

**PLEASANT HILL CITY COUNCIL
REGULAR SESSION
JANUARY 8, 2019
6:30 PM**

1. CALL TO ORDER/ROLL CALL

Mayor Sara Kurovski called the Pleasant Hill City Council meeting to order on January 8, 2019 at 6:30 p.m. in the City Council Chambers. PRESENT: Ross Grooters, Curt Gause, Dean Cooper, and Mark Konrad. ABSENT: Barb Malone.

2. APPROVAL OF AGENDA

Konrad/Grooters moved to approve the agenda. City Manager Ben Champ noted that a third Police Officer, Mark Kukuzke, would also be sworn in on item number 3. ROLL CALL: AYES: Grooters, Gause, Cooper, Konrad. NAYS: None. Motion carried 4-0.

3. OATH OF OFFICE

Police Chief Alfonso Pizzano introduced three of Pleasant Hill's finest: Officer David Deford, Officer Colton Toney, and Officer Mark Kukuzke for their swearing in ceremony. Chief Pizzano proudly swore them in.

4. PUBLIC HEARINGS

a. General Obligation Urban Renewal Fire Department and Library Improvements Loan Agreement

Mayor Kurovski opened the Public Hearing on **General Obligation Urban Renewal Fire Department and Library Improvements Loan Agreement** at 6:33 p.m. City Manager Ben Champ explained that over the last few years, the City Council has steadily been working on the long-term space needs of all of the City's public facilities, which was examined by the council nearly 8 years ago. During that process, the construction of a new public safety facility was identified as a critical and urgent need for prioritization. The City has completed a space needs analysis along with a location study for a building to house the Police Department and to serve as a future auxiliary fire and EMS response station. In concert with the development of the new facility, the existing space occupied by the Police Department needs to be renovated and repurposed to support the public safety needs of the Fire Department to allow the building at 5151 Maple Drive to serve as the fire headquarters for the future of the City. An appointed committee of citizens, business representatives, and public safety experts have been working for many months to review the public safety needs and opportunities for the City and has now asked the Council to move forward as quickly as possible. Urban Renewal Plan amendments have been approved for the projects and the next step is to prepare for the issuance of bonds. This is a resolution expressing the City's intent to enter into a general obligation urban renewal public safety loan agreement for the construction of a new public safety facility in an amount not to exceed \$4,200,000. Following approval of the resolution, the City will be able to quickly move forward with architect selection and project design and bidding. After hearing no comments or questions from the public, the Mayor closed the public hearing at 6:34 p.m.

i. Resolution #010819-01 – General Obligation Urban Renewal Fire Department and Library Improvements Loan Agreement

Grooters/Gause moved to approve **Resolution #010819-01 – General Obligation Urban Renewal Fire Department and Library Improvements Loan Agreement**. ROLL CALL: AYES: Grooters, Gause, Cooper, Konrad. NAYS: None. Motion carried 4-0.

b. Transfer of Interest in Real Property to Larry E. and Sandra A. Fleck

Mayor Kurovski opened the Public Hearing on **Transfer of Interest in Real Property to Larry E. and Sandra A. Fleck** at 6:36 p.m. Community Development Director Madeline Sturms explained that the City of Pleasant Hill has been working with the City of Des Moines to plan, construct, and apply for funding for the Southeast Connector/Martin Luther King Jr. Parkway Extension as a transportation corridor connecting the Highway 5/65 Bypass to downtown Des Moines for over a decade. The City of Des Moines completed a new section of the roadway to extend to 30th Street in 2016. The intersection improvements at Pleasant Hill Boulevard and Vandalia Road are under final engineering design. In order to settle during a condemnation action, an agreement has been negotiated with Larry E. and Sandra A. Fleck to transfer property for the business operations of Fleck Trucking. In order for the City to dispose of property, a public hearing must be held. Following the public hearing, the attached resolution is able to be considered which transfers the property which is in the best interest of the public. The transfer of said property will not impact the ability to construct the Pleasant Hill Boulevard and Vandalia Road Intersection Improvement project. After hearing no comments or questions from the public, the Mayor closed the public hearing at 6:37 p.m.

i. Resolution#010819-02 - Making Final Determination on Transfer of Interest in Real Property to Larry E. and Sandra A. Fleck

Cooper/Konrad moved to approve **Resolution#010819-02 - Making Final Determination on Transfer of Interest in Real Property to Larry E. and Sandra A. Fleck**. Councilmember Grooters inquired about the timeline. ROLL CALL: AYES: Grooters, Gause, Cooper, Konrad. NAYS: None. Motion carried 4-0.

c. Transfer of Interest in Real Property to Southeast Polk School District

Mayor Kurovski opened the Public Hearing on **Transfer of Interest in Real Property to Southeast Polk School District** at 6:38 p.m. Community Development Director Madeline Sturms explained that the City Council approved the Master Plan for a new community park at the November 22, 2016 Council Meeting. The park was purchased in 2015 and is a 77-acre parcel located south and west of Four Mile Elementary School near SE 6th Ave and SE 68th St now named Hickory Glen Park. Initial funding for development of the park has been budgeted and several grants have been awarded for the project to leverage City dollars. The City is currently under contract with Confluence for the design of Phase 1 of the project. In order to construct the thoroughfare to connect to SE 6th Avenue and SE 68th Street, the City has negotiated a property exchange with Southeast Polk School District. The District has completed approvals for the transfer of property and now the City can proceed with the remaining steps. In order for the City to dispose of property, a public hearing must be held. Following the public hearing, this resolution can be considered which makes the final determination of the property transfer in the best interest of the public. Councilmember verified if the SEP School Board had approved yet. Ms. Sturms verified they approved it in November. After hearing no comments or questions from the public, the Mayor closed the public hearing at 6:40 p.m.

i. Resolution #010819-03 – Making Final Determination on Transfer of Interest in Real Property to Southeast Polk School District

Konrad/Cooper moved to approve **Resolution #010819-03 – Making Final Determination on Transfer of Interest in Real Property to Southeast Polk School District**. Councilmember Grooters inquired about the land swap. ROLL CALL: AYES: Grooters, Gause, Cooper, Konrad. NAYS: None. Motion carried 4-0.

5. PUBLIC INPUT (5 MINUTES FOR ITEMS NOT ON THE AGENDA)

There were none.

6. CONSENT ITEMS

Gause/Cooper moved to approve the CONSENT ITEMS: Council Minutes - dated 12-18-18, Council Minutes - dated 01-02-19, Claims Listing - dated 01-08-19, Tax Abatement Report – dated December 2018, Public Works Dept. monthly report – dated December 2018, Approve Liquor License Renewal, Fiesta Mexican Restaurant, 1100 N. Hickory, #203, Approve the 2019 City Calendar, **Resolution #010819-04 – Approve Official Depositories**, **Resolution #010819-05 – Approve Official Publications**, **Resolution #010819-06 – Approval of Payment Application No. 1 – Pleasant Hill Blvd and Vandalia Rd Intersection Improvement Project**. ROLL CALL: AYES: Grooters, Gause, Cooper, Konrad. NAYS: None. Motion carried 4-0.

7. MAYOR APPOINTMENTS

Konrad/Grooters moved to approve the MAYOR APPOINTMENTS: Finance Committee Appointment (Curt Gause and Mark Konrad), **Resolution #010819-07 - Appointment to Metro Waste Authority Appointment (Barb Malone with alternate Ross Grooters)**, Council Liaison to the Board of Adjustment (Dean Cooper), Council Liaison to Planning/Zoning Commission (Dean Cooper), Council Liaison to Library Board of Trustees (Ross Grooters), Council Liaison to Park/Recreation Commission (Ross Grooters), Council Liaison to Public Arts Advisory Commission (Sara Kurovski), Chamber of Commerce Representative (Barb Malone), Metropolitan Advisory Committee (MAC) (Curt Gause with alternate Barb Malone), Mayor Pro Tem (Mark Konrad), **Resolution #010819-08 - Metropolitan Planning Organization (MPO) Representatives, Management Committee and Technical Committee (Management Committee Sara Kurovski with alternate Mark Konrad; Technical Committee Madeline Sturms with alternate Ben Champ)**, Convention and Visitors Bureau representatives (Curt Gause), Des Moines Area Regional Transit (DART) representative (Sara Kurovski with alternate Ross Grooters). ROLL CALL: AYES: Grooters, Gause, Cooper, Konrad. NAYS: None. Motion carried 4-0.

8. COUNCIL APPOINTMENTS

Grooters/Gause moved to approve the COUNCIL APPOINTMENTS: **Resolution #010819-09 – Appoint Representative to the Polk County Emergency Management Commission (Mark Konrad and alternate Barb Malone)**, **Resolution #010819-10 – Appoint 911 Service Board Representatives (Acting Fire Chief Jamie Xayavong with alternate Police Chief Al Pizzano)**, **Resolution #010819-11 – Appoint Representatives to the Wastewater Reclamation Authority (WRA), Management Committee and Technical Committee. (Management Committee Sara Kurovski with alternate Ross Grooters; technical committee Gary Patterson with alternate Russ Paul)**, Appointment to East Polk Innovation Collaborative (Barb Malone), Appointment to the Central Iowa Regional Drinking Water Commission (CIRDWC). (Len Murray with alternate Russ Paul), Appointment to Mud, Camp, Spring Creek Watershed Management Authority. (Madeline Sturms with alternates Chris Widmer and Ross Grooters), Appointment to Fourmile Creek Watershed Management Authority (Ben Champ with alternates Madeline Sturms and Ross Grooters). ROLL CALL: AYES: Grooters, Gause, Cooper, Konrad. NAYS: None. Motion carried 4-0.

9. BUSINESS ITEMS

a. Second Reading of Ordinance 849 Amending Chapter 160 – Flood Plain Regulations

Cooper/Konrad moved for the approval of the Second Reading of **Ordinance 849 Amending Chapter 160 – Flood Plain Regulations**. Community Development Director Madeline Sturms explained that earlier this year, FEMA finalized the new Polk

County Flood Insurance Rate Maps following an extensive review and comment period. The new flood maps will become effective on February 1, 2019 and the City is required to update the adopted floodplain ordinance to ensure compliance with the regulations of the National Flood Insurance Program (NFIP) including referencing the new effective date of the maps. **Pleasant Hill has participated in the NFIP since 1985. In order to remain in good standing with the program, FEMA is requiring the city to update its floodplain management ordinance prior to February 1st to ensure full compliance with the NFIP's regulations. Failure to do so will result in the city being suspended from the NFIP.** In coordination with the Iowa Department of Natural Resources, the City has reviewed and updated Chapter 160 Flood Plain Regulations to ensure compliance with the NFIP. Modifications to the chapter include several new definitions to add clarity to the chapter, adoption of the new maps, and a process to revise the FIRM maps should development occur which impacts the floodplain. The updated language will further provide the City with the flexibility to modify or eliminate the currently unutilized Flood Plain and Conservation Zoning District (U-1). There have been no comments or questions since the first reading. ROLL CALL: AYES: Grooters, Gause, Cooper, Konrad. NAYS: None. Motion carried 4-0.

- b. **Sound Permits – Sleepy Hollow Sports Park (approved by Des Moines; informational only)**
City Manager Ben Champ explained this item was informational only, and would have no vote as Sleepy Hollow is in the City of Des Moines's jurisdiction, therefore, they are responsible for approving Sleepy Hollow's sound permits. However, owner Rick Flatt wanted to be a good neighbor to the City of Pleasant Hill and discuss his plans for upcoming events and their accompanied sound permits. Mr. Flatt addressed the council, explaining the event schedule, and expressed his intention to be a good member of the community. Mayor Kurovski said she appreciated his reaching out to them. The Council thanked him for being a good neighbor.
- c. **Resolution #010919-12 – Award of Solid Waste Collection Contract**
Grooters/Gause moved for the approval of **Resolution #010919-12 – Award of Solid Waste Collection Contract**. City Manager Ben Champ explained that the City of Pleasant Hill has an existing agreement with the Metro Waste Authority to lead all processes related to the contracting of solid waste collection in the City. Waste Management is the current contract holder in a joint agreement with the cities of Pleasant Hill, Altoona, Runnells, and Mitchellville. The current collection contract expires in June of this year, but does have the option for built in renewal. The four communities are all currently considering a one-year renewal to the contract. Following discussions with Metro Waste Authority staff and the City's representatives to the Metro Waste Authority Board, the one-year renewal is the recommended action at this time. Metro Waste Authority representatives were present at the Council meeting to discuss the contract renewal. ROLL CALL: AYES: Grooters, Gause, Cooper, Konrad. NAYS: None. Motion carried 4-0.
- d. **Resolution #010819-13 – Approval of Site Plan for Performance Plus**
Konrad/Cooper moved for the approval of **Resolution #010819-13 – Approval of Site Plan for Performance Plus**. Community Development Director Madeline Sturms explained that this site plan has been submitted by KDP Properties, LLC for site improvements to the property located at 1200 NE 56th Street. The property is located within the City's I-2 Light Industrial District with the current use of automotive repair. The proposed improvements will include an additional structure to provide extra space for Performance Plus business operations, new parking spaces, updated landscaping, a new enclosure for dumpster and outdoor storage, and storm water detention to bring the existing site into compliance with City Code. The original site plan for Performance Plus was approved in 1998 with plans to install a stormwater detention area to the east of the current building. The detention area and proposed stormwater improvements were not completed alongside the rest of the site improvements making the site out of compliance with City Code. The newly proposed site plan includes a storm water detention area to meet stormwater requirements and bring the site into compliance. A certificate of occupancy will not be issued to any new improvements on this site until stormwater improvements have been completed. The Planning and Zoning Commission recommended approval. Councilmember Grooters inquired about the separation of the entities and drainage. ROLL CALL: AYES: Grooters, Gause, Cooper, Konrad. NAYS: None. Motion carried 4-0.
- e. **Resolution #010819-14 – Approval of Site Plan for Verizon Wireless Communications Tower**
Gause/Konrad moved for the approval of **Resolution #010819-14 – Approval of Site Plan for Verizon Wireless Communications Tower**. Community Development Director Madeline Sturms explained that this site plan has been submitted by SSC on behalf of Verizon Wireless for the placement of a communications tower at 1200 NE 56th Street. Property at this location is owned by KDP Properties and is located within the City's I-2 Light Industrial District containing an automobile repair shop operated by Kirk Parker and known as Performance Plus. The existing commercial operation was part of an approved site plan in 1998 containing the auto repair building oriented toward 56th Street and an undeveloped area behind the building and fronting Sloans Way, which is the current location of the proposed site plan for the Verizon Communications tower. Staff did request additional screening on the property, to which Councilmember Konrad agreed was a must. ROLL CALL: AYES: Grooters, Gause, Cooper, Konrad. NAYS: None. Motion carried 4-0.
- f. **Resolution #010819-15 – Approval of Agreement with the Iowa Department of Public Safety**
Cooper/Gause moved for the approval of **Resolution #010819-15 – Approval of Agreement with the Iowa Department of Public Safety**. City Manager Ben Champ explained that the City of Pleasant Hill has existing partnerships with other law enforcement agencies for the mutual benefits to those served by serving on task forces, joint operations, and assignments of officers. Chief Pizzano has been working over the last year with the Federal Drug Enforcement Administration (DEA) on a

potential partnership with Pleasant Hill. The DEA works with local agencies to assign a local officer to the DEA and costs for the officer are reimbursed to the participating agency. A spot has opened up on the DEA team and Pleasant Hill has been offered the opportunity to join. The DEA partners with the Iowa Department of Public Safety (DPS) through grant funds as the Midwest High Intensity Drug Trafficking Area (HIDTA). The Iowa DPS is the fiscal agent for the operation, but the effort is under the full authority of the DEA. The agreement with DPS will allow the assignment of one Pleasant Hill officer to be assigned to the DEA and the City would receive reimbursement funds for costs associated with the officer in an annual amount of approximately \$97,359. The City would then use the funds received to replace the officer with a new hire. The officer assigned to DEA will remain a full member of the Pleasant Hill department and will be available for recall for staffing needs. The partnership with DEA will provide a development opportunity to a member of our staff and will yield information and resources back to this community. Chief Pizzano further explained that the HIDTA program was established in the '80's for drug enforcement and to gain critical intel from the street patrols. Investigations that the City is involved in will allow for a share in a portion of the forfeitures. Councilmember Konrad said this is a huge opportunity for the City of Pleasant Hill and the return is phenomenal. Councilmember Grooters said he appreciated the Chief utilizing this opportunity without a budget impact. ROLL CALL: AYES: Grooters, Gause, Cooper, Konrad. NAYS: None. Motion carried 4-0.

- g. **Resolution #010819-16** – Approval of Time and Place of Regular Meetings of the Council
Konrad/Grooters moved for the approval of **Resolution #010819-16** – Approval of Time and Place of Regular Meetings of the Council. City Manager Ben Champ explained that earlier on the agenda the City Council approved the 2019 City Council calendar. The purpose of this item is to formally establish the time and place for regular City Council meetings. These regular meetings are currently held on the second and fourth Tuesday of each month at 6:30 p.m. This resolution will maintain the second and fourth Tuesday schedule but would move the time from 6:30 p.m. to 6:00 p.m. Work sessions and special meetings would not be impacted by approval of the resolution. Following approval of the resolution, the first meeting at the 6:00 time would be on January 22nd. ROLL CALL: AYES: Grooters, Gause, Cooper, Konrad. NAYS: None. Motion carried 4-0.

10. CLOSING COMMENTS

City Manager Ben Champ announced there will be a work session next Tuesday, January 15th, at 5:30 p.m. to discuss budget items.

Police Chief Alfonso Pizzano invited everyone to attend Coffee with Cops on Friday, January 11th 7:00 – 9:00 a.m.

11. ADJOURNMENT

Gause/Cooper moved to adjourn the meeting. ROLL CALL: AYES: Grooters, Gause, Cooper, Konrad. NAYS: None. Motion carried 4-0. The meeting was adjourned at 7:04 p.m.

Sara Kurovski, Mayor

ATTEST:

Dena J. Spooner, City Clerk/Finance Director