

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

1. CALL TO ORDER/ROLL CALL

Mayor Pro Tem Mark Konrad called the Pleasant Hill City Council meeting to order on March 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: Sara Kurovski.

2. APPROVAL OF AGENDA

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

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

There were none.

4. CONSENT ITEMS

Grooters/Gause moved to approve the CONSENT ITEMS: Council Minutes – dated 03/12/19, Claims Listing - dated 03/26/19, Expenditure Report - dated 02-28-19, Revenue Report - dated 02-28-19, Treasurer's Report - dated 02-28-19, **Resolution #032619-01** – Transfer of funds from Emergency Fund to Equipment Replacement Fund, **Resolution #032619-02** – Transfer of funds from Employee Benefits to General Fund. ROLL CALL: AYES: Grooters, Gause, Cooper, Malone, Konrad. NAYS: None. Motion carried 5-0.

5. BUSINESS ITEMS

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

Cooper/Malone moved for the approval of the Third Reading of **Ordinance #851** – Rezoning A-1 Agricultural to C-2 General Retail and Highway Oriented Commercial District. Community Development Director Madeline Sturms explained that this was the third and final reading for this ordinance, and they had not received any comments or questions since the previous readings. ROLL CALL: AYES: Grooters, Gause, Cooper, Malone, Konrad. NAYS: None. Motion carried 5-0.

- b. **Resolution #032619-03** – Site Plan for Hickory Glen Park

Malone/Gause moved for the approval of **Resolution #032619-03** – Site Plan for Hickory Glen Park. Community Development Director Madeline Sturms explained the City Council approved the Master Plan for a new community park in November of 2016. 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. The site plan has been submitted which details the first phase of construction. The site is zoned A-1 agricultural and the park project is an appropriate use of the site. Phase one includes roadway and utility installation, storm water detention including the creation of detention ponds, grading of the southeast portion of the site for soccer fields, parking lot installation, and landscaping. The project is proposing a new roadway named Red Fox Road, to connect SE 6th Street on the west side of Four Mile Elementary School to SE 68th Street. The Parks and Recreation Commission and Planning and Zoning Commission recommended approval of the site plan at their previous meetings. Councilmember Grooters expressed community desires for a dog park and was hopeful that phase would come soon. Councilmember Konrad thanked SEP school and the school board for a smooth land swap, making the park possible. ROLL CALL: AYES: Grooters, Gause, Cooper, Malone, Konrad. NAYS: None. Motion carried 5-0.

- c. **Resolution #032619-04** – Approval of Cost Share Grant Contract for Water Quality Initiative Urban Conservation Demonstration Project for Hickory Glen Park

Grooters/Gause moved for **Resolution #032619-04** – Approval of Cost Share Grant Contract for Water Quality Initiative Urban Conservation Demonstration Project for Hickory Glen Park. Community Development Director Madeline Sturms explained this item is related to the previous item. The City of Pleasant Hill has made application to and has been awarded funding from the Iowa Department of Agriculture and Land Stewardship's Water Quality Initiatives MATCH Grant Program in the amount of \$80,000 for the development of the detention pond at Hickory Glen Park. With a few modifications that make it above and beyond, it will be a new standard that IDAL will use as a

demonstration model. Councilmember Konrad said it was great that Pleasant Hill can be a leader on this type of project. ROLL CALL: AYES: Grooters, Gause, Cooper, Malone, Konrad. NAYS: None. Motion carried 5-0.

6. CLOSING COMMENT

Councilmember Malone said the Arts Commission has selected their art. She said it was fun to watch the enthusiasm for public art as they continue to meet. She also invited everyone to attend the unveiling of Metro Waste's new Public Art display made out of recycled material on April 4th at 4:00 pm.

Councilmember Ross Grooters thanked City Manager Ben Champ for keeping them up to date on HSB 165. He said the house study bill severely hampers City's abilities for doing projects going forward if they don't have funding they need. He encouraged opposition of the bill.

City Manager Ben Champ added additional comments about the specific, concerning, and detrimental impacts to the City regarding the proposed State of Iowa legislation known as House Study Bill (HSB) 165. The law change would have the unintended consequence of ending economic development in Iowa as we know it and compromising public safety and all City **departments**. The bill is financially devastating to cities and counties in **Iowa**. The bill has three major components. First - a restriction on budget growth to 2%. This limitation would prevent Pleasant Hill and every other City from keeping up with operational expenses that exceed inflation and would not keep up with service needs of new businesses and residents as a growing **community**. The second item would set a percentage cap for reserve funds of **25%**. This is unnecessary and will increase our cost of borrowing, impact our credit rating, and eliminate our ability to perform internal borrowing that we regularly use to save taxpayer interest and issuance **expense**. This is a tool that is regularly used for economic development and infrastructure **projects**. The third change would be to eliminate the eligibility for employee benefits to be paid from the trust and agency portion of the **levy**. Pleasant Hill has an upcoming \$2.74 levy covering a portion of employee benefits that provides \$1.4M per year to our **budget**. The change would force employee benefits to be funded from the capped general fund \$8.10 **levy**. For perspective, the entire Pleasant Hill police budget is about \$1.6 M and these cuts would have an impact nearly as significant as wiping out the entire police department in **scale**. Our budget is 51% public safety and we would have limited options likely resulting in significant staff reductions including public safety and would necessitate drastically **cutting and eliminating important expenditures to every department including economic development**.

7. ADJOURNMENT

Malone/Gause moved to adjourn the meeting. ROLL CALL: AYES: Grooters, Gause, Cooper, Malone, Konrad. NAYS: None. Motion carried 5-0. The meeting was adjourned at 6:14 p.m.

Mark A Konrad, Mayor Pro Tem

ATTEST:

Dena J. Spooner, City Clerk/Finance Director