

**PLEASANT HILL CITY COUNCIL
REGULAR SESSION
FEBRUARY 12, 2019
6:00 PM**

1. CALL TO ORDER/ROLL CALL

Mayor Sara Kurovski called the Pleasant Hill City Council meeting to order on February 12, 2019 at 6:00 p.m. in the City Council Chambers. PRESENT: Ross Grooters, Curt Gause, Dean Cooper, and Mark Konrad. ABSENT: Barb Malone.

2. APPROVAL OF AGENDA

Grooters/Gause moved to approve the agenda. ROLL CALL: AYES: Grooters, Gause, Cooper, Konrad. NAYS: None. Motion carried 4-0.

3. PRESENTATION – Fire Department

Acting Fire Chief Jamie Xayavong held a Badging Ceremony for three Firefighters whom were recently promoted to Lieutenant: Curtis Thompson, Adam Jobe, and Tyler Schmeling.

4. PRESENTATION: Bird Friendly Iowa

Park and Recreation Manager Rick Courcier was excited to announce Pleasant Hill was designated a Bird Friendly Iowa Community. He thanked Loren Lown for being instrumental in helping the City receive this award, and introduced Doug Hard of Bird Friendly Iowa. Mr. Hard said Pleasant Hill was the second City to receive this new award thus far, and introduced Lisa Hein and Leslie Berkes to help him present the City with Bird Friendly Iowa signs and a flag. Mr. Lown was honored as a dedicated conservationist, and all were thanked by the Mayor.

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

Pleasant Hill resident Ron Edwards addressed the Council with concerns about speeding on Windsor Circle and asked if something can be done to help slow the increased speeding traffic. The Mayor requested the City Manager have staff look into it.

6. CONSENT ITEMS

Konrad/Grooters moved to approve the CONSENT ITEMS: Council Minutes - dated 01-22-19, Claims Listing - dated 02-12-19, Liquor License Renewal – The Parc Event Center, 5374 NE 12th Ave., Liquor License Renewal – Great Escape, 655 NE 56th St., Ste 100, Liquor License Renewal – The Hills Bar & Grill, 4830 Maple Dr., Ste 3, Liquor License Renewal – Copper Kitchen Restaurant, 1225 Copper Creek Dr., **Resolution #021219-01** – Set Public Hearing for FY19 Budget Amendment – February 26, 2019, **Resolution #021219-02** – Setting Date for Public Hearing for Zoning Assignment from A-1 Agricultural to C-2 Regional Commercial, **Resolution #021219-03** – Setting Date for Public Hearing to Approve Electric Transmission Line Easement to MidAmerican Energy, **Resolution #021219-04** – Approval of Plans, Specifications, and Setting Dates for the Receipt of Bids and Project Award – Woodland Drive Improvements Project, Tax Abatement Report – dated January 2019, Public Works Dept. Monthly Report – dated January 2019, Approve 4-year Maintenance Agreements with Ziegler for Waste Water Pump Station Generators, Approve 4-year Maintenance Agreements with Ziegler for Doanes Park and City Hall Generators. ROLL CALL: AYES: Grooters, Gause, Cooper, Konrad. NAYS: None. Motion carried 4-0.

7. BUSINESS ITEMS

a. First Reading of **Ordinance 850** Amending Chapter 99 – Industrial and Commercial Wastewater

Grooters/Gause moved for the approval of the First Reading of **Ordinance 850** Amending Chapter 99 – Industrial and Commercial Wastewater. Public Works Director Gary Patterson explained that Pleasant Hill as a participating community of the Water Reclamation Authority (WRA) has agreed to enact pretreatment ordinances in a form consistent in all respects with those approved by the WRA Board and maintain those ordinances in continuous effect and update and amend the ordinances as may be requested by the Board. The City of Pleasant Hill has received documents from the Water Reclamation Authority asking that the City Council approve amendments to Chapter 99 of the City's waste water ordinance which is the regulation of industrial wastewater, commercial wastewater, fat oil and grease discharge and hauled waste. Since there are changes in all six divisions of the ordinance update it is less cumbersome to replace the contents of the ordinance in its entirety. The WRA has directed that member communities adopt the new updates prior to March 31, 2019. Mayor Kurovski noted that she was very involved as a board member of the WRA in reviewing the ordinance's consequences and impacts on businesses. She said they invited restaurants and school districts to participate in the updates. ROLL CALL: AYES: Grooters, Gause, Cooper, Konrad. NAYS: None. Motion carried 4-0.

b. **Resolution #021219-05** – Approval of Job Description for Equipment Operator 1

Gause/Konrad moved for the approval of **Resolution #021219-05** – Approval of Job Description for Equipment Operator 1. City Manager Ben Champ explained that since 2012, the Public Works Department has been transitioning snow plow replacement trucks from standard brakes to air breaks. The State of Iowa requires CDL drivers pass a written exam and a walkthrough in order to operate trucks with air breaks. The majority of the Public Works Department staff has already obtained an air break endorsement on their CDL licenses; however, some staff still need this endorsement. Updating this job description will start a 90-day clock for the remaining staff without air break endorsements to obtain their endorsement. A

copy of the Equipment Operator 1 job description, showing the changes, has been presented to the Teamsters Local Union 238 representative with no comments received back. The current equipment operators without air break endorsements have also been notified of this change and will be allotted time to prepare and take the required testing to obtain the air break endorsement. ROLL CALL: AYES: Grooters, Gause, Cooper, Konrad. NAYS: None. Motion carried 4-0.

- c. **Resolution #021219-06 – Approval of Final Plat for Austin & Cody’s Acres**
Grooters/Gause moved for the approval of **Resolution #021219-06 – Approval of Final Plat for Austin & Cody’s Acres**. Community Development Direct Madeline Sturms explained The City has received a preliminary and final plat for a vacant property located at 5620 NE 12TH Avenue located within the City’s I-2 Light Industrial District. The 7.57- acre parcel is owned by Bill and Jane Wonderlich with the intentions to re-plat and subdivide the parcel into two separate lots under the name Austin & Cody’s Acres. Lot 1 of the subdivision is associated with a site plan for Premier RV & Boat Storage Commission originally approved in October 2018 and returning again with newly proposed site plan improvements. Lot 2 on the southwest side of the property is identified for future development. The final plat was recommended for approval by Planning & Zoning Commission at their February meeting. ROLL CALL: AYES: Grooters, Gause, Cooper, Konrad. NAYS: None. Motion carried 4-0.
- d. **Resolution #021219-07 – Approval of Site Plan for Premium RV & Boat Storage**
Konrad/Cooper moved for the approval of **Resolution #021219-07 – Approval of Site Plan for Premium RV & Boat Storage**. Community Development Direct Madeline Sturms explained this site plan has been submitted by Bill Wonderlich for the construction of a new indoor/outdoor storage complex on 5620 NE 12th Avenue. The property is located within the City’s I-2 Light Industrial District that provides for the proposed use. The site plan for this project was approved in October 2018 and is returning for review with newly proposed improvements. The proposed development will include three indoor storage buildings totaling approximately 48,800 sq. ft., a 400 sq. ft. office building, and 58,818 sq. ft. fenced in outdoor storage area. The proposed site will provide one parking space per indoor storage unit, plus 5-stalls at the front office to fulfill necessary parking requirements for mini-warehouses. Planning & Zoning Commission recommended approval of the site plan at their meeting on February 4, 2019. The following is a resolution providing for the approval of the site plan. ROLL CALL: AYES: Grooters, Gause, Cooper, Konrad. NAYS: None. Motion carried 4-0.
- e. **Resolution #021219-08 – Approval of Cooperative Public Service Agreement with Polk County**
Cooper/Grooters moved for the approval of **Resolution #021219-08 – Approval of Cooperative Public Service Agreement with Polk County**. Community Development Direct Madeline Sturms explained the City of Pleasant Hill has been working with Polk County on the review of the residential subdivision project Elk Ridge, located at NE 70th Street and NE Rising Sun Drive, currently outside of City limits. An agreement for cooperative public service has been proposed between Polk County and the City to establish the terms and conditions between municipalities for construction plan review and construction inspection services through the duration of the Elk Ridge subdivision project. The agreement specifies the City as the lead agency of the project for construction review and approval because the property is located within the City’s urban service boundary and has long-term plans to be annexed into the City. As the project continues, the City will continue to work with the County to oversee the review of all subsequent documents, including a final permit, until the property undergoes annexation. ROLL CALL: AYES: Grooters, Gause, Cooper, Konrad. NAYS: None. Motion carried 4-0.
- f. **Resolution #021219-09 – Approval of Preliminary Plat for Elk Ridge**
Gause/Konrad moved for the approval of **Resolution #021219-09 – Approval of Preliminary Plat for Elk Ridge**. Community Development Direct Madeline Sturms explained the City has received a preliminary plat for approximately 42 acres of vacant land generally located east of NE 70th Street and North of NE Rising Sun Drive. The parcel is owned by Swift Properties with plans to subdivide the property for residential development. The parcel is currently located outside of City limits in Polk County with the zoning of RR Rural Residential District. The City plans to work alongside Polk County through a cooperative public service agreement to oversee subdivision review process. The long-term plan is for the City of Pleasant Hill to annex the property into the City. Planning & Zoning Commission recommended approval of the preliminary plat for Elk Ridge at their meeting on February 4, 2019. ROLL CALL: AYES: Grooters, Gause, Cooper, Konrad. NAYS: None. Motion carried 4-0.
- g. **Resolution #021219-10 – Approval of Agreement with Ryan Companies for Construction Management Services**
Cooper/Konrad moved for the approval of **Resolution #021219-10 – Approval of Agreement with Ryan Companies for Construction Management Services**. City Manager Ben Champ explained the City Council has continued to prioritize the needed public safety facility improvements for the community. 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 multiple public hearings have been held in preparation for the issuance of bonds for the project that will include the construction of a new public safety facility and improvements to the existing building housing the fire department, police department, and library. The next steps in the project include the hiring of the design and construction management teams to lead the project through completion. Ryan Companies US has been contracted with the City over the last year to assist with the evaluation of the space needs study and cost estimating for the facility improvements and is highly qualified to assist the City as the construction manager through to the end and commissioning of the improvements. The

contract provides for hourly rate costs for work performed along with a fee of 3.95 percent of the cost of work. The total cost of work will be capped through an addendum to this agreement when design development is complete and the appropriate number of hours can be more accurately estimated. Mr. Champ introduced Brian Clark, Matt Van Loon, and Matt Hillis, all of Ryan Companies, to help answer any of Council's questions. Councilmember Cooper said that in the commercial business industry, it is now more common to have this type of expertise. Mr. Cooper felt fortunate to have Ryan Companies as the head coach to oversee this project. Councilmember Konrad agreed, stating they did a top notch job and the City only has one shot to make this right. Councilmember Grooters asked if the contract had additional assurances being an AIA uniform agreement, to which City Attorney Brad Skinner confirmed it did, as well as the contract would go three years beyond completion for liability protection. ROLL CALL: AYES: Grooters, Gause, Cooper, Konrad. NAYS: None. Motion carried 4-0.

- h. **Resolution #021219-11** – Approval of Agreement with FEH Design for Architectural Design Services
Konrad/Gause moved for the approval of **Resolution #021219-11** – Approval of Agreement with FEH Design for Architectural Design Services. City Manager Ben Champ explained that in addition to the previous item, FEH Design leads a design team that responded to the City's request for qualifications for architectural design services. Nine submissions were received and three went through the interview process. FEH was unanimously recommended for contract negotiation. FEH Design is well qualified, locally based, and has a broad experience designing similar projects. The contract fee for the complete scope of services to total \$1,368,020, which is approximately nine percent of the total estimated cost of construction exclusive of the architectural design costs. Mr. Champ introduced Denny Sharp, Cory Sharp, and Don Seymour from FEH Design to help answer any of Council's questions. Mr. Sharp thanked the City for the opportunity to work on such a great project, and assured the Council they were bringing their A-team. ROLL CALL: AYES: Grooters, Gause, Cooper, Konrad. NAYS: None. Motion carried 4-0.

8. CLOSING COMMENT

Councilmember Gause attended the MAC meeting with State Legislators. They addressed concerns for Cities including the backfill and property taxes, which should have no impact this year; plus, a fireworks bill and massage ordinance bill that are trying to remove local control. It was felt both would fail.

Councilmember Grooters thanked staff for keeping Pleasant Hill's street cleared from all the snow received. Mr. Grooters also thanked Bird Friendly Iowa, Loren Lown, and Park & Recreation departments for bringing the award designation forward for our community. He also felt we were entering into a high quality agreement with a reputable company, and felt union contracts will get the best product with people who have great training, and so he was looking forward to the public safety building project.

Councilmember Konrad thanked Acting Fire Chief Jamie Xayavong for having the Badge Ceremony, and congratulated the three new Lieutenants on their promotions.

City Manager Ben Champ announced there would be a Town Hall meeting next week in place of a Work Session, on Tuesday, February 19th, at 5:30pm.

Communications Specialist Candace Bell announced there would be an Artist Design Concept presentation Tuesday, March 5th at 5:30pm, followed by a second presentation Thursday, March 7th also at 5:30pm. Both will be held in the Council Chambers by the Public Arts Advisory Commission and Greater Des Moines Public Arts Foundation, who have been working diligently to pick an artist for the round-a-bout public art display. She invited all to attend.

Police Chief Alfonso Pizzano announced they received a generous grant from the Elks Club, and thanked them.

Park and Recreation Manager Rick Courcier announced they had also received generous donations from the Elks Club for their Community Tree Distribution program, and thanked them as well.

9. ADJOURNMENT

Grooters/Gause moved to adjourn the meeting. ROLL CALL: AYES: Grooters, Gause, Cooper, Konrad. NAYS: None. Motion carried 4-0. The meeting was adjourned at 6:52 p.m.

Sara Kurovski, Mayor

ATTEST:

Dena J. Spooner, City Clerk/Finance Director