M	WASTEWATER	5.09
			TOTAL:	52,220.00
DANKO EMERGENCY EQUIPMENT		GENERAL FUND	FIRE	724.83
	FREIGHT CHARGES	GENERAL FUND	FIRE	24.50
		GENERAL FUND	FIRE	6,303.65
	PANTS	GENERAL FUND	FIRE	4,301.95
	FREIGHT	GENERAL FUND	FIRE	65.00
		GENERAL FUND	AMBULANCE	724.83
	FREIGHT CHARGES	GENERAL FUND	AMBULANCE	24.50
			TOTAL:	12,169.26
DANNY STECK	EYEWARE REIMBURSEMENT	GENERAL FUND	POLICE	172.00
			TOTAL:	172.00
DAVID CROLL	REIMBURSE-ICIT CONF. REGIS	GENERAL FUND	PLANNING & ZONING	250.00
			TOTAL:	250.00
DELL MARKETING	DELL	GENERAL FUND	FIRE	2,816.53
			TOTAL:	2,816.53
DES MOINES PEST CONTROL	PEST CONTROL SERVICES-FIRE	GENERAL FUND	FIRE	47.50
	PEST CONTROL SERVICES-FIRE	GENERAL FUND	AMBULANCE	47.50
	PEST CONTROL SERVICES - CP	GENERAL FUND	PARKS & TRAILS	105.00
	PEST CONTROL SERVICES-THE	GENERAL FUND	PARKS & TRAILS	90.00
	REMOVAL OF WASP NEST - CP	GENERAL FUND	CROWN POINT	270.00
	PEST CONTROL SERVICES - CH	GENERAL FUND	CITY HALL	115.00
			TOTAL:	675.00
DES MOINES REGISTER	DSM REGISTER SUBSCRIPTION	GENERAL FUND	CITY HALL	304.03
			TOTAL:	304.03
DES MOINES WATER WORKS	LEAK DETECTION/LAB ANALYSI	WATER O/M	WATER	514.00
			TOTAL:	514.00
DOG WASTE DEPOT	DOG WASTE BAGS	GENERAL FUND	PARKS & TRAILS	156.00
	DOG WASTE CAN LINERS & BAG	GENERAL FUND	PARKS & TRAILS	201.00
			TOTAL:	357.00
ELECTRONIC ENGINEERING COMPANY	RADIO CHARGING BASES	ROAD USE TAX	ROADS,BRIDGES,SIDEWALK	138.50
			TOTAL:	138.50
EMS TECHNOLOGY SOLUTIONS	EMS SUPPLIES TRADING SOFTW	GENERAL FUND	AMBULANCE	450.00
			TOTAL:	450.00
FERGUSON WATER WORKS #2516	METER FLANGE KITS	WATER O/M	WATER	1,062.97
	4" COMPOUND METER	WATER O/M	WATER	2,909.20
			TOTAL:	3,972.17
FIRST CHOICE DISTRIBUTION	JANITORIAL SUPPLIES - PSB	GENERAL FUND	POLICE	301.21
	COPY PAPER	GENERAL FUND	POLICE	20.42

VENDOR NAME	DESCRIPTION	FUND	DEPARTMENT	AMOUNT
	JANITORIAL SUPPLIES	GENERAL FUND	ROADS,BRIDGES,SIDEWALK	53.30
	COPY PAPER	GENERAL FUND	ROADS,BRIDGES,SIDEWALK	6.38
	JANITORIAL SUPPLIES & GLOV	GENERAL FUND	PARKS & TRAILS	94.12
	JANITORIAL SUPPLIES	GENERAL FUND	PARKS & TRAILS	58.87
	JANITORIAL SUPPLIES	GENERAL FUND	PARKS & TRAILS	53.30
	JANITORIAL SUPPLIES	GENERAL FUND	PARKS & TRAILS	53.30
	COPY PAPER	GENERAL FUND	PLANNING & ZONING	63.81
	COPY PAPER	GENERAL FUND	CITY ADMINISTRATOR	6.38
	COPY PAPER	GENERAL FUND	CITY CLERK	40.84
	COPY PAPER	GENERAL FUND	FINANCE	40.83
	COPY PAPER	WATER O/M	WATER	38.28
	COPY PAPER	SEWER O/M	WASTEWATER	38.28
			TOTAL:	869.32
FOTH INFRASTRUCTURE & ENVIRONMENT, LLC	JOHNSTON SWPPP REVIEWS	GENERAL FUND	BUILDING & HOUSING	153.00
	JOHNSTON DEVELOPMENT REVIE	GENERAL FUND	PLANNING & ZONING	6,638.50
	MHR GATEWAY PERMITTING	T.I.F. #1 EAST CEN	ECONOMIC DEVELOPMENT	4,002.20
	JOHNSTON FIBER PROJECT, PH	FIBER OPTIC PROJEC	FIBER OPTIC SYSTEM	4,545.30
	NW 57TH AVE IMPROVEMENTS	MERLE HAY EAST IMP	ROADS, BRIDGES	2,050.25
	NW 60TH AVE IMPROVEMENTS,P	MERLE HAY EAST IMP	ROADS, BRIDGES	383.86
	NW 55TH AVE IMPROVEMENTS	MERLE HAY EAST IMP	ROADS, BRIDGES	4,651.90
	NW 55TH AVE IMPROVEMENTS	MERLE HAY EAST IMP	ROADS, BRIDGES	8,474.43
	NW 57T AVE IMPROVEMENTS	MERLE HAY EAST IMP	ROADS, BRIDGES	1,136.84
	NW 60TH AVE IMPROVEMENTS,P	MERLE HAY EAST IMP	ROADS, BRIDGES	10,210.24
	NW 54TH COURT IMPROVEMENTS	MERLE HAY EAST IMP	ROADS, BRIDGES	19,829.48
	MHR TRAFFIC SIGNAL INTERCO	SIGNALIZATION PROJ	ROADS, BRIDGES, SIDEWA	887.10
	86TH ST TRAFFIC SIGNAL INT	SIGNALIZATION PROJ	ROADS, BRIDGES, SIDEWA	218.28
	GREENWOOD HILLS GREENBELT	2012 STORM DRAINAG	STORM SEWER	718.10
	GREENWOOD HILLS GREENBELT	2012 STORM DRAINAG	STORM SEWER	2,643.50
	GM FLUME REPAIR/WTR QUALIT	2012 STORM DRAINAG	STORM SEWER	9,086.21
	NW 70TH-WCL TO NW 98TH	70TH AVE IMP (86TH	ROADS,BRIDGES,SIDEWALK	127,411.60
	NW 70TH AVE RECONSTRUCTION	70TH AVE IMP (86TH	ROADS,BRIDGES,SIDEWALK	7,417.70
			TOTAL:	210,458.49
FRASER TRANSPORTATION SERVICES	JOHNSTON TIER FEE	GENERAL FUND	AMBULANCE	137.50
			TOTAL:	137.50
GEMPLER'S	WORK GLOVES	ROAD USE TAX	ROADS,BRIDGES,SIDEWALK	179.35
			TOTAL:	179.35
GOLDEN VALLEY HARDSCAPES	Playground Mulch	GENERAL FUND	PARKS & TRAILS	1,507.50
			TOTAL:	1,507.50
GRAHAM TIRE	TIRES	ROAD USE TAX	ROADS,BRIDGES,SIDEWALK	366.54
			TOTAL:	366.54
GRIMES ASPHALT & PAVING CORP	COLD MIX FOR POTHOLE REPAI	ROAD USE TAX	ROADS,BRIDGES,SIDEWALK	183.96
			TOTAL:	183.96
HATTEL, CARSON	STORMWTR GRANT REIMBURSEME	STORM WATER O&M	STORM WATER	75.00
			TOTAL:	75.00
HILLYARD/DES MOINES	JANITORIAL SUPPLIES	GENERAL FUND	PARKS & TRAILS	49.06
	JANITORIAL SUPPLIES	GENERAL FUND	PARKS & TRAILS	51.01
	JANITORIAL SUPPLIES (restr	GENERAL FUND	PARKS & TRAILS	31.44
			TOTAL:	131.51

VENDOR NAME	DESCRIPTION	FUND	DEPARTMENT	AMOUNT
HY-VEE, INC	BREAKROOM SUPPLIES	GENERAL FUND	POLICE	33.69
	CLEANING SUPPLIES	GENERAL FUND	FIRE	65.07
	PROGRAM SUPPLIES	GENERAL FUND	LIBRARY	123.91
	BREAKROOM SUPPLIES	GENERAL FUND	CITY ADMINISTRATOR	12.72
	BREAKROOM SUPPLIES	GENERAL FUND	CITY ADMINISTRATOR	87.76
			TOTAL:	323.15
HYPERION FIELD CLUB	NW BEAVER DR. TRAIL EASEME	BEAVER DR.TRAIL	ROADS, BRIDGES, SIDEWA	310.00
			TOTAL:	310.00
INLAND TRUCK PARTS COMPANY	Complete Spring Unit	GENERAL FUND	PARKS & TRAILS	497.81
	Thread/Rod	GENERAL FUND	PARKS & TRAILS	79.84
	Deep Nut 8 inch	GENERAL FUND	PARKS & TRAILS	13.12
	U Bolt Washers	GENERAL FUND	PARKS & TRAILS	6.00
	Labor Charge	GENERAL FUND	PARKS & TRAILS	488.32
			TOTAL:	1,085.09
IOWA ASSN OF MUNICIPAL UTILITIES	H2O WORKSHOPS	WATER O/M	WATER	160.00
			TOTAL:	160.00
IOWA CONCRETE LEVELING	LEVELING WORK TO BIKE PATH	GENERAL FUND	PARKS & TRAILS	800.00
			TOTAL:	800.00
IOWA LAW ENFORCEMENT ACADEMY	BIKE PATROL TRAINING/SCHOO	GENERAL FUND	POLICE	500.00
	DE-ESCALATION TRAINING	GENERAL FUND	POLICE	270.00
			TOTAL:	770.00
IOWA SIGNAL, INC	NW 70TH AVE CONDUIT REPAIR	70TH AVE IMP (86TH	ROADS,BRIDGES,SIDEWALK	3,141.99
	NW 70TH CONDUIT REPAIR	70TH AVE IMP (86TH	ROADS,BRIDGES,SIDEWALK	2,831.48
	HYDRANT METER REFUND	WATER O/M	WATER	1,150.00
			TOTAL:	7,123.47
JOHNSTON STATION LC	CENSUS OFFICE UTILITIES	GENERAL FUND	ECONOMIC DEVELOPMENT	8.72
			TOTAL:	8.72
KADETH, INC	NETWORK/IT SUPPORT	GENERAL FUND	POLICE	350.00
	NETWORK/IT SUPPORT	GENERAL FUND	POLICE	581.67
	NETWORK/IT SUPPORT	GENERAL FUND	POLICE	707.50
	NETWORK/IT SUPPORT- MARCH	GENERAL FUND	CITY ADMINISTRATOR	3,075.84
	NETWORK/IT SUPPORT-APRIL 2	GENERAL FUND	CITY ADMINISTRATOR	1,580.00
	NETWORK/IT SUPPORT	GENERAL FUND	CITY ADMINISTRATOR	359.93
	NETWORK/IT SUPPORT - MAY 2	GENERAL FUND	CITY ADMINISTRATOR	1,430.83
			TOTAL:	8,085.77
KAT NURSERIES, IOWA	PLANTS/FLOWERS FOR CROWN P	TERRA LAKE	PARKS & TRAILS	243.20
			TOTAL:	243.20
KINGSTON SERVICES	TERRA LAKE IMP., PH. 2	TERRA LAKE	PARKS & TRAILS	432,960.60
			TOTAL:	432,960.60
LOGAN CONTRACTORS SUPPLY INC	CRACK SEALER (limestone)	GENERAL FUND	PARKS & TRAILS	41.25
	CONE CUPS, OVERSHOES, SHOV	ROAD USE TAX	ROADS,BRIDGES,SIDEWALK	189.70
	HEARING MUFFS	ROAD USE TAX	ROADS,BRIDGES,SIDEWALK	148.30
			TOTAL:	379.25
MANATT'S INC	CONCRETE BLANKET PO	ROAD USE TAX	ROADS,BRIDGES,SIDEWALK	1,225.00

VENDOR NAME	DESCRIPTION	FUND	DEPARTMENT	AMOUNT
	CONCRETE BLANKET PO	ROAD USE TAX	ROADS,BRIDGES,SIDEWALK	4,485.50
	CONCRETE BLANKET PO	ROAD USE TAX	ROADS,BRIDGES,SIDEWALK	514.50
	CONCRETE BLANKET PO	ROAD USE TAX	ROADS,BRIDGES,SIDEWALK	20.00
	CONCRETE	ROAD USE TAX	ROADS,BRIDGES,SIDEWALK	158.00
	CONCRETE BLANKET PO	ROAD USE TAX	ROADS,BRIDGES,SIDEWALK	588.00
	CONCRETE BLANKET PO	ROAD USE TAX	ROADS,BRIDGES,SIDEWALK	833.00
	CONCRETE	ROAD USE TAX	ROADS,BRIDGES,SIDEWALK	588.00
			TOTAL:	8,412.00
MARTIN MARIETTA MATERIALS	CLASS A MATERIALS FOR PATC	ROAD USE TAX	ROADS,BRIDGES,SIDEWALK	500.40
	1" CLEAN ROCK FOR LIFT STA	SEWER O/M	WASTEWATER	188.74
			TOTAL:	689.14
MASON, LORI	MILEAGE REIMBURSEMNT-APRIL	GENERAL FUND	ROADS,BRIDGES,SIDEWALK	135.00
			TOTAL:	135.00
MATT RARDIN	CDL REIMBURSEMENT	WATER O/M	WATER	16.00
	CDL REIMBURSEMENT	SEWER O/M	WASTEWATER	16.00
			TOTAL:	32.00
METRO WASTE AUTHORITY	PREMIUM COMPOST IT PROG.MA	GENERAL FUND	GARBAGE,RECYCLING,COMP	840.00
	DISPOSAL OF TERRA LAKE DEB	TERRA LAKE	PARKS & TRAILS	329.08
	DISPOSAL-TERRA LAKE DEBRIS	TERRA LAKE	PARKS & TRAILS	100.32
			TOTAL:	1,269.40
MIDWEST OFFICE TECHNOLOGY INC	COPIER MAINT. & COPIES	GENERAL FUND	POLICE	0.00
	COPIER MAINT. & COPIES	GENERAL FUND	FIRE	4.66
	COPIER MAINT. & COPIES	GENERAL FUND	AMBULANCE	4.66
	COPIER MAINT. & COPIES	GENERAL FUND	BUILDING & HOUSING	1.90
	COPIER MAINT. & COPIES	GENERAL FUND	PLANNING & ZONING	9.32
	COPIER MAINT. & COPIES	GENERAL FUND	MAYOR, COUNCIL	31.12
	COPIER MAINT. & COPIES	GENERAL FUND	CITY ADMINISTRATOR	15.54
	COPIER MAINT. & COPIES	GENERAL FUND	CITY CLERK	3.62
	COPIER MAINT. & COPIES	GENERAL FUND	FINANCE	14.18
	COPIER MAINT. & COPIES	WATER O/M	WATER	232.00
	COPIER MAINT. & COPIES	SEWER O/M	WASTEWATER	232.00
			TOTAL:	549.00
MILLER NURSERY CO	PLANTS FOR MHR ISLANDS	TREES	TREES	145.12
	Plantings for Crown Point	TERRA LAKE	PARKS & TRAILS	2,125.33
	FLOWERS FOR TERRA LAKE PRO	TERRA LAKE	PARKS & TRAILS	909.50
			TOTAL:	3,179.95
MOBOTREX	LED BULB FOR TRAFFIC SIGNA	ROAD USE TAX	TRAFFIC CONTROL	197.00
			TOTAL:	197.00
MONTAGE ENTERPRISES INC.	BLADES FOR FLAIL MOWER	ROAD USE TAX	ROADS,BRIDGES,SIDEWALK	748.12
			TOTAL:	748.12
MSC INDUSTRIAL SUPPLY CO.	WTR RESCUE NON-SKID STEP R	GENERAL FUND	FIRE	40.75
			TOTAL:	40.75
MUNICIPAL EMERGENCY SERVICES	PACKING FEE	GENERAL FUND	FIRE	12.00
		GENERAL FUND	FIRE	947.50
		GENERAL FUND	AMBULANCE	947.50
			TOTAL:	1,907.00

VENDOR NAME	DESCRIPTION	FUND	DEPARTMENT	AMOUNT
MUNICIPAL SUPPLY INC	INLET GRATE	ROAD USE TAX	ROADS,BRIDGES,SIDEWALK	122.00
	GRATES AND MANHOLE COVERS	ROAD USE TAX	ROADS,BRIDGES,SIDEWALK	276.50
	LOCATING/BACKFLOW SUPPLIES	WATER O/M	WATER	49.80
	LOCATING/BACKFLOW SUPPLIES	WATER O/M	WATER	33.50
	HYDRANT METER SUPPLIES	WATER O/M	WATER	88.90
	LUBRICATING OIL FOR HYDRAN	WATER O/M	WATER	67.50
			TOTAL:	638.20
NATIONAL PLAYGROUND COMPLIANCE GROUP	Rubber Mulch	GENERAL FUND	PARKS & TRAILS	3,400.00
			TOTAL:	3,400.00
NEOPOST USA, INC	POSTAGE/MAIL MACHINE MAINT	GENERAL FUND	CITY ADMINISTRATOR	102.22
			TOTAL:	102.22
POLK COUNTY RECORDER	RECORDING-DEED- NW 57TH PR	MERLE HAY EAST IMP	ROADS, BRIDGES	22.00
			TOTAL:	22.00
PUBLIC FINANCIAL MANAGEMENT, INC	FY15 CONTINUING DISCLOSURE	GENERAL FUND	FINANCE	2,000.00
			TOTAL:	2,000.00
RACOM CORPORATION	EDACS ACCESS	GENERAL FUND	POLICE	963.50
	RADIO BATTERY AND ANTENNA	GENERAL FUND	FIRE	432.00
	SPEAKER MIC FOR RADIO	GENERAL FUND	FIRE	342.00
	RADIO EARPIECE W/ACOUSTIC	GENERAL FUND	FIRE	186.75
	RADIO BATTERY AND ANTENNA	GENERAL FUND	AMBULANCE	432.00
	SPEAKER MIC FOR RADIO	GENERAL FUND	AMBULANCE	342.00
	RADIO EARPIECE W/ACOUSTIC	GENERAL FUND	AMBULANCE	186.75
			TOTAL:	2,885.00
RECORD AUTOMATIC DOORS, INC	REPAIR/MAINT. TO BARN DOOR	GENERAL FUND	SIMPSON BARN	568.50
	PROGRAM AUTOMATIC DOOR- BA	GENERAL FUND	SIMPSON BARN	222.60
			TOTAL:	791.10
ROCHON CORPORATION OF IOWA, INC	TERRA LAKE IMP., PHASE 3	TERRA LAKE	PARKS & TRAILS	237,276.22
			TOTAL:	237,276.22
ROGNES CORP., ESCROW ACCT. # 325942044	E. OF MHR NW 60TH AVE, PH.	MERLE HAY EAST IMP	ROADS, BRIDGES	29,193.40
	E. OF MHR NW 60TH AVE, PH.	MERLE HAY EAST IMP	ROADS, BRIDGES	3,325.95
	E. OF MHR NW 60TH AVE, PH.	MERLE HAY EAST IMP	ROADS, BRIDGES	1,781.25
	E. OF MHR NW 60TH AVE, PH.	MERLE HAY EAST IMP	ROADS, BRIDGES	66,648.84
	E. OF MHR NW 60TH AVE, PH.	MERLE HAY EAST IMP	WATER	4,868.75
	E. OF MHR NW 60TH AVE, PH.	MERLE HAY EAST IMP	WASTEWATER	41,619.50
			TOTAL:	147,437.69
SNYDER & ASSOCIATES INC	BIOXIDE PROJECT - #2	SEWER O/M	WASTEWATER	1,677.34
			TOTAL:	1,677.34
SOELBERG, VIRGINIA	STORMWTR GRANT PROG. REIMB	STORM WATER O&M	STORM WATER	75.00
			TOTAL:	75.00
SPRINT	AIR CARDS FOR PATROL CARS	GENERAL FUND	POLICE	198.34
			TOTAL:	198.34
STAPLES ADVANTAGE	LARGE MAILING ENVELOPES	GENERAL FUND	CITY ADMINISTRATOR	73.22
			TOTAL:	73.22

VENDOR NAME	DESCRIPTION	FUND	DEPARTMENT	AMOUNT
STIVERS FORD INC	VEHICLE REPAIR AND MAINT.	GENERAL FUND	FIRE	56.32
	VEHICLE REPAIR AND MAINT.	GENERAL FUND	AMBULANCE	56.31
			TOTAL:	112.63
STOREY KENWORTHY	Round Tables	GENERAL FUND	PARKS & TRAILS	168.00
	Round Tables	GENERAL FUND	SIMPSON BARN	1,125.00
			TOTAL:	1,293.00
STREICHER'S		GENERAL FUND	POLICE	1,153.00
			TOTAL:	1,153.00
TEAM SERVICES, INC	CONSTRUCTION TESTING-TERRA	TERRA LAKE	PARKS & TRAILS	1,131.16
			TOTAL:	1,131.16
THORPE WATER DEVELOPEMENT	HYDRANT METER REFUND	WATER O/M	WATER	1,119.46
			TOTAL:	1,119.46
TK CONCRETE	SIDEWALK/TRAIL PATH FLUME	2012 STORM DRAINAG	STORM SEWER	43,830.00
			TOTAL:	43,830.00
TOTALFUNDS BY HASLER	MAY POSTAGE - ALL DEPARTME	GENERAL FUND	POLICE	108.71
	MAY POSTAGE - ALL DEPARTME	GENERAL FUND	FIRE	9.27
	MAY POSTAGE - ALL DEPARTME	GENERAL FUND	ROADS,BRIDGES,SIDEWALK	14.57
	MAY POSTAGE - ALL DEPARTME	GENERAL FUND	PARKS & TRAILS	13.87
	MAY POSTAGE - ALL DEPARTME	GENERAL FUND	BUILDING & HOUSING	0.47
	MAY POSTAGE - ALL DEPARTME	GENERAL FUND	PLANNING & ZONING	123.03
	MAY POSTAGE - ALL DEPARTME	GENERAL FUND	CITY ADMINISTRATOR	43.38
	MAY POSTAGE - ALL DEPARTME	GENERAL FUND	CITY CLERK	2.98
	MAY POSTAGE - ALL DEPARTME	GENERAL FUND	FINANCE	75.00
	MAY POSTAGE - ALL DEPARTME	WATER O/M	WATER	326.71
	MAY POSTAGE - ALL DEPARTME	SEWER O/M	WASTEWATER	326.70
			TOTAL:	1,044.69
TRUCK EQUIPMENT	TRAILER HITCH	GENERAL FUND	PARKS & TRAILS	737.73
			TOTAL:	737.73
ULTRAMAX	AMMUNITION	GENERAL FUND	POLICE	201.60
			TOTAL:	201.60
UNITED STATES POSTAL SERVICE	STANDARD MAIL PERMIT 54	GENERAL FUND	CITY ADMINISTRATOR	215.00
			TOTAL:	215.00
UNIVERSAL PRINTING SERVICES	BUSINESS CARDS (Ender)	GENERAL FUND	PLANNING & ZONING	32.00
	BUSINESS CARDS (Royer)	GENERAL FUND	CITY ADMINISTRATOR	32.00
	BUSINESS CARDS (Klein, Wan	GENERAL FUND	FINANCE	64.00
			TOTAL:	128.00
VERIZON WIRELESS	AIR CARDS FOR PATROL CARS	GENERAL FUND	POLICE	629.90
	CELL PHONE SERVICES	GENERAL FUND	FIRE	213.04
	CELL PHONE SERVICES	GENERAL FUND	AMBULANCE	213.04
	CELL PHONE SERVICES - COMM	GENERAL FUND	BUILDING & HOUSING	208.16
	CELL PHONE SERVICES-PRICE	GENERAL FUND	COMMUNICATIONS	40.01
	HEXAGRAM CELL PHONE SERVIC	WATER O/M	WATER	237.64
	HEXAGRAM CELL PHONE SERVIC	SEWER O/M	WASTEWATER	237.64
			TOTAL:	1,779.43

VENDOR NAME	DESCRIPTION	FUND	DEPARTMENT	AMOUNT
WILSON BROS	MOSQUITO CONTROL	GENERAL FUND	MOSQUITO CONTROL	1,250.00
	MOSQUITO CONTROL	GENERAL FUND	MOSQUITO CONTROL	1,250.00
	MOSQUITO CONTROL	GENERAL FUND	MOSQUITO CONTROL	1,250.00
			TOTAL:	3,750.00
XEROX CORPORATION	COPIER MAINT. & COPIES	GENERAL FUND	BUILDING & HOUSING	119.63
	COPIER MAINT. & COPIES	GENERAL FUND	PLANNING & ZONING	119.63
	COPIER MAINT. & COPIES	GENERAL FUND	CITY ADMINISTRATOR	119.63
			TOTAL:	358.89

========== FUND TOTALS ==========

010	GENERAL FUND	146,497.87
125	T.I.F. #1 EAST CENTRAL	4,002.20
127	T.I.F. #3 NW 62ND AVE	1,925.00
140	ROAD USE TAX	12,192.74
172	TREES	145.12
316	NW 64th & 63rd PL & MHR	194,848.58
325	FIBER OPTIC PROJECT	4,545.30
334	MERLE HAY EAST IMPROVEMEN	194,196.69
335	SIGNALIZATION PROJECTS	1,105.38
340	TERRA LAKE	676,764.11
342	2012 STORM DRAINAGE IMP	193,931.03
343	BEAVER DR.TRAIL	310.00
346	70TH AVE IMP (86TH-107TH)	522,500.23
601	WATER O/M	11,928.70
631	SEWER O/M	6,568.68
671	STORM WATER O&M	150.00
	GRAND TOTAL:	1,971,611.63

VENDOR NAME	DESCRIPTION	FUND	DEPARTMENT	AMOUNT
CENTURY LINK	ALARM MONITORING- PARKS SH	GENERAL FUND	PARKS & TRAILS	24.11
	ALARM MONITORING - CITY HA	GENERAL FUND	BUILDING & HOUSING	8.03
	ALARM MONITORING - CITY HA	GENERAL FUND	PLANNING & ZONING	8.04
	ALARM MONITORING - CITY HA	GENERAL FUND	CITY HALL	8.04
	ALARM MONITORING- WATER DE	WATER O/M	WATER	11.58
	ALARM MONITORING- WATER DE	SEWER O/M	WASTEWATER	11.58
			TOTAL:	71.38
DES MOINES AREA M P O	FY2017 MPO ASSESSMENT	GENERAL FUND	PLANNING & ZONING	20,460.00
			TOTAL:	20,460.00
ELECTRONIC ENGINEERING COMPANY	TOWER SERVICE - JULY 2016	GENERAL FUND	POLICE	12.00
			TOTAL:	12.00
IOWA LEAGUE OF CITIES	FY17 LEAGUE OF CITIES DUES	GENERAL FUND	MAYOR, COUNCIL	6,070.00
			TOTAL:	6,070.00
NEOPOST USA, INC	POSTAGE/MAIL MACHINE MAINT	GENERAL FUND	CITY ADMINISTRATOR	59.13
			TOTAL:	59.13
STRAUSS LOCK COMPANY	SECURITY ACCESS MONITORING	GENERAL FUND	CITY ADMINISTRATOR	167.01
			TOTAL:	167.01
TYLER TECHNOLOGIES	BAR SCANNER MAINT.	WATER O/M	WATER	42.35
	ON-LINE PAYMENTS FEE	WATER O/M	WATER	92.00
	BAR SCANNER MAINT.	SEWER O/M	WASTEWATER	42.35
	ON-LINE PAYMENTS FEE	SEWER O/M	WASTEWATER	92.00
			TOTAL:	268.70

========== FUND TOTALS ==========

010	GENERAL FUND	26,816.36
601	WATER O/M	145.93
631	SEWER O/M	145.93
	GRAND TOTAL:	27,108.22

TOTAL PAGES: 1

VENDOR NAME	DESCRIPTION	FUND	DEPARTMENT	AMOUNT
PELTZER, TIM & REBECCA	WATER REFUND - CHECKFREE E WATER O/M	WATER		900.00
			TOTAL:	900.00

========== FUND TOTALS ==========

601 WATER O/M	900.00
GRAND TOTAL:	900.00

TOTAL PAGES: 1

VENDOR NAME	DESCRIPTION	FUND	DEPARTMENT	AMOUNT
HSA BANK	CITY OF JOHNSTON-HSA CONTR	GENERAL FUND	POLICE	24,700.00
	CITY OF JOHNSTON-HSA CONTR	GENERAL FUND	FIRE	5,850.00
	CITY OF JOHNSTON-HSA CONTR	GENERAL FUND	AMBULANCE	5,850.00
	CITY OF JOHNSTON-HSA CONTR	GENERAL FUND	ROADS,BRIDGES,SIDEWALK	1,300.00
	CITY OF JOHNSTON-HSA CONTR	GENERAL FUND	LIBRARY	2,600.00
	CITY OF JOHNSTON-HSA CONTR	GENERAL FUND	PARKS & TRAILS	1,300.00
	CITY OF JOHNSTON-HSA CONTR	GENERAL FUND	BUILDING & HOUSING	2,600.00
	CITY OF JOHNSTON-HSA CONTR	GENERAL FUND	CITY ADMINISTRATOR	3,900.00
	CITY OF JOHNSTON-HSA CONTR	GENERAL FUND	COMMUNICATIONS	1,300.00
	CITY OF JOHNSTON-HSA CONTR	GENERAL FUND	CITY CLERK	1,300.00
	CITY OF JOHNSTON-HSA CONTR	GENERAL FUND	FINANCE	3,900.00
	CITY OF JOHNSTON-HSA CONTR	ROAD USE TAX	ROADS,BRIDGES,SIDEWALK	3,900.00
	CITY OF JOHNSTON-HSA CONTR	WATER O/M	WATER	1,950.00
	CITY OF JOHNSTON-HSA CONTR	SEWER O/M	WASTEWATER	1,950.00
			TOTAL:	62,400.00

========== FUND TOTALS ==========

010	GENERAL FUND	54,600.00
140	ROAD USE TAX	3,900.00
601	WATER O/M	1,950.00
631	SEWER O/M	1,950.00
	GRAND TOTAL:	62,400.00

TOTAL PAGES: 1

VENDOR NAME	DESCRIPTION	FUND	DEPARTMENT	AMOUNT
BRAVO GREATER DES MOINES	JAN-MAR 2016 HOTEL/MOTEL T	HOTEL-MOTEL TAX	REGIONAL CULTURAL AFFA	19,690.07
			TOTAL:	19,690.07
CITY OF JOHNSTON	2015/16 STORM WATER UTILIT	GENERAL FUND	POLICE	909.00
	2015/16 STORM WATER UTILIT	GENERAL FUND	FIRE	636.30
	2015/16 STORM WATER UTILIT	GENERAL FUND	AMBULANCE	636.30
	2015/16 STORM WATER UTILIT	GENERAL FUND	ROADS,BRIDGES,SIDEWALK	818.16
	2015/16 STORM WATER UTILIT	GENERAL FUND	LIBRARY	1,408.92
	2015/16 STORM WATER UTILIT	GENERAL FUND	PARKS & TRAILS	4,848.12
	2015/16 STORM WATER UTILIT	GENERAL FUND	SIMPSON BARN	696.96
	2015/16 STORM WATER UTILIT	GENERAL FUND	CROWN POINT	1,333.32
	2015/16 STORM WATER UTILIT	GENERAL FUND	PLANNING & ZONING	106.08
	2015/16 STORM WATER UTILIT	GENERAL FUND	CITY HALL	1,605.96
	2015/16 STORM WATER UTILIT	ROAD USE TAX	ROADS,BRIDGES,SIDEWALK	818.16
	2015/16 STORM WATER UTILIT	WATER O/M	WATER	196.98
	2015/16 STORM WATER UTILIT	SEWER O/M	WASTEWATER	196.98
			TOTAL:	14,211.24
CONVENTION & VISITORS BUREAU	JAN-MAR. 2016 HOTEL/MOTEL	HOTEL-MOTEL TAX	REGIONAL CULTURAL AFFA	19,690.07
			TOTAL:	19,690.07

FUND TOTALS		
010	GENERAL FUND	12,999.12
011	HOTEL-MOTEL TAX	39,380.14
140	ROAD USE TAX	818.16
601	WATER O/M	196.98
631	SEWER O/M	196.98
	GRAND TOTAL:	53,591.38

TOTAL PAGES: 1

ITEM NO. 10a

OFFICE OF THE CITY ADMINISTRATOR

Johnston, Iowa
AGENDA COMMUNICATION
July 5, 2016

SUBJECT: Update on Water Quality Sampling Program	**ACTION REQUIRED:**

SYNOPSIS:	In 2013 the City began a water quality sampling program, which is funded by the Stormwater Utility. As previously discussed, staff has been working University of Iowa Hygienic Laboratory, the local provider of such types of sampling to develop a sampling plan. Three sampling events are conducted annually in April, July and September. It is anticipated that based on the results, potential contamination sources can be identified and the effectiveness of water quality practices can be determined over time. Due to staffing changes, the final 2015 report hadn't been previously presented to the City Council, and is attached. This report summarizes the three data collections in 2015. In addition, the April 2016 report is attached documenting the first collection of 2016. Staff has maintained a Stormwater Management section on the City website and these reports and all previous reports are available at: http://www.cityofjohnston.com/index.aspx?NID=531.
RECOMMENDATION:	No action is required by the City Council, staff will provide updates after each testing event has been conducted.

Johnston
COMMUNITY
DEVELOPMENT

CITY OF JOHNSTON SURFACE WATER MONITORING

2015 WATER QUALITY MONITORING SUMMARY

PREPARED BY:
CITY OF JOHNSTON COMMUNITY DEVELOPMENT DEPARTMENT
6221 MERLE HAY ROAD, P.O. BOX 410
JOHNSTON, IA 50131
DEVELOPMENT@CITYOFJOHNSTON.COM
515-727-7775
WWW.FACEBOOK.COM/CITYOFJOHNSTONIOWA
@CITYOFJOHNSTON ON TWITTER
WWW.CITYOFJOHNSTON.COM
DECEMBER 2015

2015 represents the third year of collection and analysis of water samples from surface waters at selected locations in Johnston by the University of Iowa Hygienic Laboratory. This report discusses the data resulting from analysis of samples collected from designated sites on April 16, 2015, July 8, 2015, and October 5, 2015.

The basin for the newly reconfigured Terra Lake was completed and filled in early 2015, and Terra Lake has been added as a site for sample collection. With the lake newly completed, this will mean that data will be available from the lake's earliest days and changes over time can be tracked over time.

April 16, 2015 Monitoring

The first sample acquisition of 2015 occurred on Thursday, April 16th. The most recent measurable precipitation to occur prior to sample collection amounted to a total of 0.11" of rainfall falling during late evening April 11th and early morning on April 12th.

July 8, 2015 Monitoring

The second sample acquisition of 2015 occurred on Wednesday, July 8th. The most recent measurable precipitation was a total of 1.16" of rainfall on July 6th.

October 5, 2015 Monitoring

The third sample acquisition of 2015 occurred on Monday, October 5th. The most recent measurable precipitation had been six days previous on September 30th, with a total of 0.09" of rainfall.

Data Summary

The data tables below include the results of all eight datasets collected to date: April 9, July 15, and October 9, 2013; April 8, 2014; July 2, 2014; October 7, 2014, April 16, July 8, and October 5, 2015. The two sites dropped after 2013 are not included in this data because no flow was detected at those sites during any of the 2013 sample collections. Total Chlorine is also not included as it was dropped as an analyte after 2013.

Analytes

E.coli Bacteria

Site	Site Description	Analyte	4/09/13	7/15/13	10/09/13	4/08/14	7/2/14	10/7/14	4/16/15	7/8/15	10/5/15
#1	Beaver Creek @ Merle Hay Rd	E.coli	330	380	570	41	1200	710	63	1600	450
#2	Green Meadows West @ Foxboro Rd	E.coli	3300	1400	480	31	930	370	110	680	160
#3	"Waterford Creek" @ NW 86th St	E.coli	210	<10	180	20	1400	340	74	420	40
#4	Beaver Creek Elementary @ NW 86th St	E.coli	460	1500	130	52	630	120	450	840	60
#5	NW 86th Street south of NW 70th Ave	E.coli	530	570	31	<10	390	600	200	700	280
#6	Little Beaver Creek @ NW 86th Street	E.coli	420	250	400	<10	4900	500	400	4600	300
#7	NW 59th St near Maurice's	E.coli	1600	220	NF	470	630	86	NF	410	90
#8	Johnston Dr @ Prairie Point Crossing	E.coli	2500	610	340	5500	620	190	10	280	100
#11	Crescent Chase @ NW 62nd Avenue	E.coli	--	--	--	210	1300	270	63	1900	770
TL	Terra Lake	E.coli	--	--	--	--	--	--	<10	110	<10

E. Coli Results

E. Coli are indicator bacteria monitored for water quality purposes to indicate the presence and level of animal or human waste. *E. Coli* are found in the gut of warm-blooded animals (birds and mammals). Bacteria levels can be highly variable and levels are often dependent on precipitation, with spikes in levels often occurring during and shortly after precipitation events as runoff transports the bacteria into drainage ways and streams. Other inputs in the absence of recent precipitation could include direct deposition by animals (wild or domestic) or faulty septic or sewer systems.

Of the sites monitored, only Beaver Creek has a stream classification established by the DNR. Beaver Creek is classified as an A3 Children's Recreational Use, which reflects the fact that the creek flows adjacent to residential lots and through public park areas where access is possible. The bacteria standard for A3 streams is a maximum of 235 MPN/100 ml (Most Probable Number per 100 milliliters) of *E.coli* bacteria.

Nitrate + Nitrite Nitrogen as N

Site	Site Description	Analyte	4/09/13	7/15/13	10/09/13	4/8/14	7/2/14	10/7/14	4/16/15	7/8/15	10/5/15
#1	Beaver Creek @ Merle Hay Rd	Nitrate + Nitrite nitrogen as N	0.48	15.0	1.9	0.26	8.0	14.0	12.0	12.0	12.0
#2	Green Meadows West @ Foxboro Rd	Nitrate + Nitrite nitrogen as N	0.86	1.8	1.1	0.46	3.2	1.8	1.4	1.4	1.0
#3	"Waterford Creek" @ NW 86th St	Nitrate + Nitrite nitrogen as N	0.21	8.7	0.84	0.19	1.7	2.0	3.2	0.78	1.3
#4	Beaver Creek Elementary @ NW 86th	Nitrate + Nitrite nitrogen as N	1.6	2.8	2.9	1.3	4.6	3.0	1.8	3.3	2.8
#5	NW 86th Street south of NW 70th Ave	Nitrate + Nitrite nitrogen as N	<0.10	5.6	1.9	0.48	4.5	2.7	1.8	2.2	1.6
#6	Little Beaver Creek @ NW 86th Street	Nitrate + Nitrite nitrogen as N	3.4	9.6	12	7.2	10.0	11	6.0	8.7	8.1
#7	NW 59th St near Maurice's	Nitrate + Nitrite nitrogen as N	0.62	0.26	NF	1.2	2.1	0.60	NF	<0.10	0.30
#8	Johnston Dr @ Prairie Point Crossing	Nitrate + Nitrite nitrogen as N	1.9	5.2	6.0	4.7	3.2	3.7	5.4	2.6	3.4
#11	Crescent Chase @ NW 62nd Avenue	Nitrate + Nitrite nitrogen as N	--	--	--	<0.10	2.4	0.98	0.61	1.1	0.90
TL	Terra Lake	Nitrate + Nitrite nitrogen as N	--	--	--	--	--	--	<0.10	<0.10	<0.10

This analyte is the total amount of nitrogen present as nitrate and nitrite in the sample. Since nitrite relatively quickly converts into nitrate, this is for practical purposes a measurement of the amount of nitrate in the sample. Nitrate is a nutrient commonly found in fertilizer and human and animal waste. Nitrate is regulated only for water bodies that are designated as drinking water sources, such as the Des Moines and Raccoon Rivers in the Des Moines area. For reference, the regulatory limit for drinking water sources is 10 mg/l and Des Moines Water Works activates its nitrate removal equipment when levels at their intakes exceed 9 mg/l.

pH

Site	Site Description	Analyte	4/9/13	7/15/13	10/9/13	4/8/14	7/2/14	10/7/14	4/16/15	7/8/15	10/5/15
#1	Beaver Creek @ Merle Hay Rd	pH	8.1	8.1	8.0	8.5	7.5	8.3	8.3	8.1	8.3
#2	Green Meadows West @ Foxboro Rd	pH	7.8	7.7	7.8	8.0	7.9	7.9	8.1	7.9	7.9
#3	"Waterford Creek" @ NW 86th St	pH	7.7	7.6	7.4	7.3	7.6	7.6	7.6	7.8	7.9
#4	Beaver Creek Elementary @ NW 86th St	pH	8.0	8.0	8.1	8.2	8.1	8.2	8.4	8.1	8.2
#5	NW 86th Street south of NW 70th Ave	pH	8.0	7.0	6.9	7.0	7.8	8.0	7.4	8.2	7.7
#6	Little Beaver Creek @ NW 86th Street	pH	8.3	8.2	8.2	8.9	7.6	8.3	8.3	8.1	8.4
#7	NW 59th St near Maurice's	pH	7.6	7.7	NF	7.7	7.6	8.2	NF	7.7	8.0
#8	Johnston Dr @ Prairie Point Crossing	pH	7.6	7.6	7.8	7.5	7.8	7.7	8.1	7.7	7.6
#11	Crescent Chase @ NW 62nd Avenue	pH	--	--	--	8.1	8.1	8.2	8.1	8.1	8.2
TL	Terra Lake	pH	--	--	--	--	--	--	8.4	8.8	9.4

pH is a measure of how acidic or basic a substance is, with 7 being neutral and lower levels than that indicating increasing acidity and higher numbers indicating how alkaline something is. For reference, baking soda has a pH of 8, ammonia 11, bleach 13. Concrete washout has a pH of about 12. On the acidic side of the scale, orange or tomato juice is 4 and vinegar is 3. The pH of rainfall can be very variable but is typically acidic in the range of 5 to 6 on the pH scale. Most drinking water is adjusted during treatment to be approximately neutral (close to 7).

Most Iowa surface waters are slightly basic due to the effect of the local limestone geology and have a pH of in the range of 8.0 to 8.5; however several of the streams monitored in Johnston have shown averages between 7 and 8. None of the results thus far are far outside normal ranges but it is important to note trends so that any atypical results from future sampling will be more easily spotted.

Total Phosphorus as P

Site	Site Description	Analyte	4/9/13	7/15/13	10/9/13	4/8/14	7/2/14	10/7/14	4/16/15	7/8/15	10/5/15
#1	Beaver Creek @ Merle Hay Rd	Total Phosphorus as P	0.18	0.12	0.25	0.17	0.49	0.19	0.090	0.45	0.18
#2	Green Meadows West @ Foxboro Rd	Total Phosphorus as P	0.15	0.03	0.05	0.040	0.10	0.040	0.090	0.12	0.090
#3	"Waterford Creek" @ NW 86th St	Total Phosphorus as P	0.07	0.10	0.07	0.040	0.14	0.080	0.14	0.15	0.11
#4	Beaver Creek Elementary @ NW 86th St	Total Phosphorus as P	0.09	0.04	0.04	0.50	0.05	0.040	0.070	0.070	0.080
#5	NW 86th Street south of NW 70th Ave	Total Phosphorus as P	0.06	0.02	<0.02	0.020	0.07	0.060	0.040	0.090	0.080
#6	Little Beaver Creek @ NW 86th Street	Total Phosphorus as P	0.54	0.37	1.0	0.72	0.30	0.28	1.0	0.30	0.46
#7	NW 59th St near Maurice's	Total Phosphorus as P	0.13	0.11	ND	0.18	0.20	0.080	NF	0.18	0.090
#8	Johnston Dr @ Prairie Point Crossing	Total Phosphorus as P	0.17	0.05	0.06	0.10	0.17	0.070	0.15	0.13	0.090
#11	Crescent Chase @ NW 62nd Avenue	Total Phosphorus as P	--	--	--	0.050	0.13	0.050	0.070	0.11	0.10
TL	Terra Lake	Total Phosphorus as P	--	--	--	--	--	--	0.040	0.080	0.070

Phosphorus is an unregulated nutrient that is present in animal waste, decomposing organic matter and many commercial fertilizers. High levels can lead to algae blooms and undesirable levels of plant growth, especially in standing water such as ponds and lakes. Phosphorus attaches to soil particles, meaning that high levels of phosphorus can also be an indirect indicator of possible soil erosion. There are currently no regulatory levels for phosphorus in Iowa but for reference when considering the data, the EPA recommended maximum levels for total phosphorus is approximately 0.08 mg/l for flowing streams and 0.04 mg/l for standing waters and reservoirs in this ecoregion.

Total P in the October samples ranged from 0.02 mg/l to as high as 0.72 mg/l. As with nitrate, Little Beaver Creek had the highest levels of Total P present, again largely due to the Grimes Wastewater Treatment Plant.

Total Suspended Solids

Site	Site Description	Analyte	4/9/13	7/15/13	10/9/13	4/8/14	7/2/14	10/7/14	4/16/15	7/8/15	10/5/15
#1	Beaver Creek @ Merle Hay Rd	Total Suspended Solids	50	14	20	8	80	59	21	110	42
#2	Green Meadows West @ Foxboro Rd	Total Suspended Solids	88	1	1	3	8	2	4	6	1
#3	"Waterford Creek" @ NW 86th St	Total Suspended Solids	10	<1	2	2	14	2	8	13	<1
#4	Beaver Creek Elementary @ NW 86th St	Total Suspended Solids	35	<1	<1	4	5	<1	8	2	<1
#5	NW 86th Street south of NW 70th Ave	Total Suspended Solids	7	1	3	3	17	3	2	16	4
#6	Little Beaver Creek @ NW 86th Street	Total Suspended Solids	18	3	5	4	40	3	5	44	3
#7	NW 59th St near Maurice's	Total Suspended Solids	10	5	NF	6	7	2	NF	3	<1
#8	Johnston Dr @ Prairie Point Crossing	Total Suspended Solids	26	<1	<1	7	4	<1	9	2	<1
#11	Crescent Chase @ NW 62nd Avenue	Total Suspended Solids	--	--	--	22	42	5	16	50	4
TL	Terra Lake	Total Suspended Solids	--	--	--	--	--	--	2	16	6

Total Suspended Solids (TSS) is a measure of the amount of solid (undissolved) particles present in water samples. High TSS levels are usually an indicator of active soil erosion upstream. There are no regulatory levels for surface waters in Iowa, but high TSS levels can silt in streams, ponds and lakes and increase the cost of drinking water treatment through the need for increased filtration and chlorination.

Turbidity

Site	Site Description	Analyte	4/9/13	7/15/13	10/9/13	4/8/14	7/2/14	10/7/14	4/16/15	7/8/15	10/5/15
#1	Beaver Creek @ Merle Hay Rd	Turbidity	25	7.1	12	4.0	51	28	8.2	61	21
#2	Green Meadows West @ Foxboro Rd	Turbidity	38	1.4	1.2	2.6	4.0	2.8	3.3	5.5	2.4
#3	"Waterford Creek" @ NW 86th St	Turbidity	10	<1.0	2.5	2.0	16	1.7	4.3	8.4	1.6
#4	Beaver Creek Elementary @ NW 86th St	Turbidity	19	<1.0	<1.0	2.1	1.4	<1.0	2.2	1.2	<1.0
#5	NW 86th Street south of NW 70th Ave	Turbidity	5.2	<1.0	<1.0	<1.0	8.0	2.2	<1.0	10	1.7
#6	Little Beaver Creek @ NW 86th Street	Turbidity	7.8	1.5	3.5	1.9	27	2.8	1.8	25	2.0
#7	NW 59th St near Maurice's	Turbidity	11	1.5	NF	8.1	9.2	4.2	NF	4.6	1.5
#8	Johnston Dr @ Prairie Point Crossing	Turbidity	20	<1.0	<1.0	8.5	5.4	<1.0	2.1	2.1	<1.0
#11	Crescent Chase @ NW 62nd Avenue	Turbidity	--	--	--	14	17	2.7	3.2	22	2.4
TL	Terra Lake	Turbidity	--	--	--	--	--	--	2.9	8.2	4.0

Turbidity is a measure of water clarity and is measured in NTU's (Nepholometric Turbidity Units). In this measurement of clarity, lower numbers indicate higher water clarity (as a reference, treated drinking water is Iowa is required to meet a turbidity standard of 0.3 NTU's in at least 95% of samples, and no single sample can exceed 1 NTU). Turbidity, like TSS, is often an indicator of active erosion but can indicate the presence of other pollutants as well.

Total Residual Chlorine

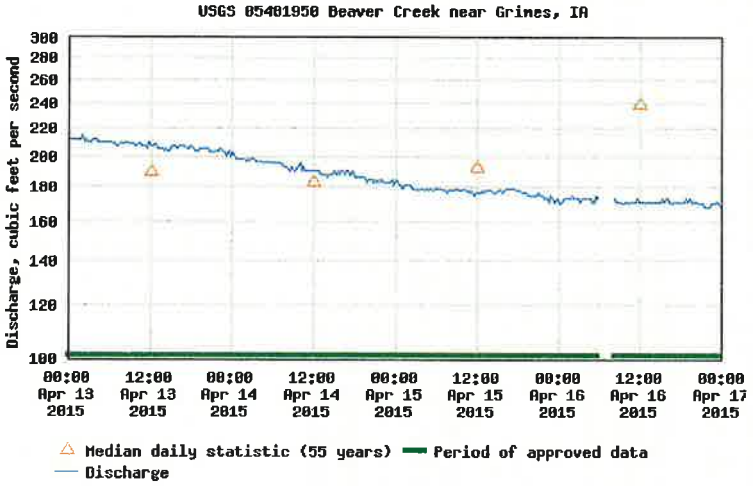
Total Residual Chlorine, as the name indicates, detects residual chlorine levels that may be present in treated water. Detectable levels of chlorine would indicate possible inputs of treated water into a stream. Possible sources of residual chlorine could be from irrigation systems or leaks from the water system.

Total Residual Chlorine was tested during the all three sampling events during 2013, during which time only 1 sample indicated the presence of residual chlorine (the Waterford Creek site). After that, the decision was made to only perform the test for residual chlorine during the July sampling events. No residual chlorine was detected at any sites tested during July 2014 or the July 2015.

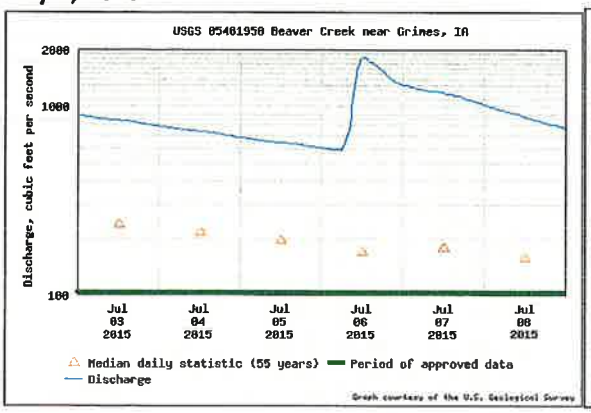
Beaver Creek at NW 70th Avenue

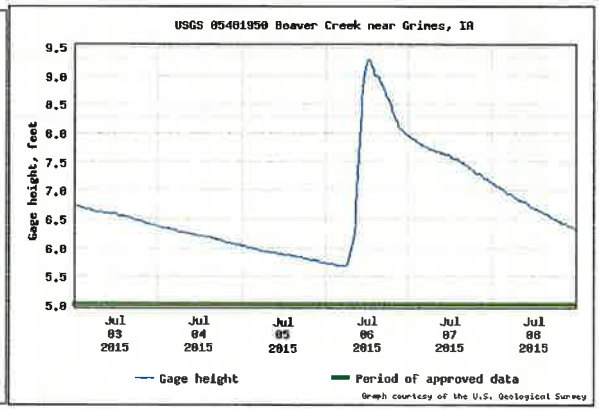
The United States Geological Survey (USGS) maintains a stream monitoring station on Beaver Creek at NW 70th Avenue. The automated station collects real-time data on stream flow and depth. Below are graphs depicting the flow and depth of Beaver Creek during and four days prior to the field monitoring dates.

April 16, 2015 (No gage height available)

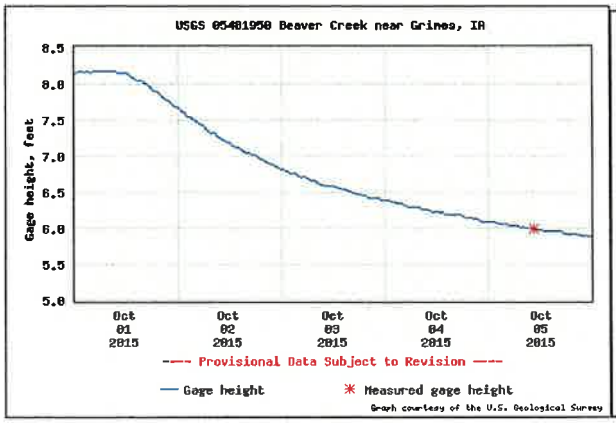


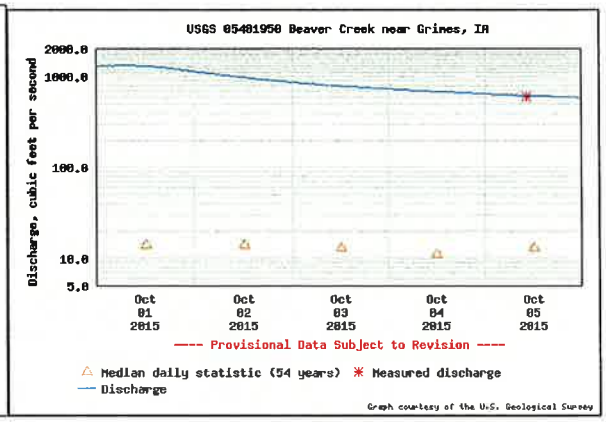
July 8, 2015





October 5, 2015





2014 Site Photo Summary

Many photos were taken by UHL staff during sample collection. On the following pages photos for each site are provided with comparable photos from each date and site displayed next to each other for comparison. A blank space indicates no comparable photo was available.
Unless otherwise noted, photos for each site will be chronological from left to right (April 8, July 2, and October 7).

Site #1, Beaver Creek at Merle Hay Road, 4/16/15, Upstream

Site #1, Beaver Creek at Merle Hay Road, 7/8/15, upstream

Site #1, Beaver Creek at Merle Hay Road, 4/16/15, Downstream

Site #1, Beaver Creek at Merle Hay Road, 7/8/15, from north bank

Site #1, Beaver Creek at Merle Hay Road, 10/05/15, Downstream

Site #2, Green Meadows West at Foxboro, 4/16/15, Upstream

Site #2, Green Meadows West at Foxboro, 7/8/15, Upstream

Site #2, Green Meadows West at Foxboro, 4/16/15, Downstream

Site #2, Green Meadows West at Foxboro, 7/8/15, Downstream

Site #2, Green Meadows West at Foxboro, 10/5/15, Downstream

Site #3, Waterford Creek at NW 86th Street, 4/16/15, Upstream

Site #3, Waterford Creek at NW 86th Street, 7/8/15, Upstream

Site #3, Waterford Creek at NW 86th Street, 7/8/15

Site #4, Beaver Creek Elementary at NW 86th St., 4/16/15, Upstream

Site #4, Beaver Creek Elementary at NW 86th St., 7/8/15, Upstream

Site #4, Beaver Creek Elementary at NW 86th St., 4/16/15, Downstream

Site #4, Beaver Creek Elementary at NW 86th St., 7/8/15, Downstream

Site #4, Beaver Creek Elementary at NW 86th St., 10/05/15, Downstream

Site #5, NW 86th St. South of NW 70th Ave., 4/16/15, Upstream

Site #5, NW 86th St. South of NW 70th Ave., 7/8/15, Upstream

Site #5, NW 86th St. South of NW 70th Ave., 4/16/15, Downstream

Site #5, NW 86th St. South of NW 70th Ave., 7/8/15, Downstream

Site #5, NW 86th St. South of NW 70th Ave., 10/05/15, Downstream

Site #6, Little Beaver Creek at NW 86th Street, 4/16/15, Upstream

Site #6, Little Beaver Creek at NW 86th Street, 7/8/15, Upstream

Site #6, Little Beaver Creek at NW 86th Street, 4/16/15, Downstream

Site #6, Little Beaver Creek at NW 86th Street, 7/8/15, Downstream

Site #6, Little Beaver Creek at NW 86th Street, 10/05/15, Downstream

Site #7, NW 59th St. near Maurice's, 4/16/15, Upstream

Site #7, NW 59th St. near Maurice's, 7/8/15, Culvert, Upstream

Site #7, NW 59th St. near Maurice's, 4/16/15, Downstream

Site #7, NW 59th St. near Maurice's, 7/8/15, Downstream

Site #7, NW 59th St. near Maurice's, 10/05/15, Downstream

Site #8, Prairie Pointe Crossing, 4/16/15, Downstream

Site #8, Prairie Pointe Crossing, 7/8/15, Upstream

Site #8, Prairie Pointe Crossing, 4/16/15 Downstream

Site #8, Prairie Pointe Crossing, 7/8/15, Downstream

Site #8, Prairie Pointe Crossing, 10/05/15 Downstream

Site #11, Crescent Chase at NW 62nd Ave., 4/16/15, Upstream

Site #11, Crescent Chase at NW 62nd Ave., 7/8/15, Upstream

Site #11, Crescent Chase at NW 62nd Ave., 4/16/15, Downstream

Site #11, Crescent Chase at NW 62nd Ave., 7/8/15, Downstream

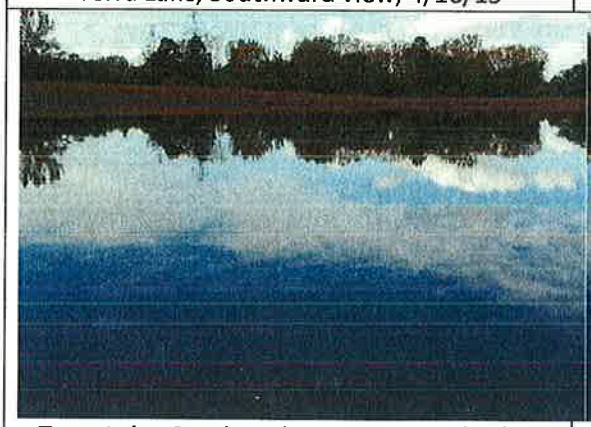
Site #11, Crescent Chase at NW 62nd Ave., 10/5/15, Downstream

Terra Lake 4/16/15

Terra Lake, 7/8/15

Terra Lake, Southward view, 4/16/15

Site TL, Terra Lake Southward view, 7/8/15



Terra Lake, South and West view, 10/05/15

Site TL, Terra Lake Westward view, 10/05/15

Johnston
COMMUNITY DEVELOPMENT

CITY OF JOHNSTON SURFACE WATER MONITORING

APRIL 2016 WATER QUALITY MONITORING SUMMARY

PREPARED BY:
CITY OF JOHNSTON COMMUNITY DEVELOPMENT DEPARTMENT
6221 MERLE HAY ROAD, P.O. BOX 410
JOHNSTON, IA 50131
DEVELOPMENT@CITYOFJOHNSTON.COM
515-727-7775
WWW.FACEBOOK.COM/CITYOFJOHNSTONIOWA
@CITYOFJOHNSTON ON TWITTER
WWW.CITYOFJOHNSTON.COM
JUNE 2016

2016 Data Collection

This represents the fourth year of collection and analysis of water samples from surface waters at selected locations in Johnston. The attached report from James Luzier with the University of Iowa State Hygienic Laboratory provides an analysis of the samples collected on April 28, 2016. Below is a summary of the twelve collection locations and summary of historic collection data to supplement Mr. Luzier's report.

Collection Sites

In total, collections are pulled from ten sites throughout the community to allow for an analysis of changes to water quality over time. These locations have been identified as key locations for drainage in/through Johnston and many represent locations up or downstream from planned construction projects.

In 2016, one new collection site was added at the pond at the newly constructed Greenwood Hills Pond (Site #12) located west of NW 86th Street. This pond construction was completed in 2015 following a more than $3 million investment in constructing the pond and stabilizing the upstream channel which had been suffering from extreme erosion. Data from this site, and site C#2, which is downstream of the pond along Foxboro Road will allow a tracking of the water quality improvements in this basin as a result of the Greenwood Hills Pond project as well as a pending Green Meadows West Channel Stabilization project scheduled in 2017.

All location sites are shown on the map included on Page 9, a summary of each site is also included on Page 10.

Data Summary

The data tables below include the results of all nine datasets collected to date: April 9, July 15, and October 9, 2013; April 8, 2014; July 2, 2014; October 7, 2014, April 16, July 8, and October 5, 2015; and April 28, 2016.

Analytes

E.coli Bacteria

Site	Site Description	Analyte	4/09/13	7/15/13	10/09/13	4/08/14	7/2/14	10/7/14	4/16/15	7/8/15	10/5/15	4/28/16
#1	Beaver Creek @ Merle Hay Rd	E.coli	330	380	570	41	1200	710	63	1600	450	1200
#2	Green Meadows West @ Foxboro Rd	E.coli	3300	1400	480	31	930	370	110	680	160	1500
#3	"Waterford Creek" @ NW 86th St	E.coli	210	<10	180	20	1400	340	74	420	40	260
#4	Beaver Creek Elementary @ NW 86th St	E.coli	460	1500	130	52	630	120	450	840	60	620
#5	NW 86th Street south of NW 70th Ave	E.coli	530	570	31	<10	390	600	200	700	280	530
#6	Little Beaver Creek @ NW 86th Street	E.coli	420	250	400	<10	4900	500	400	4600	300	1300
#7	NW 59th St near Maurice's	E.coli	1600	220	NF	470	630	86	NF	410	90	960
#8	Johnston Dr @ Prairie Point Crossing	E.coli	2500	610	340	5500	620	190	10	280	100	660
#11	Crescent Chase @ NW 62nd Avenue	E.coli	--	--	--	210	1300	270	63	1900	770	710
TL	Terra Lake	E.coli	--	--	--	--	--	--	<10	110	<10	150
#12	Greenwood Hills Pond	E.coli	--	--	--	--	--	--	--	--	--	5500

E. Coli Results

E. Coli are indicator bacteria monitored for water quality purposes to indicate the presence and level of animal or human waste. *E. Coli* are found in the gut of warm-blooded animals (birds and mammals). Bacteria levels can be highly variable and levels are often dependent on precipitation, with spikes in levels often occurring during and shortly after precipitation events as runoff transports the bacteria into drainage ways and streams. Other inputs in the absence of recent precipitation could include direct deposition by animals (wild or domestic) or faulty septic or sewer systems.

Of the sites monitored, only Beaver Creek has a stream classification established by the DNR. Beaver Creek is classified as an A3 Children's Recreational Use, which reflects the fact that the creek flows adjacent to residential lots and through public park areas where access is possible. The bacteria standard for A3 streams is a maximum of 235 MPN/100 ml (Most Probable Number per 100 milliliters) of *E.coli* bacteria.

Nitrate + Nitrite Nitrogen as N

Site	Site Description	Analyte	4/09/13	7/15/13	10/09/13	4/8/14	7/2/14	10/7/14	4/16/15	7/8/15	10/5/15	4/28/16
#1	Beaver Creek @ Merle Hay Rd	Nitrate + Nitrite nitrogen as N	0.48	15.0	1.9	0.26	8.0	14.0	12.0	12.0	12.0	6.5
#2	Green Meadows West @ Foxboro Rd	Nitrate + Nitrite nitrogen as N	0.86	1.8	1.1	0.46	3.2	1.8	1.4	1.4	1.0	0.62
#3	"Waterford Creek" @ NW 86th St	Nitrate + Nitrite nitrogen as N	0.21	8.7	0.84	0.19	1.7	2.0	3.2	0.78	1.3	0.81
#4	Beaver Creek Elementary @ NW 86th	Nitrate + Nitrite nitrogen as N	1.6	2.8	2.9	1.3	4.6	3.0	1.8	3.3	2.8	2.2
#5	NW 86th Street south of NW 70th Ave	Nitrate + Nitrite nitrogen as N	<0.10	5.6	1.9	0.48	4.5	2.7	1.8	2.2	1.6	0.67
#6	Little Beaver Creek @ NW 86th Street	Nitrate + Nitrite nitrogen as N	3.4	9.6	12	7.2	10.0	11	6.0	8.7	8.1	5.1
#7	NW 59th St near Maurice's	Nitrate + Nitrite nitrogen as N	0.62	0.26	NF	1.2	2.1	0.60	NF	<0.10	0.30	0.16
#8	Johnston Dr @ Prairie Point Crossing	Nitrate + Nitrite nitrogen as N	1.9	5.2	6.0	4.7	3.2	3.7	5.4	2.6	3.4	1.6
#11	Crescent Chase @ NW 62nd Avenue	Nitrate + Nitrite nitrogen as N	--	--	--	<0.10	2.4	0.98	0.61	1.1	0.90	0.70
TL	Terra Lake	Nitrate + Nitrite nitrogen as N	--	--	--	--	--	--	<0.10	<0.10	<0.10	<0.1
#12	Greenwood Hills Pond	Nitrate + Nitrite nitrogen as N	--	--	--	--	--	--	--	--	--	0.71

This analyte is the total amount of nitrogen present as nitrate and nitrite in the sample. Since nitrite relatively quickly converts into nitrate, this is for practical purposes a measurement of the amount of nitrate in the sample. Nitrate is a nutrient commonly found in fertilizer and human and animal waste. Nitrate is regulated only for water bodies that are designated as drinking water sources, such as the Des Moines and Raccoon Rivers in the Des Moines area. For reference, the regulatory limit for drinking water sources is 10 mg/l and Des Moines Water Works activates its nitrate removal equipment when levels at their intakes exceed 9 mg/l.

pH

Site	Site Description	Analyte	4/9/13	7/15/13	10/9/13	4/8/14	7/2/14	10/7/14	4/16/15	7/8/15	10/5/15	4/28/16
#1	Beaver Creek @ Merle Hay Rd	pH	8.1	8.1	8.0	8.5	7.5	8.3	8.3	8.1	8.3	8.2
#2	Green Meadows West @ Foxboro Rd	pH	7.8	7.7	7.8	8.0	7.9	7.9	8.1	7.9	7.9	7.8
#3	"Waterford Creek" @ NW 86th St	pH	7.7	7.6	7.4	7.3	7.6	7.6	7.6	7.8	7.9	7.9
#4	Beaver Creek Elementary @ NW 86th St	pH	8.0	8.0	8.1	8.2	8.1	8.2	8.4	8.1	8.2	8.2
#5	NW 86th Street south of NW 70th Ave	pH	8.0	7.0	6.9	7.0	7.8	8.0	7.4	8.2	7.7	8.3
#6	Little Beaver Creek @ NW 86th Street	pH	8.3	8.2	8.2	8.9	7.6	8.3	8.3	8.1	8.4	8.2
#7	NW 59th St near Maurice's	pH	7.6	7.7	NF	7.7	7.6	8.2	NF	7.7	8.0	7.8
#8	Johnston Dr @ Prairie Point Crossing	pH	7.6	7.6	7.8	7.5	7.8	7.7	8.1	7.7	7.6	7.6
#11	Crescent Chase @ NW 62nd Avenue	pH	--	--	--	8.1	8.1	8.2	8.1	8.1	8.2	8.0
TL	Terra Lake	pH	--	--	--	--	--	--	8.4	8.8	9.4	8.8
#12	Greenwood Hills Pond	pH	--	--	--	--	--	--	--	--	--	7.6

pH is a measure of how acidic or basic a substance is, with 7 being neutral and lower levels than that indicating increasing acidity and higher numbers indicating how alkaline something is. For reference, baking soda has a pH of 8, ammonia 11, bleach 13. Concrete washout has a pH of about 12. On the acidic side of the scale, orange or tomato juice is 4 and vinegar is 3. The pH of rainfall can be very variable but is typically acidic in the range of 5 to 6 on the pH scale. Most drinking water is adjusted during treatment to be approximately neutral (close to 7).

Most Iowa surface waters are slightly basic due to the effect of the local limestone geology and have a pH of in the range of 8.0 to 8.5; however several of the streams monitored in Johnston have shown averages between 7 and 8. None of the results thus far are far outside normal ranges but it is important to note trends so that any atypical results from future sampling will be more easily spotted.

Total Phosphorus as P

Site	Site Description	Analyte	4/9/13	7/15/13	10/9/13	4/8/14	7/2/14	10/7/14	4/16/15	7/8/15	10/5/15	4/28/16
#1	Beaver Creek @ Merle Hay Rd	Total Phosphorus as P	0.18	0.12	0.25	0.17	0.49	0.19	0.09	0.45	0.18	0.29
#2	Green Meadows West @ Foxboro Rd	Total Phosphorus as P	0.15	0.03	0.05	0.04	0.10	0.04	0.09	0.12	0.09	0.06
#3	"Waterford Creek" @ NW 86th St	Total Phosphorus as P	0.07	0.10	0.07	0.04	0.14	0.08	0.14	0.15	0.11	0.08
#4	Beaver Creek Elementary @ NW 86th St	Total Phosphorus as P	0.09	0.04	0.04	0.50	0.05	0.04	0.07	0.07	0.08	0.05
#5	NW 86th Street south of NW 70th Ave	Total Phosphorus as P	0.06	0.02	<0.02	0.02	0.07	0.06	0.04	0.09	0.08	0.08
#6	Little Beaver Creek @ NW 86th Street	Total Phosphorus as P	0.54	0.37	1.0	0.72	0.30	0.28	1.0	0.30	0.46	0.26
#7	NW 59th St near Maurice's	Total Phosphorus as P	0.13	0.11	ND	0.18	0.20	0.08	NF	0.18	0.09	0.16
#8	Johnston Dr @ Prairie Point Crossing	Total Phosphorus as P	0.17	0.05	0.06	0.10	0.17	0.07	0.15	0.13	0.09	0.12
#11	Crescent Chase @ NW 62nd Avenue	Total Phosphorus as P	--	--	--	0.05	0.13	0.05	0.07	0.11	0.10	0.05
TL	Terra Lake	Total Phosphorus as P	--	--	--	--	--	--	0.04	0.08	0.07	0.07
#12	Greenwood Hills Pond	Total Phosphorus as P	--	--	--	--	--	--	--	--	--	0.13

Phosphorus is an unregulated nutrient that is present in animal waste, decomposing organic matter and many commercial fertilizers. High levels can lead to algae blooms and undesirable levels of plant growth, especially in standing water such as ponds and lakes. Phosphorus attaches to soil particles, meaning that high levels of phosphorus can also be an indirect indicator of possible soil erosion. There are currently no regulatory levels for phosphorus in Iowa but for reference when considering the data, the EPA recommended maximum levels for total phosphorus is approximately 0.08 mg/l for flowing streams and 0.04 mg/l for standing waters and reservoirs in this ecoregion.

Total Suspended Solids

Site	Site Description	Analyte	4/9/13	7/15/13	10/9/13	4/8/14	7/2/14	10/7/14	4/16/15	7/8/15	10/5/15	4/28/16
#1	Beaver Creek @ Merle Hay Rd	Total Suspended Solids	50	14	20	8	80	59	21	110	42	190
#2	Green Meadows West @ Foxboro Rd	Total Suspended Solids	88	1	1	3	8	2	4	6	1	17
#3	"Waterford Creek" @ NW 86th St	Total Suspended Solids	10	<1	2	2	14	2	8	13	<1	8
#4	Beaver Creek Elementary @ NW 86th St	Total Suspended Solids	35	<1	<1	4	5	<1	8	2	<1	17
#5	NW 86th Street south of NW 70th Ave	Total Suspended Solids	7	1	3	3	17	3	2	16	4	42
#6	Little Beaver Creek @ NW 86th Street	Total Suspended Solids	18	3	5	4	40	3	5	44	3	73
#7	NW 59th St near Maurice's	Total Suspended Solids	10	5	NF	6	7	2	NF	3	<1	16
#8	Johnston Dr @ Prairie Point Crossing	Total Suspended Solids	26	<1	<1	7	4	<1	9	2	<1	19
#11	Crescent Chase @ NW 62nd Avenue	Total Suspended Solids	--	--	--	22	42	5	16	50	4	11
TL	Terra Lake	Total Suspended Solids	--	--	--	--	--	--	2	16	6	3
#12	Greenwood Hills Pond	Total Suspended Solids	--	--	--	--	--	--	--	--	--	60

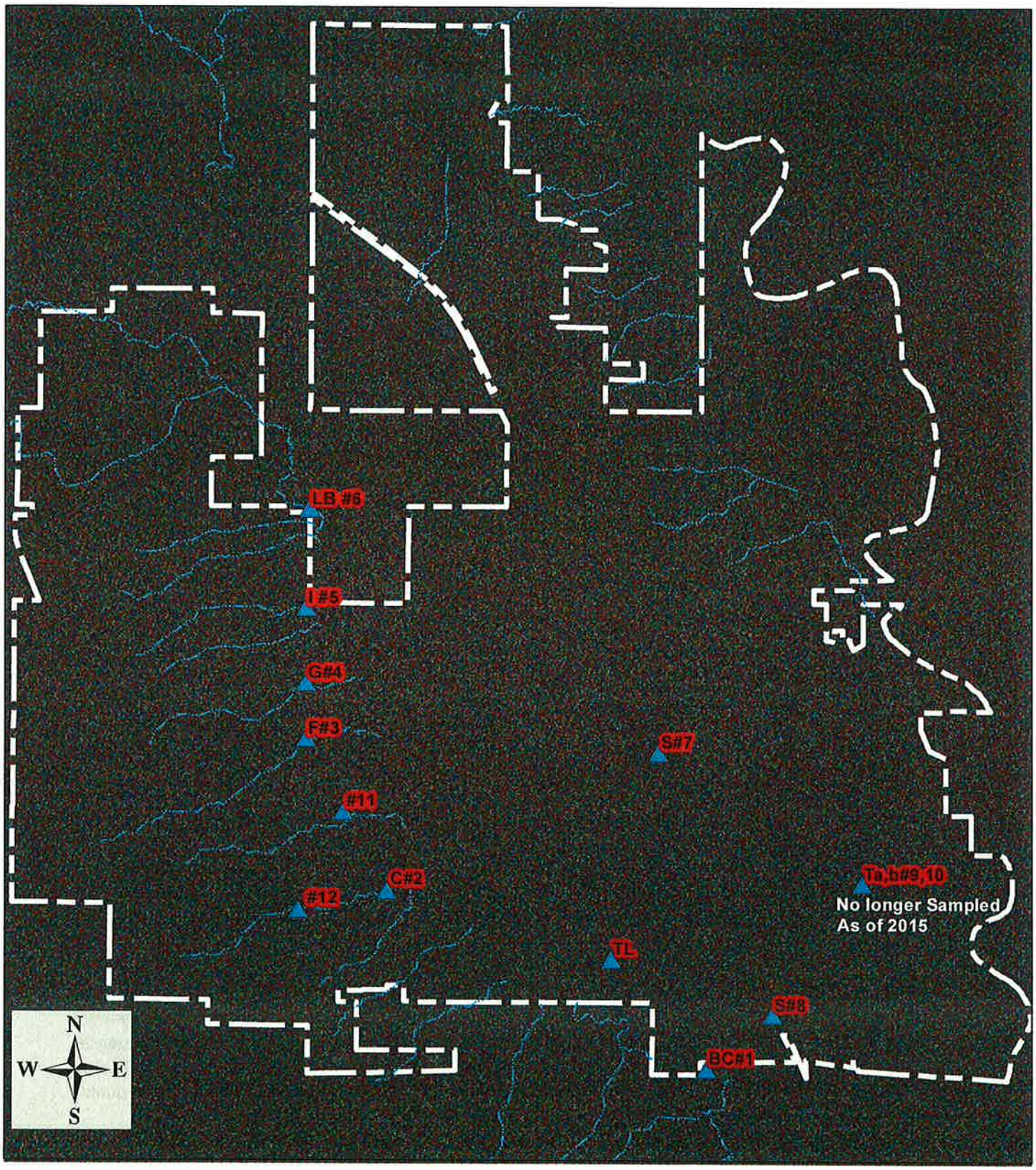
Total Suspended Solids (TSS) is a measure of the amount of solid (undissolved) particles present in water samples. High TSS levels are usually an indicator of active soil erosion upstream. There are no regulatory levels for surface waters in Iowa, but high TSS levels can silt in streams, ponds and lakes and increase the cost of drinking water treatment through the need for increased filtration and chlorination.

Turbidity

Site	Site Description	Analyte	4/9/13	7/15/13	10/9/13	4/8/14	7/2/14	10/7/14	4/16/15	7/8/15	10/5/15	4/28/16
#1	Beaver Creek @ Merle Hay Rd	Turbidity	25	7.1	12	4.0	51	28	8.2	61	21	65
#2	Green Meadows West @ Foxboro Rd	Turbidity	38	1.4	1.2	2.6	4.0	2.8	3.3	5.5	2.4	14
#3	"Waterford Creek" @ NW 86th St	Turbidity	10	<1.0	2.5	2.0	16	1.7	4.3	8.4	1.6	5.4
#4	Beaver Creek Elementary @ NW 86th St	Turbidity	19	<1.0	<1.0	2.1	1.4	<1.0	2.2	1.2	<1.0	6.8
#5	NW 86th Street south of NW 70th Ave	Turbidity	5.2	<1.0	<1.0	<1.0	8.0	2.2	<1.0	10	1.7	22
#6	Little Beaver Creek @ NW 86th Street	Turbidity	7.8	1.5	3.5	1.9	27	2.8	1.8	25	2.0	45
#7	NW 59th St near Maurice's	Turbidity	11	1.5	NF	8.1	9.2	4.2	NF	4.6	1.5	17
#8	Johnston Dr @ Prairie Point Crossing	Turbidity	20	<1.0	<1.0	8.5	5.4	<1.0	2.1	2.1	<1.0	20
#11	Crescent Chase @ NW 62nd Avenue	Turbidity	--	--	--	14	17	2.7	3.2	22	2.4	7.6
TL	Terra Lake	Turbidity	--	--	--	--	--	--	2.9	8.2	4.0	3.6
#12	Greenwood Hills Pond	Turbidity	--	--	--	--	--	--	--	--	--	100

Turbidity is a measure of water clarity and is measured in NTU's (Nepholometric Turbidity Units). In this measurement of clarity, lower numbers indicate higher water clarity (as a reference, treated drinking water is Iowa is required to meet a turbidity standard of 0.3 NTU's in at least 95% of samples, and no single sample can exceed 1 NTU). Turbidity, like TSS, is often an indicator of active erosion but can indicate the presence of other pollutants as well.

Watershed Sampling Sites



0 1,450 2,900 5,800 8,700 11,600
Feet

Created by City of Johnston Department of Community Development
6221 Merle Hay Road, P.O. Box 410, Johnston, IA, 50131-0410 (515)278-2344 Fax:(515)278-2033

The following is a brief description of each testing site:

BC # 1 - Beaver Creek at Merle Hay Road – this sub-watershed is the largest identified in Johnston. It gives us a sample location prior to contribution from the east side of Johnston.

C # 2 - Green Meadows West at Foxboro – this is the location of the sanitary sewer repair and the highest % of impervious of all the proposed sampling areas. Is also part of the downstream drainage area for proposed Greenwood Hills Greenbelt project, allowing for pre, during and post construction sampling.

F # 3 - "Waterford Creek" at NW 86th Street – the first of three sites along NW 86th Street, each of which is at a different stage of development. Developed sites that would be considered with this sample location: Waterford, Century Woods and west. Eastward of this location, the Pioneer fields have experienced erosion damage from increased flow.

G # 4 - Beaver Creek Elementary School at NW 86th Street – this site drains to the Augustine development which has also experienced erosion damage due to increased flow. This channel is scheduled for improvements in 2022.

I # 5 - NW 70th Avenue at NW 86th Street – this area north of the Green Meadows North neighborhood is poised for development with the former Simpson property and the Bright Trust allowing for sample prior, during and after development.

LB # 6 - Little Beaver Creek at NW 86th Street –sampling of Little Beaver Creek before the confluence with Beaver Creek providing an understanding of impairments that are occurring outside and "above" Johnston in the larger Beaver Creek watershed.

S # 7 - NW 59th Street at Northglenn (drainage ditch near Maurices) – area with known drainage challenges. Monitoring this location will also provide upstream data to compare to the Prairie Pointe Crossing site in the same subwatershed.

S # 8 - Johnston Drive at Prairie Point Crossing –Monitoring this site will also provide a downstream data to the NW 59th Street location in the same sub watershed as well as an analysis of stormwater quality for an area that currently doesn't have sanitary sewer service.

T # 9 and 10 – Storm-ceptor at NW Beaver Drive (2 sampling locations) –Sampling Discontinued in 2015 at this site due to regular lack of flow.

TL – Terra Lake – a newly renovated pond in a public park that is primarily groundwater fed via well but sampling could give a good baseline as to groundwater contaminants. Also this newer pond includes a forebay that is intended to capture some runoff from the great lawn and clean it before entering the pond. Fish were stocked in 2015 and sampling will help determine the health of the ecosystem here.

#12 – Greenwood Hills Greenbelt – Newly renovated drainage basin with new best management practices in place as of 2015. Sampling at this location could show how use of said practices influences runoff quality in an urban stream corridor. This drainage way is a typical scenario replicated in Johnston in several basins. If retrofits work well this could be a template for how to address urban stream quality in other areas in town.

THE UNIVERSITY OF IOWA

STATE HYGIENIC LABORATORY
Iowa's Environmental and Public Health Laboratory
www.shl.uiowa.edu

David R. Wilwerding, AICP
Community Development Director
City of Johnston
6221 Merle Hay Road – P.O. Box 410
Johnston, IA 50131

June 9, 2016

Dear Mr. Wilwerding,

The State Hygienic Laboratory at the University of Iowa (SHL) collected water samples at eleven sites in the City of Johnston on April 28, 2016. Included with this report is a summary table of the results, pictures and notes from each site, and an appendix with reports generated from our Laboratory Information Management System (LIMS).

According to the National Weather Service station KDSM at the Des Moines International Airport, the low temperature for the day was 46° F and the high temperature was 60° F. Month-to-date precipitation was reported as 2.49 inches, which is below the average of 3.54 inches. Measureable precipitation on the day of sample collection was 0.01 inches of rain. Conditions were overcast most of the day.

Samples were collected with an HDPE sampling bucket and split into the appropriate sample containers. Samples were preserved as required per method and placed into a cooler with ice immediately after collection. The pH was measured in the field immediately after sample collection using a portable pH meter. All other analyses were performed at the SHL. Photographs were taken of each site and any pertinent field observations were recorded.

Water samples were analyzed for pH, total phosphorus, *E. coli*, nitrate + nitrite nitrogen, total suspended solids, and turbidity. The pH ranged from 7.6 to 8.8, total phosphorus ranged from 0.05 mg/L to 0.29 mg/L, *E. coli* ranged from 150 MPN/100 ml to 5,500 MPN/100 ml, nitrate + nitrite nitrogen ranged from <0.01 mg/L to 6.5 mg/L, total suspended solids ranged from 3 mg/L to 190 mg/L, and turbidity ranged from 3.6 NTU to 100 NTU.

A field blank was collected using lab pure water and was analyzed for the same analyses as the water samples. All results for the field blank were less than the detection limit for the respective analyte.

Please let me know if you have any questions.

Sincerely,

James M. Luzier

James M. Luzier
Limnologist

University of Iowa Research Park
2490 Crosspark Road
Coralville, Iowa 52241-4721
319-335-4500 *Fax* 319-335-4555
1-800-421-IOWA

Iowa Laboratories Complex
2220 South Ankeny Boulevard
Ankeny, Iowa 50023-9093
515-725-1600 *Fax* 515-725-1642

Iowa Lakeside Laboratory
1838 Highway 86
Milford, Iowa 51351-7267
712-337-3669 *Fax* 712-337-0227

Table 1. Water quality results for samples collected from 11 sites in the City of Johnston on April 28, 2016.

Site Name	Site Description	Accession Number	pH (no units)	Total Phosphorus as P (mg/L)	*E. coli* (MPN/100ml)	Nitrate + Nitrite Nitrogen as N (mg/L)	Total Suspended Solids (mg/L)	Turbidity (NTU)
S#11	Crescent Chase at NW 62nd Ave	371701	8.0	0.05	710	0.70	11	7.6
S#12	Greenwood Hills Greenbelt	371703	7.6	0.13	5500	0.71	60	100
BC#1	Beaver Creek at Merle Hay Rd	371698	8.2	0.29	1200	6.5	190	65
C#2	Green Meadows West at Foxboro Rd	371702	7.8	0.06	1500	0.62	17	14
F3#	Waterford Creek at NW 86th St	371707	7.9	0.08	260	0.81	8	5.4
G#4	Beaver Creek Elementary at NW 86th St	371706	8.2	0.05	620	2.2	17	6.8
I#5	NW 70th Ave at NW 86th St	371704	8.3	0.08	530	0.67	42	22
LB#6	Little Beaver Creek at NW 86th St	371705	8.2	0.26	1300	5.1	73	45
S#7	NW 59th St at Northglenn	371700	7.8	0.16	960	0.16	16	17
S#8	Johnston Drive at Prairie Point Crossing	371697	7.6	0.12	660	1.6	19	20
Terra Lake	Terra Lake	371699	8.8	0.07	150	<0.1	3	3.6

Site Pictures and Field Notes

Figure 1. Looking downstream from Site 11 on 28 April 2016. Collector's comments: "At the sample site the water was flowing and clear. Trash was present in the stream."

Figure 2. Looking upstream from Site 11 on 28 April 2016.

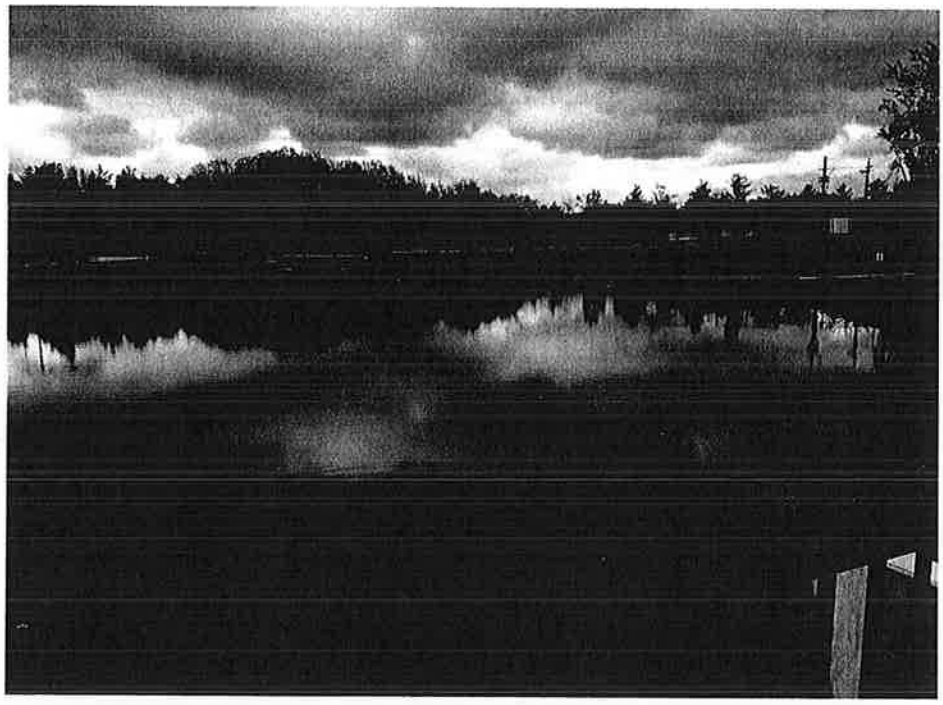


Figure 3. Looking downstream from Site 12 on April 28, 2016. Collector's comments: "Water was clear at the sample site."

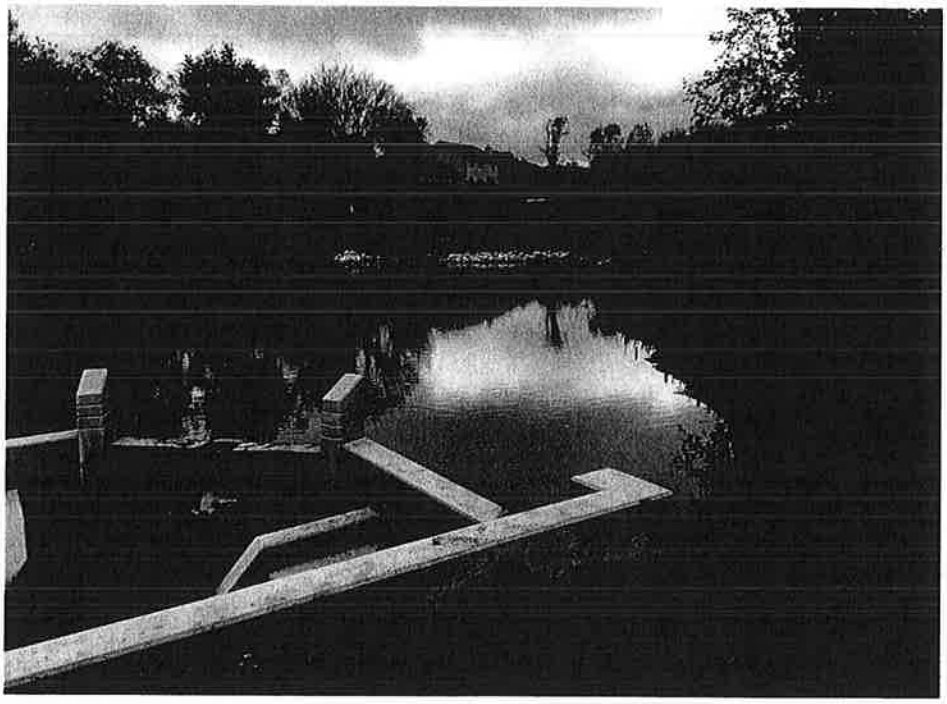


Figure 4. Looking downstream from Site 12 on April 28, 2016.

Figure 5. Looking downstream from Site BC1 on April 28, 2016. Collector's comments: "At the sampling site the water was turbid and had high flow."

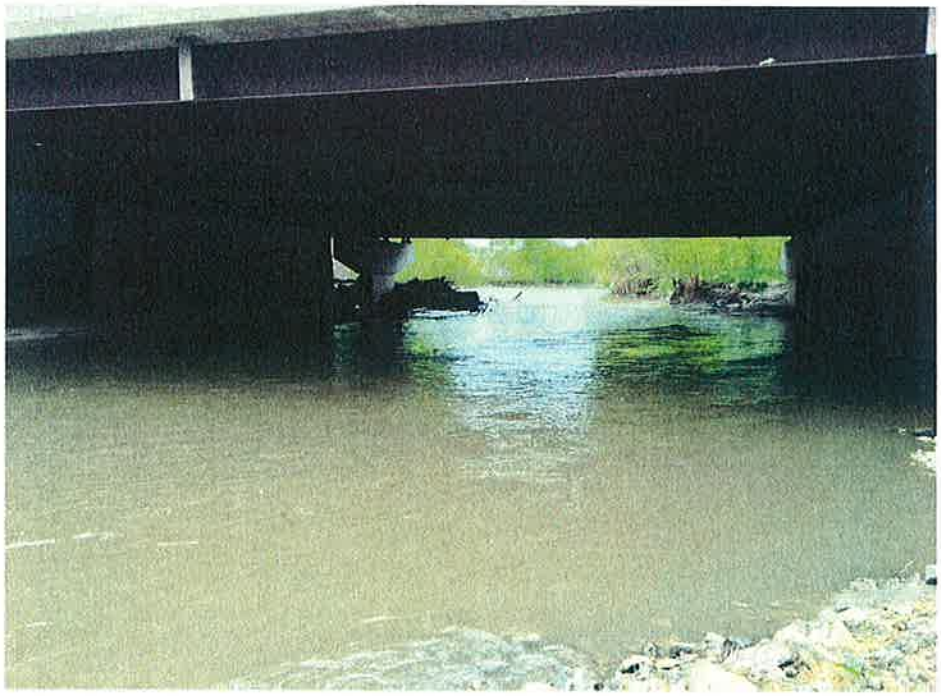


Figure 6. Looking upstream from Site BC1 on April 28, 2016.

Figure 7. Looking downstream from Site C2 on April 28, 2016. Collector's comments: "At the sample site the water was clear and flowing with filamentous algae present."

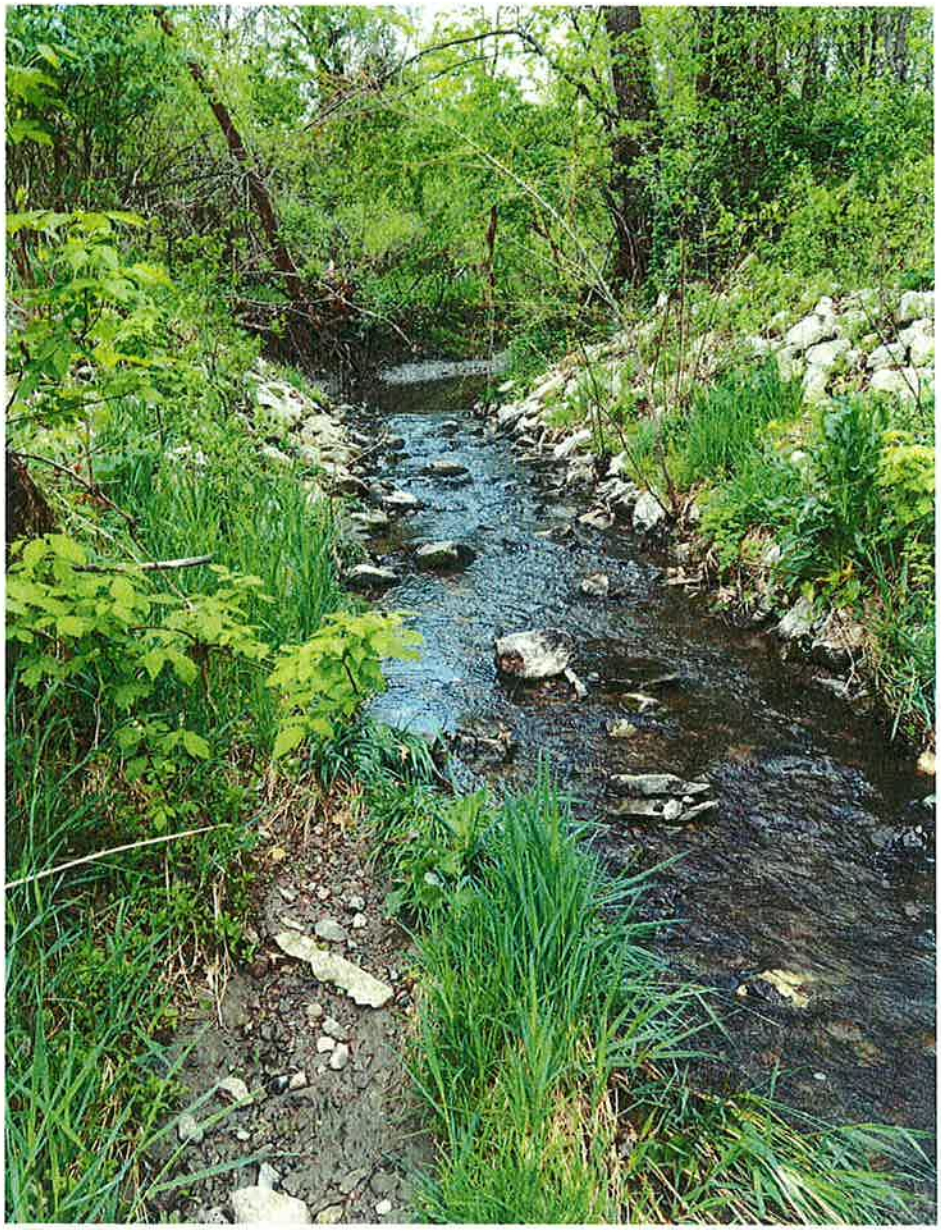


Figure 8. Looking upstream from Site C2 on April 28, 2016.

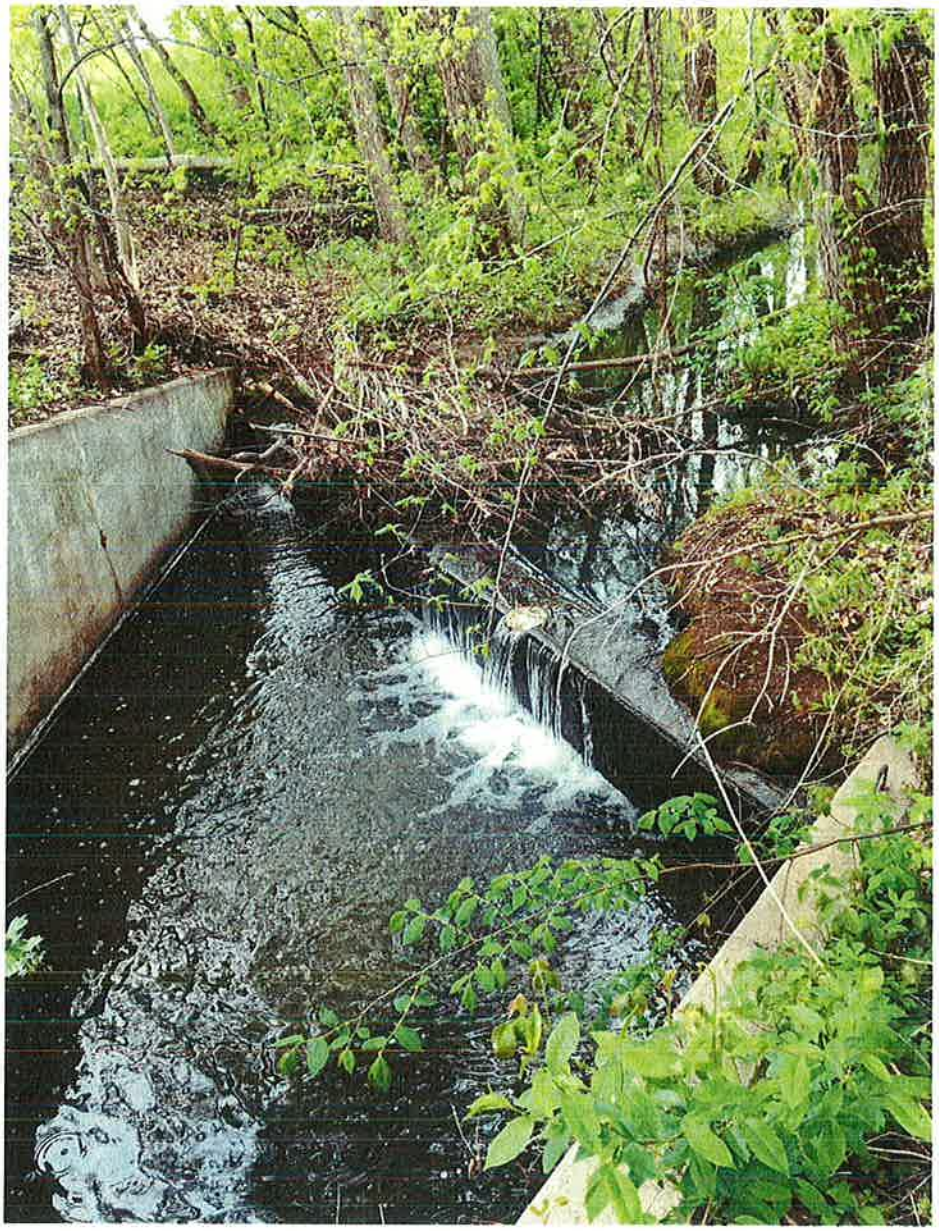


Figure 9. Site F3 on April 28, 2016. Collector's comments: "Water at the site was fairly clear and was flowing slowly."

Figure 10. Looking downstream from site G4 on April 28, 2016. Collector's comments: "Water at the sample site was clear and flowing slowly."

Figure 11. Looking upstream from site G4 on April 28, 2016.

Figure 12. Looking downstream from site I5 on April 28, 2016. Collector's comments: "Water at the sample site was flowing quickly and was slightly turbid."

Figure 13. Looking upstream from site I5 on April 28, 2016.

Figure 14. Looking downstream from site LB6 on April 28, 2016. Collector's comments: "Water at the site was flowing quickly and was slightly turbid."

Figure 15. Looking upstream from site LB6 on April 28, 2016.

Figure 16. Looking downstream from site S7 on April 28, 2016. Collector's comments: "At the sample site the water was flowing steady and was slightly turbid with filamentous algae present."

Figure 17. Looking upstream from site S7 on April 28, 2016.

Figure 18. Algae observed at site S7 on April 28, 2016.

Figure 19. Looking downstream from site S8 on April 28, 2016. Collector's comments: "At sampling site the water was slightly turbid and flowing quickly with garbage present."

Figure 20. Looking upstream from site S8 on April 28, 2016.

Figure 21. Looking south from the Terra Lake sampling location on April 28, 2016. Collector's comment: "At the sample site the water was clear with filamentous algae present."

Figure 22. Looking north from the Terra Lake sampling location on April 28, 2016.

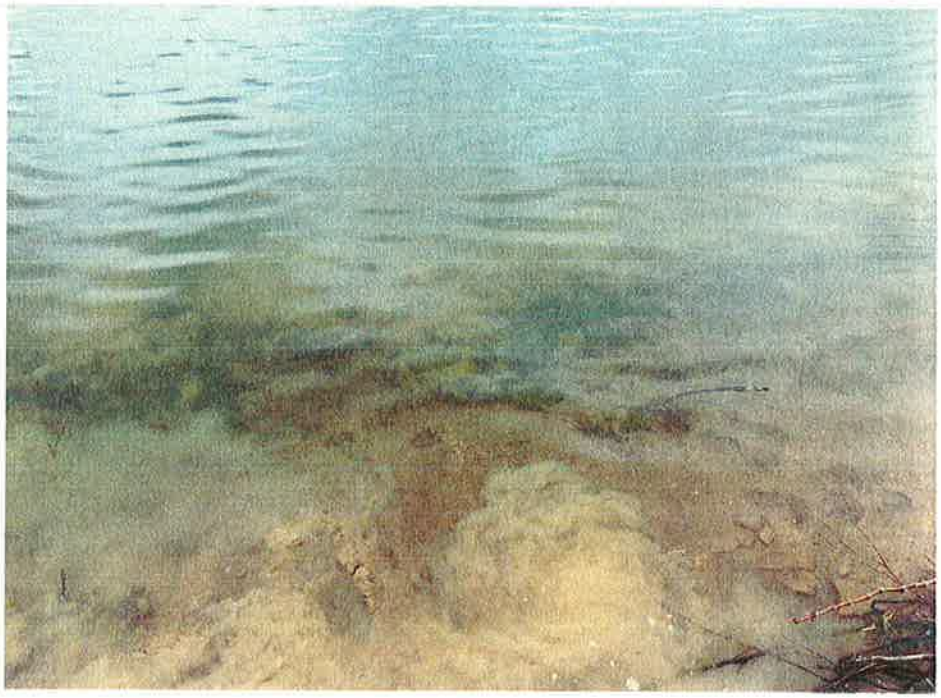


Figure 23. Algae observed at the Terra Lake sampling location on April 28, 2016.