

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

**1. CALL TO ORDER/ROLL CALL**

Mayor Sara Kurovski called the Pleasant Hill City Council meeting to order on March 12, 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**

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

**3. PUBLIC HEARINGS**

a. Fiscal Year 2019-2020 Budget Hearing

Mayor Kurovski opened the Public Hearing on the Fiscal Year 2019-2020 Budget at 6:01 p.m. City Manager Ben Champ explained that Cities in Iowa are required to approve an Annual Budget and Certification of City Taxes each fiscal year prior to March 15<sup>th</sup>. The City held several work sessions open to the public to prepare the FY20 budget to help achieve established goals. The Fiscal Year 2019-2020 Budget as proposed and published required a debt levy increase of \$1.87396 in order to satisfy the annual bond payments for the new public safety building and fire station remodel that was requested and approved following public hearings on November 13, 2018 and January 8, 2019 respectively. The levy rate would have increased to \$13.52396 per \$1,000 of valuation. However, on March 5, 2019, the residents of Pleasant Hill voted overwhelmingly to approve the participation in a \$.01 cent local option sales tax with other Polk County communities. At least 85% of this revenue diversification will be used for property tax relief and is sufficient to pay for the 20-year bond payments. In addition, the City will be able to reduce the levy by an additional \$.15 cents due to the local option sales tax revenue bringing the total City Tax Levy Rate down to \$11.50. This new rate is a reduction of more than \$2.02 per \$1,000 of valuation from the proposed budget and the \$.15 cent additional reduction will represent the largest year over year levy drop since 1998. Councilmember Konrad thanked the staff for working on and presenting all the different budget scenarios, and felt the budget season went smoothly. He commended everyone for understanding the difference between wants and needs, and prioritizing the needs. He added that while things like copiers and street sweeper requests had to be put off for another budget, he did feel staffing in the fire department and police department will become a necessary need in the near future. Councilmember Grooters inquired about the emergency fund reduction, and noted the grant funded projects were great. He thanked staff for their help to lower the tax levy by seeking outside grants. After hearing no comments or questions from the public, the Mayor closed the public hearing at 6:12 p.m.

i. **Resolution #031219-01** - Approval of Fiscal Year 2019-2020 Budget and City Tax Certification

Malone/Konrad moved to approve **Resolution #031219-01** - Approval of Fiscal Year 2019-2020 Budget and City Tax Certification. ROLL CALL: AYES: Grooters, Gause, Cooper, Malone, Konrad. NAYS: None. Motion carried 5-0.

b. Meacham Drive West Extension Project

Mayor Kurovski opened the Public Hearing on the Meacham Drive West Extension Project at 6:13 p.m. Community Development Director Madeline Sturms explained that the City Council has prioritized funding for the construction of Meacham Drive west of NE 70<sup>th</sup> Street. The City Engineer has developed the plans and specifications for the Meacham Drive West Extension Project. A bid letting was held on February 28, 2019 and eight bids were received. The lowest responsive and responsible bid was received from Sandstone Management in the amount of \$2,680,178.00. The project construction would begin in March with a substantial completion date of November 2019. The schedule is timed to coordinate with the upcoming construction of the new public safety facility adjacent to the roadway extension. The City Engineer recommends project award to Sandstone Management for the Meacham Drive West Extension Project. Civil Engineer Brandon Niebuhr was available for questions. After hearing no comments or questions from the public, the Mayor closed the public hearing at 6:16 p.m.

i. **Resolution #031219-02** – Approval of Plans, Specifications, and Contract Award for the Meacham Drive West Extension Project

Cooper/Gause moved to approve **Resolution #031219-02** – Approval of Plans, Specifications, and Contract Award for the Meacham Drive West Extension Project. ROLL CALL: AYES: Grooters, Gause, Cooper, Malone, Konrad. NAYS: None. Motion carried 5-0.

c. Woodland Drive Improvements Project

Mayor Kurovski opened the Public Hearing on the Woodland Drive Improvements Project at 6:17 p.m. Community Development Director Madeline Sturms explained that The City Council has prioritized funding for the construction of Woodland Drive as a new connection between the Pleasant Ridge Estates Development and SE 55<sup>th</sup> Street. The City Engineer has developed the plans and specifications for the Woodland Drive Improvements Project that will improve public safety access to the area and allow for secondary access to facilitate the future reconstruction of South Shadyview Boulevard. A bid letting was held on March 7, 2019 and seven bids were received. The lowest responsive and responsible bid was received from Sandstone Management in the amount of \$368,062.00. The City Engineer recommends approval of the project award to Sandstone for the Woodland Drive Improvements Project. Civil Engineer Brandon Niebuhr was available for questions. Councilmember Grooters inquired if the City had any previous experience working with Sandstone. Ms. Sturms said they had not, but the City Engineering firm did and recommended proceeding with them. Councilmember Konrad asked if the land had been secured yet. City Manager Ben Champ said it was in process, and the attorney was ok with this award moving forward. After hearing no comments or questions from the public, the Mayor closed the public hearing at 6:19 p.m.

i. **Resolution 031219-03** Approval of Plans, Specifications, and Contract Award for the Woodland Drive Improvements Project

Gause/Grooters moved to approve **Resolution 031219-03** Approval of Plans, Specifications, and Contract Award for the Woodland Drive Improvements Project. ROLL CALL: AYES: Grooters, Gause, Cooper, Malone, Konrad. NAYS: None. Motion carried 5-0.

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

Pleasant Hill resident Ray Sears congratulated the Council and Mayor for reducing the property tax rate. He said it was a bold move and the citizens appreciated it. Mr. Sears also noted that construction bids were coming in under estimated costs and wondered if the City Engineers were looking into why that was. Additionally, Mr. Sears suggested comparing the cost of revenue bonds against general obligation bonds for the new public safety facility since local option sales tax revenue could vary from year to year.

5. **CONSENT ITEMS**

Grooters/Gause moved to approve the CONSENT ITEMS: Council Minutes – dated 02/26/19, Claims Listing - dated 03/12/19, Library Board Minutes – dated 01/24/19, Tax Abatement Report – dated February 2019, Public Works Department Monthly Report – dated February 2019, **Resolution 031219-04** – Approve Transfer of funds from General Fund to CIP (architect fees), **Resolution 031219-05** – Approve Transfer of funds from Library Trust to General Fund (Library Remodel), Liquor License Renewal – Elks Club, 5420 NE 12<sup>th</sup> Avenue. ROLL CALL: AYES: Grooters, Gause, Cooper, Malone, Konrad. NAYS: None. Motion carried 5-0.

6. **BUSINESS ITEMS**

- a. Third Reading of **Ordinance #850** Amending Chapter 99 – Industrial and Commercial Wastewater  
Konrad/Malone moved for the Approval of the Third Reading of **Ordinance #850** Amending Chapter 99 – Industrial and Commercial Wastewater. City Manager Ben Champ explained this was the third reading and there had been no comments or questions since the previous readings, and this ordinance was required by the WRA. ROLL CALL: AYES: Grooters, Gause, Cooper, Malone, Konrad. NAYS: None. Motion carried 5-0.
- b. Second Reading of **Ordinance #851** – Rezoning A-1 Agricultural to C-2 General Retail and Highway Oriented Commercial District  
Malone/Cooper moved for the Approval of the Second Reading of **Ordinance #851** – Rezoning A-1 Agricultural to C-2 General Retail and Highway Oriented Commercial District. Community Development Director Madeline Sturms explained this was the second reading and there had been no comments or questions since the previous reading. Councilmember Grooters asked if these changes fit the land use plan and zoning compatibility study. Ms. Sturms said they did. ROLL CALL: AYES: Grooters, Gause, Cooper, Malone, Konrad. NAYS: None. Motion carried 5-0.
- c. **Resolution 031219-06** – Approval of Voluntary Annexation Agreement with Wayne and Kathy Coe  
Grooters/Gause moved for the Approval of **Resolution 031219-06** – Approval of Voluntary Annexation Agreement with Wayne and Kathy Coe. Community Development Director Madeline Sturms explained that these agreements have been submitted by Wayne and Kathy Coe for future voluntary annexation of property legally described in the documents and locally known as 1001 SE 55<sup>th</sup> Street. The property is located in unincorporated Polk County in an

area south of SE 6<sup>th</sup> Ave and east of SE 55<sup>th</sup> Street and is within the City's extraterritorial planning boundary. This resolution approves the agreement with the owners of 1001 SE 55<sup>th</sup> Street to provide future voluntary annexation. Last fall, the City's public works department worked with the property owners to extend a portion of the city sanitary sewer along SE 55<sup>th</sup> Street so the property owners could connect to City's sewer. The agreements are consistent with past practice to create positive relationships with unincorporated residents and protect the City's long term need for responsible annexation. ROLL CALL:AYES: Grooters, Gause, Cooper, Malone, Konrad. NAYS: None. Motion carried 5-0.

- d. **Resolution 031219-07 – Approval of Public Safety Facility Design Advisory Committee Appointments**  
Cooper/Grooters moved for the Approval of **Resolution 031219-07 – Approval of Public Safety Facility Design Advisory Committee Appointments**. Communications Specialist Candace Bell explained that the City Council has identified the need for a new public safety facility to be constructed in the community to serve as a new police station and future satellite fire station. FEH Design is contracted to design the new facility and the renovation of the current facility. Community feedback and input in the process ensures the building will be a point of pride for the Pleasant Hill. FEH Design will be holding two full-day workshops March 21<sup>st</sup> and March 22<sup>nd</sup>. To help reach the goals of great community participation, FEH Design recommends the establishment of a Public Safety Facility Design Advisory Committee. This resolution will establish the Committee with the following members: Mark Konrad, Pat Hoye, Kenny Hodges, Bret Braafhart, Len Murray, Ric Powell, Matthew Keller, Pam Mollenhauer, Amanda James, Shelly Feldman, Byron Martin, Al Pizzano, Jamie Xayavong, and Barb Malone. ROLL CALL: AYES: Grooters, Gause, Cooper, Malone, Konrad. NAYS: None. Motion carried 5-0.

## 7. CLOSING COMMENT

Councilmember Malone thanked the staff for their hard work on the budget and bringing the projects together.

Councilmember Cooper echoed Councilmember Malone's sentiments, adding that in addition to everyone doing a good job, the City was very progressive and in enviable financial position.

Councilmember Grooters said he attended the DART planning commission meeting where they discussed innovative solutions for areas that did not have much ridership, and felt this would provide better service going forward.

Communications Specialist Candace Bell invited everyone to attend the March 21<sup>st</sup> and 22<sup>nd</sup> workshops on the future design of the new public safety facility from 8:00am – 7:00pm, to be held at the Fire Department training room, open house style.

## 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 6:29 p.m.

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Sara Kurovski, Mayor

ATTEST:

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Dena J. Spooner, City Clerk/Finance Director