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

Mayor Kurovski called the Pleasant Hill City Council regular meeting to order on March 28, 2023 at 6:00 p.m. The Council Chambers were open and available to the public to participate in the meeting. PRESENT: Len Murray, Ross Grooters, Amanda Lundstedt and Mark Konrad. ABSENT: Mike Richardson.

2. **APPROVAL OF AGENDA**

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

3. **PRESENTATION:** Update from Polk County Supervisor Tom Hockensmith

Polk County Supervisor Tom Hockensmith gave an update on all the projects Polk County has been working on and plan to do. He was thankful for the partnership with the City, and said City Manager Ben Champ and Assistant City Manager Madeline Sturms were great to work with. He also said Councilmember Len Murray was great to have on the MPO board to help fix some issues that have been needing to be addressed. Mayor Kurovski thanked him for the update.

4. **PRESENTATION:** Update from BRAVO Greater Des Moines Executive Director Sally Dix

BRAVO Executive Director Sally Dix gave an update on BRAVO’s activities, and thanked the City for their support of and contributions to BRAVO, saying that investing in the arts is investing in everything. She also thanked Councilmember Ross Grooters for his support as the City’s Representative. Mayor Kurovski thanked her for her update.

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

There were none.

6. **CONSENT ITEMS**


7. **BUSINESS ITEMS**

a. **Resolution #032823-05 – Set Public Hearing for FY24 Budget**

Murray/Lundstedt moved to approve Resolution #032823-05 – Set Public Hearing for FY24 Budget. City Manager Ben Champ explained that due to a change beginning in 2020, the State of Iowa now requires cities with growth of more than 2% to hold two hearings on the annual budget, with the first hearing dedicated to the General Fund Tax and Special Revenue Levies only. With this change, the date to certify City budgets had been moved to March 31st to allow time for two public hearings to occur. However, that deadline has been extended to April 30th, 2023 due to a last minute change in valuation methods for the FY24 budget due to a new State of Iowa legislative bill that was signed into law in February 2023. The first hearing was held on February 28, 2023 and was dedicated to the General Fund Tax and Special Revenue Levies only. This resolution sets the 2nd public hearing for the proposed FY24 budget which will also include the City’s Debt Service Levy for a full proposed Total Property Tax Levy and Budget to be held at the April 11, 2023 Council meeting. The City’s budget may need to be modified after adoption; however, the action of this resolution does not approve the budget and simply sets the date for the second public hearing date for a proposed unchanged City property tax levy of $11.50. ROLL CALL: AYES: Murray, Grooters, Lundstedt, Konrad. NAYS: None. Motion carried 4-0.

b. **Resolution #032823-06 – Approval of Participation in New 2022 National Opioid Settlements**

Konrad/Grooters moved to approve Resolution #032823-06 – Approval of Participation in New 2022 National Opioid Settlements. City Manager Ben Champ explained that in 2021, nationwide settlements were reached to resolve all opioids litigation brought by states and local political subdivisions against the three largest pharmaceutical distributors—McKesson, Cardinal Health, and AmerisourceBergen ("Distributors")—and against manufacturer Janssen Pharmaceuticals, Inc. and its parent company Johnson & Johnson (collectively, "J&J"). In late 2022, agreements were announced with three pharmacy chains—CVS, Walgreens, and Walmart—and two additional
manufacturers—Allergan and Teva. Information and documents regarding the New National Opioid Settlements and how they are being implemented and how funds will be allocated within each state can be found on the national settlement website at https://nationalopioidsettlement.com/. Settlement figures are variable depending on the number of participants. The prior Iowa Opioid Allocation MOU local subdivisions within Polk County signed off on will also cover these additional settlements. City Attorney Brad Skinner answered Councilmember’s questions. ROLL CALL: AYES: Murray, Grooters, Lundstedt, Konrad. NAYS: None. Motion carried 4-0.

c. **Resolution #032823-07** – Approve Renewal of Polk County Law Enforcement Mutual Assistance 28E Agreement
Murray/Grooters moved to approve Resolution #032823-07 – Approve Renewal of Polk County Law Enforcement Mutual Assistance 28E Agreement. Police Chief Alfonso Pizzano explained the communities in the Des Moines metro region have a long history of mutual assistance for law enforcement services. Pleasant Hill has been a participant in shared homeland security services led by Des Moines and Polk County for several years. This agreement serves as a renewal of the City’s participation in the program through 2028. The resources and assets of the City of Des Moines will continue to provide homeland security services including major incident response throughout the metro area. The annual cost to the City of Pleasant Hill is $11,462 and has been included in the Police Department’s current budget. Councilmember Murray said he was thankful the City was continuing with the program. ROLL CALL: AYES: Murray, Grooters, Lundstedt, Konrad. NAYS: None. Motion carried 4-0.

d. **Resolution #032823-08** – Approval of Support for Grow Solar Polk County
Lundstedt/Konrad moved to approve Resolution #032823-08 – Approval of Support for Grow Solar Polk County. City Manager Ben Champ explained that a consortium of non-profit organizations including the Nature Conservancy of Iowa and the Midwest Renewable Energy Association are organizing a group buy for solar voltaic systems for central Iowa residents. Grow Solar Polk County is the name of this group that is now approaching the municipalities in Polk County for resolutions of support for the program. The purpose of the program is to increase education of local residents about solar photovoltaics (PV), increase market penetration of residential and small commercial solar PV through a group purchasing program, and highlight Pleasant Hill’s leadership as an innovative and sustainable community. It is important to note that the systems promoted by this program will connect to the City’s existing electrical grid system and installations are coordinated with the City’s franchise electricity provider, MidAmerican Energy. Representatives of Grow Solar Polk County recently presented the program to the Council and reported on the first year of the program with a request for continued support from the City. This is a resolution of support for the program that would allow the use of City facilities for informational meetings, allow the use of the City’s logo, and assign the City’s senior building inspector as a liaison to the program. ROLL CALL: AYES: Murray, Grooters, Lundstedt, Konrad. NAYS: None. Motion carried 4-0.

e. Approve Special Event Application – Farmer’s Market
Grooters/Lundstedt moved to approve Special Event Application – Farmer’s Market. Assistant City Manager/Community Development Director Madeline Sturms explained that Berean Church is proposing their annual Farmer’s Market to be held on Mondays, June through August. The market will take place in the parking lot of Berean Church. The event application has been reviewed and recommended by all necessary departments. Pastor Kevin Umphress said he appreciates the City’s support, and that the Church has insured they are following all of the guidelines. Councilmember Murray thanked him for bringing the event to the City and said he was looking forward to pie. ROLL CALL: AYES: Murray, Grooters, Lundstedt, Konrad. NAYS: None. Motion carried 4-0.

f. Approve Special Event Application – Pleasant Hill Little League
Grooters/Murray moved to approve Special Event Application – Pleasant Hill Little League. Assistant City Manager/Community Development Director Madeline Sturms explained the Pleasant Hill Little League is proposing to host food trucks this season at Doanes Park. In accordance with the Mobile Food Unit Ordinance (Chapter 122.12), vendors may operate on public property as an approved special event by the City. One mobile food unit is anticipated on site for specified dates April through mid-July. Food trucks allow convenient access to meals at the park for families, and supports local vendors from across the metro. The event application has been reviewed and recommended by all necessary departments. Councilmember Grooters said it was great to see all the Food Trucks in the community since the ordinance passed. ROLL CALL: AYES: Murray, Grooters, Lundstedt, Konrad. NAYS: None. Motion carried 4-0.

g. **Resolution #032823-09** – Consider Preliminary Plat for Timber Ridge County Estates
Konrad/Grooters moved to table item 7g, as the preliminary plat in its current form does not conform to the City’s code of ordinances and that the resolution before the Council was correct but that tabling would allow the developer to continue working with City Staff and then the Planning and Zoning Commission in an effort to bring forward an amended preliminary plat meeting the requirements of the City’s regulations. Assistant City Manager/Community Development Director Madeline Sturms explained that the City has received the preliminary plat for Timber Ridge County Estates, a 9-acre parcel located at 7187 NE Rising Sun Drive directly southwest of the intersection of Rising Sun Drive and NE 72nd Street. The owner of the property is Roeco, LLC and has submitted a subdivision plat that would separate the parcel into 5 buildable lots for single family development. The proposed use of single family
development meets the current zoning of the property of R1 Single Family Detached Residential Zoning District, however, City Staff has reviewed the document and due to inconsistency with City Code, the document was found to be out of conformance with the requirements of a preliminary plat. Councilmember Konrad said that since there are a number of unresolved issues that need to be addressed, the Council cannot accept or approve the preliminary plat as presented. If the developer chooses to proceed, they will need to work with City Staff and their engineers to resolve the issues, submit the amended preliminary plat to Planning and Zoning for their review process, and upon the recommendation of Planning and Zoning, the amended preliminary plat could then be presented to the City Council for further review and consideration. Developer Allen Roen addressed the Mayor and Council to state his case and ask for feedback on the non-conforming issues. Mayor Kurovski said Council relies on professional staff to review the code, and said the motion on the table gives him a suggested path to help him move forward. Councilmember Grooters said he felt there was a proper motion in place and that he was not ready to move forward with anything that is in conflict with City Code, and hopes the Developer chooses to continue to work with City Staff to find a solution to the nonconforming issues. ROLL CALL: AYES: Murray, Grooters, Lundstedt, Konrad. NAYS: None. Motion carried 4-0.

h. **Resolution #032823-10 – Approve Building Permit Fee Schedule**

Lundstedt/Konrad moved to approve Resolution #032823-10 – Approve Building Permit Fee Schedule. Assistant City Manager/Community Development Director Madeline Sturms explained the City will be working toward the adoption of an updated series of building codes for the community from 2018 codes to the 2021 Building and Fire codes. Related to that process is the consideration of updates to the permitting and inspection fee schedules. Staff has reviewed the fee schedules and provided three documents for a permit fee schedule, building valuation chart, and new construction fee table. The documents establish fees for inspection services included in the code adoption process and updates the fees for other inspections and permits. Pleasant Hill currently has low permitting fees in comparison to the rest of the Des Moines Metro. With this update, the City will be more in line with our metro counterparts but also continue to have attractive permitting fees by staying at or below average. Staff was available at the Council meeting to address any questions on the documents and the metro comparison sheet. The resolution provides for the approval of the updated fee schedules with an effective date of April 1, 2023. ROLL CALL: AYES: Murray, Grooters, Lundstedt, Konrad. NAYS: None. Motion carried 4-0.

8. **CLOSING COMMENT & REGIONAL APPOINTMENT REPORTS**

Councilmember Murray announced it was sever weather awareness drills this weeks. He recommended everyone be aware, pay attention, and have a plan.

Councilmember Grooters said stormwater changes continue to move forward in the legislature, and that it will be difficult to manage stormwater issues without the ability to enforce code, so recommended people reach out to their representatives before the changes get signed into law.

Mayor Kurovski said the WRA was working on their 40 year plan with a series of Finance meetings coming up, then the Executive Committee, and full Commission. She is also working with the City Manager and Assistant City Manager on the next steps for the Comp Plan and participation kick off.

Fire Chief Jamie Xayayong announced that the Polk County Commission and Metro-Area Fire Chiefs have been working on a “Closest Unit Response” program, where dispatch can call the closest ambulance to a call if the local unit is busy, so services arrive as quickly as possible. Data is being collected to analyze. She also announced that the Pleasant Hill Fire Department and Fire Association together will host an Easter egg hunt on April 8th at 1:00pm at Hickory Glen Park, with Fire Trucks and the Elk’s Easter Bunny. She invited everyone to attend.

9. **ADJOURNMENT**

Konrad/Lundstedt moved to adjourn the Council meeting. ROLL CALL: AYES: Murray, Grooters, Lundstedt, Konrad. NAYS: None. Motion carried 4-0. The meeting was adjourned at 6:57 p.m.

________________________________________
Sara Kurovski, Mayor

ATTEST:

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Dena Spooner, City Clerk/Finance Director