

**PLEASANT HILL CITY COUNCIL
REGULAR SESSION
FEBRUARY 26, 2019
6:00 PM**

1. CALL TO ORDER/ROLL CALL

Mayor Sara Kurovski called the Pleasant Hill City Council meeting to order on February 26, 2019 at 6:00 p.m. in the City Council Chambers. PRESENT: Ross Grooters, Curt Gause, Dean Cooper, Barb Malone, and Mark Konrad. ABSENT: none.

2. APPROVAL OF AGENDA

Malone/Konrad moved to approve the agenda. ROLL CALL: AYES: Grooters, Gause, Cooper, Malone, Konrad. NAYS: None. Motion carried 5-0.

3. PUBLIC HEARINGS

a. Budget Amendment

Mayor Kurovski opened the Public Hearing on the **Budget Amendment** at 6:01 p.m. City Manager Ben Champ explained that amendments are required to prevent expenditures from surpassing budgeted program totals. The previous amendment in this fiscal year was due to flooding damage and FEMA reimbursements. This amendment is to cancel the sale of fall TIF bonds and for the inclusion of architect fees on the new public safety building. The budget amendment does not impact the tax levy rate. It brings the authorized budget in line with projected revenues and expenses for the current fiscal year. After hearing no comments or questions from the public, the Mayor closed the public hearing at 6:02 p.m.

i. Resolution #022619-01 - Approval of FY19 Budget Amendment

Grooters/Malone moved to approve **Resolution #022619-01 - Approval of FY19 Budget Amendment**. ROLL CALL: AYES: Grooters, Gause, Cooper, Malone, Konrad. NAYS: None. Motion carried 5-0.

b. Youngstown Trail Phase 2 Project

Mayor Kurovski opened the Public Hearing on the **Youngstown Trail Phase 2 Project** at 6:03 p.m. Community Development Director Madeline Sturms explained the City Council has prioritized funding for the construction of trail for Phase 2 of Youngstown Trail which extends from Gay Lea Wilson Trail at Scott Avenue/Parkridge Avenue to Pleasant Hill Boulevard on the south side of Parkridge. The City Engineer has developed the plans and specifications for the Youngstown Trail Phase 2 Project and a bid letting was held on February 20th. Five bids were received and Peterson Contractors, Inc is the lowest responsive and responsible bidder for the project in the amount of \$589,600.10. The project construction could begin in March with a substantial completion date of September 30, 2019. This resolution approves the plans and specifications and awards the project to Peterson Contractors, Inc. After hearing no comments or questions from the public, the Mayor closed the public hearing at 6:07 p.m.

i. Resolution #022619-02– Approval of Plans, Specifications and Contract Award for the Youngstown Trail Phase 2 Project

Konrad/Cooper moved to approve **Resolution #022619-02– Approval of Plans, Specifications and Contract Award for the Youngstown Trail Phase 2 Project**. ROLL CALL: AYES: Grooters, Gause, Cooper, Malone, Konrad. NAYS: None. Motion carried 5-0.

c. Rezoning A-1 Agricultural to C-2 General Retail

Mayor Kurovski opened the Public Hearing on **Rezoning A-1 Agricultural to C-2 General Retail** at 6:08 p.m. Community Development Director Madeline Sturms explained at the January 22, 2019 City Council meeting, the City Council took formal action to request the Planning and Zoning Commission consider assigning zoning to a property. The property in question is detailed in the attached application and exhibit and located west of NE 70th Street, south of NE University Avenue, and north of Rising Sun Drive. The property is owned by All Points Development, LC and the City Council has previously entered into a development agreement with the property owner. The agreement details the responsibilities of each party including the City constructing an extension of Meacham Drive to the west of NE 70th Street

in exchange for property needed to construct a new public safety facility. In order to construct the public safety facility as well as facilitate development in the University Avenue Corridor, appropriate zoning needs to be assigned to the parcel. The application requests the 62.79 acres, more or less, be assigned the zoning designation of C-2 Regional Commercial. The property is currently assigned A-1 Agricultural which is the zoning automatically applied when property is annexed into City Limits. The future Land Use Plan identifies the property as Regional Commercial. In accordance with the Zoning Compatibility Matrix, the C-2 General Retail and Highway Oriented Commercial District is considered compatible with the Regional Commercial Land Use Category. After hearing no comments or questions from the public, the Mayor closed the public hearing at 6:10 p.m.

i. First Reading of Ordinance #851 – Rezoning A-1 Agricultural to C-2 General Retail and Highway Oriented Commercial District

Grooters/Malone moved to approve **First Reading of Ordinance #851 – Rezoning A-1 Agricultural to C-2 General Retail and Highway Oriented Commercial District**. ROLL CALL: AYES: Grooters, Gause, Cooper, Malone, Konrad. NAYS: None. Motion carried 5-0.

d. Transfer of Easement to Mid-American Energy

Mayor Kurovski opened the Public Hearing on **Transfer of Easement to Mid-American Energy** at 6:11 p.m. Community Development Director Madeline Sturms explained 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. Due to the new roadway alignment, utility locations are needing to be relocated. MidAmerican Energy is requesting an easement to relocate their utilities adjacent to the roadway which fronts City owned property at the public works facility. The Easement Exhibit details the property in question which is approximately 0.19 acres and will not impact any of the facilities or operations of the maintenance shop. After hearing no comments or questions from the public, the Mayor closed the public hearing at 6:12 p.m.

i. Resolution #022619-03 – Making Final Determination on Transfer of Easement to Mid-American Energy

Malone/Konrad moved to approve **Resolution #022619-03 – Making Final Determination on Transfer of Easement to Mid-American Energy**. ROLL CALL: AYES: Grooters, Cooper, Malone, Konrad. NAYS: None. ABSTAIN: Gause. Motion carried 4-0-1.

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

There were none.

5. CONSENT ITEMS

Grooters/Gause moved to approve the CONSENT ITEMS: Council Minutes dated 02-12-19, Claims Listing dated 02-26-19, Expenditure Report - dated 01-31-19, Revenue Report - dated 01-31-19, Treasurer's Report - dated 01-31-19, Liquor License Renewal – Copper Creek Golf Course, Approve annual renewal of EFR Employee Assistance Program agreement, **Resolution #022619-04 – Transfer of funds from Emergency Fund to Equipment Replacement Fund**, **Resolution #022619-05 – Transfer of funds from Employee Benefits to General Fund**, **Resolution #022619-06 – Approve Pre-Levy Resolution for Public Safety Bonds**, **Resolution #022619-07 – Setting Dates for the Receipt of Bids and Project Award – Hickory Glen Park**, **Resolution #022619-08 – Approval of Change Order No. 3 and Payment Application No. 7 – NE 70th Street Improvements Project**. ROLL CALL: AYES: Grooters, Gause, Cooper, Malone, Konrad. NAYS: None. Motion carried 5-0.

6. BUSINESS ITEMS

a. Resolution #022619-09 – Set Public Hearing for FY20 Budget

Cooper/Konrad moved for the Approval of **Resolution #022619-09 – Set Public Hearing for FY20 Budget**. City Manager Ben Champ explained this resolution sets the public hearing date for the FY20 Budget on March 12, 2019. Mr. Champ said the levy is published at \$13.52, noting that the special election will be on March 5th. Depending on the outcome of that election, the Council may have the opportunity to lower the

levy to \$11.65. ROLL CALL: AYES: Grooters, Gause, Cooper, Malone, Konrad. NAYS: None. Motion carried 5-0.

- b. **Resolution #022619-10** – Approval of Professional Services Agreement with Snyder and Associates for Traffic Adaptive Signal Improvements
Gause/Cooper moved for the Approval of **Resolution #022619-10** – Approval of Professional Services Agreement with Snyder and Associates for Traffic Adaptive Signal Improvements. Assistant Public Works Director Russ Paul explained that in October of 2016, the City Council approved the submittal of an Iowa's Clean Air Attainment Program (ICAAP) grant application with the Iowa Department of Transportation (IDOT) for funding to update the traffic signal system to an adaptive traffic signal control system, which responds to the volume of traffic. Systems are installed in West Des Moines and Clive already to help facilitate traffic flow and reduce gas emissions. The grant application was approved in October 2017 and City staff has been working with Snyder and Associates to develop an agreement for the engineering scope of this project. This professional services agreement has been reviewed and approved by Iowa DOT. Snyder representative Todd Knox was there to answer Council's questions., adding that the controls can be checked remotely and responds to traffic changes. Mayor Kurovski said traffic light control is on the top 10 list of most requested items she receives from residents. Councilmember Grooters was exited for the emissions controls with less stopping and waiting. ROLL CALL: AYES: Grooters, Gause, Cooper, Malone, Konrad. NAYS: None. Motion carried 5-0.
- c. **Resolution #022619-11** – Approval of Snow Plow Purchase
Malone/Grooters moved for the Approval of **Resolution #022619-11** – Approval of Snow Plow Purchase. City Manager Ben Champ explained at the present time the Public Works Department has an International 4200 4x2, which was purchased in 2006 to serve in our snow plow truck fleet. In an effort to maintain effective equipment in the Public Works Department, staff requested council to budget for a replacement snow plow truck in fiscal year 2020. This replacement item is located in the proposed budget for 2020. Given the long lead-time needed to assemble a snow plow, staff would request council approve purchasing this replacement snow plow with O'Halloran International. By starting this process now, it will ensure this vehicle will be operational for the 2019-20 snow season. The 2020 HV507 SFA International truck is \$81,826.00, add the cost for equipment and the purchase totals \$156,466.00. This price is based off the Sourcewell National Contract and used by the Iowa DOT for the last two years. ROLL CALL: AYES: Grooters, Gause, Cooper, Malone, Konrad. NAYS: None. Motion carried 5-0.
- d. **Resolution #022619-12** – Approval of Applications to Prairie Meadows Betterment Grant Program
Konrad/Malone moved for the Approval of **Resolution #022619-12** – Approval of Applications to Prairie Meadows Betterment Grant Program. City Manager Ben Champ explained that the Prairie Meadows Betterment Grant funds medium to small sized projects ranging from \$100 to \$99,999. Prairie Meadows Racetrack & Casino requests that entities with multiple grant requests rank the requests in order of priority. Two grant requests are proposed to be submitted by the city – the fire department and the library. The resolution that council approves will be sent to Prairie Meadows. The Fire Department is requesting \$10,000 to aid with river rescue. The fund will support the purchase of equipment that will maintain the department's boats, including a new inboard motor and accessory equipment to help with the challenges of water rescue. The Library is requesting \$4,070 to bring the project titled "Pleasant Hill Voices: Recording the Past and Imagining the Future" to life. This project will serve as a way to capture the City's history and envision the future. The funds will be used to organize artifacts, city documents, and other items of interest and include videotaped interviews with residents of all ages to preserve the City's history. ROLL CALL: AYES: Grooters, Gause, Cooper, Malone, Konrad. NAYS: None. Motion carried 5-0.
- e. Second Reading of **Ordinance 850** Amending Chapter 99 – Industrial and Commercial Wastewater
Grooters/Gause moved for the Approval of the Second Reading of **Ordinance 850** Amending Chapter 99 – Industrial and Commercial Wastewater. City Manager Ben Champ explained there had been no comments or questions on this ordinance since the first reading. ROLL CALL: AYES: Grooters, Gause, Cooper, Malone, Konrad. NAYS: None. Motion carried 5-0.

7. CLOSING COMMENTS

Councilmember Grooters acknowledged HSB 185 was at the legislature, which will charge fees for producing own renewable energy, making it hard to see investing in buildings with their own power to use. He encouraged everyone to get involved.

Mayor Kurovski added that the legislature was keeping them busy. A Scooter bill is also being proposed that would allow scooters on the highway. She is hoping they can remove the highway language from the bill. Capital Crossroads has been studying storm water sewer rates for the metro, and will be sharing the astronomical results of that survey soon. She has had the pleasure of attending the Arts Commission meetings and is looking forward to their recommendation of the artist design. Lastly, Mayor Kurovski gave a big thank you to the public safety, fire and ems teams for a tough week in the metro, and thanked them for keeping Pleasant Hill residents safe.

8. ADJOURNMENT

Malone/Grooters moved to adjourn the meeting. ROLL CALL: AYES: Grooters, Gause, Cooper, Malone, Konrad. NAYS: None. Motion carried 5-0. The meeting was adjourned at 6:25 p.m.

Sara Kurovski, Mayor

ATTEST:

Dena J. Spooner, City Clerk/Finance Director