

**PLEASANT HILL CITY COUNCIL  
REGULAR SESSION  
APRIL 9, 2019  
6:00 PM**

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

Mayor Sara Kurovski called the Pleasant Hill City Council meeting to order on April 9, 2019 at 6:00 p.m. in the City Council Chambers. PRESENT: Curt Gause, Dean Cooper, Barb Malone, and Mark Konrad. ABSENT: Ross Grooters.

**2. APPROVAL OF AGENDA**

Malone/Konrad moved to approve the agenda with the re-assignment of items 6a and 6b. City Manager Ben Champ clarified that Ordinance 852 is for Chapter 102 and Ordinance 853 is for Chapter 104. ROLL CALL: AYES: Gause, Cooper, Malone, Konrad. NAYS: None. Motion carried 4-0.

**3. PUBLIC HEARING**

**a. Hickory Glen Park Improvements Phase 1**

Mayor Kurovski opened the Public Hearing on the Hickory Glen Park Improvements Phase 1 at 6:01 p.m. Community Development Director Madeline Sturms explained that the City Council has prioritized funding for the construction of the first phase of Hickory Glen Park located south of Four Mile Elementary School. Confluence Landscape Architecture has developed the plans and specifications for the construction project that will include roadway, utility, and parking improvements along with mass grading and soccer field preparation. A bid letting was held on April 3, 2019 and two bids were received. The lowest responsive and responsible bid was received from Elder Corporation in the amount of \$2,818,818.18. The consultant recommends approval of the project award to Elder Corporation. Mayor Kurovski asked about grant funding and values. Ms. Sturms said the City had been awarded four grants thus far totaling over \$400,000 from Prairie Meadows, Wellmark, REAP, and IDALS, and assured Councilmember Cooper they will continue to seek more. Councilmember Konrad inquired about the construction schedule and coordination with the school. Confluence Engineer Matt Carlisle expected the project to take 1.5 seasons to establish seeding before ready for soccer, and that they would be coordinating with the school. After hearing no comments or questions from the public, the Mayor closed the public hearing at 6:05 p.m.

**i. Resolution #040919-01 – Approve the Plans, Specifications and Award Contract for Hickory Glen Park Phase 1 Project**

Cooper/Gause moved to approve **Resolution #040919-01 – Approve the Plans, Specifications and Award Contract for Hickory Glen Park Phase 1 Project.** ROLL CALL: AYES: Gause, Cooper, Malone, Konrad. NAYS: None. Motion carried 4-0.

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

There were none.

**5. CONSENT ITEMS**

Gause/Malone moved to approve the CONSENT ITEMS: Council Minutes - dated 03-26-19, Claims Listing - dated 04-09-19, Tax Abatement Report – dated March 2019, Public Works Dept. Monthly Report – dated March 2019, Library Board Minutes – dated 2/21/19, Sound Permit – Sleepy Hollow Sports Park – July 19-20, 2019 (information-event on Des Moines side), **Resolution #040919-02 – Setting a Public Hearing to Receive Bids and Award Construction Contract – 2019 Patching Project.** ROLL CALL: AYES: Gause, Cooper, Malone, Konrad. NAYS: None. Motion carried 4-0.

**6. BUSINESS ITEMS**

**a. First Reading of Ordinance 852 Amending Chapter 104 – Stream Buffer Protection and Management**

Malone/Cooper moved for the approval of the First Reading of **Ordinance 853** Amending Chapter 104 – Stream Buffer Protection and Management. Community Development Director Madeline Sturms explained that in a joint effort with Polk Soil and Water Conservation District and adjoining municipalities that are partners of the Mud, Camp, Spring Creek Watershed Management Authority, staff has been working on an update to Chapter 104 Stream Buffer Protection and Management of the City Ordinance in order to create a cohesive and consistent environmental buffer that will protect streams, wetlands and floodplains within the City and across corporate boundaries. The Park and Recreation Commission and Planning and Zoning Commission have reviewed and recommended approval of the updates to Chapter 104 at their meeting in February. ROLL CALL: AYES: Gause, Cooper, Malone, Konrad. NAYS: None. Motion carried 4-0.

- b. First Reading of **Ordinance 853** Amending Chapter 102 – Construction Site Erosion and Sediment Control and Post-Construction Storm Water Management  
Konrad/Malone moved for the approval of the First Reading of **Ordinance 852** Amending Chapter 102 – Construction Site Erosion and Sediment Control and Post-Construction Storm Water Management. Community Development Director Madeline Sturms explained that the proposed update includes a modification to the City’s Chapter 102, Construction Site Erosion and Sediment Control and Post-Construction Storm Water Management. The modification to Chapter 102 is a correction to the language in Section 14 post-construction storm water management plan requirements. This minor amendment is to clarify that storm water facilities be designed to not allow for downstream property owners, water courses, channels or conduits to receive storm water runoff from a proposed development site at a peak flow rate greater than that allowed by the standards at the time of approval of the development. The current language of the ordinance incorrectly allows for a peak rate greater than the standard. This language was adopted in the Ordinance by error when Chapter 102 was originally adopted in July 2008. The proposed amendment is designed to correct this error. ROLL CALL: AYES: Gause, Cooper, Malone, Konrad. NAYS: None. Motion carried 4-0.
- c. **Resolution #040919-03** – Supporting Grant Application to Bravo Greater Des Moines for Public Art  
Malone/Gause moved for the approval of **Resolution #040919-03** – Supporting Grant Application to Bravo Greater Des Moines for Public Art. Communications Specialist Candace Bell explained that the Public Arts Advisory Commission has prioritized the implementation, education and promotion of public art within the City’s physical environment and public spaces. The Art Commission has approved a Master Plan and is working towards action items which create a unique arts identity for Pleasant Hill that defines and enhances the City’s quality of life and external image while providing art that is unique and contextual to Pleasant Hill. Staff and the Commission have identified the future park to be a potential location for the installation of a permanent piece of artwork. This is echoed in the Hickory Glen Park’s master plan. During the artist selection process for Pleasant Hill’s first art piece to be installed at the intersection of NE 70<sup>th</sup> Street and Rising Sun Drive, the final two artists presented compelling pieces creating and developing an identity for the City of Pleasant Hill. The Commission determined the sculpture designed by Juano Novella would greatly add to the City’s art and culture goals, as well as continue to drive economic development, but was best suited for a location allowing for pedestrian interaction. Bravo Greater Des Moines administers the Public Art Grant to fund new public art installations and public art master plans for participating Bravo Greater Des Moines municipalities. The grant program will fund up to \$50,000 of project costs. Grant awards are announced June 19. Installing the art piece costs \$100,000. The Public Arts Advisory Commission intends to raise the funds through private donations and grant applications. ROLL CALL: AYES: Gause, Cooper, Malone, Konrad. NAYS: None. Motion carried 4-0.
- d. **Resolution #040919-04** – Approval of Preliminary Plat and Final Plat for Rising Ridge Plat 1  
Konrad/Cooper moved for the approval of **Resolution #040919-04** – Approval of Preliminary Plat and Final Plat for Rising Ridge Plat 1. Community Development Director Madeline Sturms explained that the City has received a preliminary plat and final plat for approximately 60 acres of vacant land generally located west of NE 70<sup>th</sup> Street and north of NE Rising Sun Drive and south of University Avenue. The parcel is owned by All Points Development and earlier this year the Planning and Zoning Commission and City Council considered and approved a request to assign zoning of C-2 Regional Commercial to the parcel. The preliminary plat and final plat provide for three outlots and two street lots. The subdivision is occurring in order to dedicate the right-of-way needed for the Meacham West Capital Improvement Project that is currently underway. The Final Plat can be approved prior to public improvements being completed as the project is a City-led improvement. The Meacham Drive West project will include approximately one half mile of roadway west of NE 70<sup>th</sup> Street as Meacham Drive including a 10 foot trail on the south side of Meacham. A connection to NE University Avenue will be added, known as NE 67<sup>th</sup> Street which will provide access to the property and include the addition of a turn lane on NE University Avenue. The roadway improvements are planned to facilitate the development on the property as well as adjacent property owners. The outlots will need further subdivision prior to development which will be required to come forward with an additional plat for the Commission to review. The Planning and Zoning Commission reviewed the items at a previous meeting and recommended approval. ROLL CALL: AYES: Gause, Cooper, Malone, Konrad. NAYS: None. Motion carried 4-0.
- e. **Resolution #040919-05** – Approval of Preliminary Plat and Final Plat for Matt’s Acres  
Gause/Malone moved for the approval of **Resolution #040919-05** – Approval of Preliminary Plat and Final Plat for Matt’s Acres. Community Development Director Madeline Sturms explained that a preliminary and final plat has been

submitted for Parcel H and Parcel P of a 3.78-acre property located at the southeast corner of SE 64<sup>th</sup> Street and SE Sunlight Drive. The two parcels are owned by Charles Bettie and is the location of the owner's private residence. The plat proposes a new lot configuration to dissolve the parcel line between Parcel H and P and create two new lots to front SE 64<sup>th</sup> Street. The proposed Matt's Acres will create Lot 1 to contain the existing single-family structure, totaling 2.18-acres in size and Lot 2 to be a vacant single-family property for future development by Mathew Bettie, totaling 1.60-acres in size. The plat shows no new water utility or sanitary sewer extensions. There are no new roadway improvements planned. The zoning for the properties will remain R1-90 Residential Single Family District for the west sections of the proposed lots and R-4 Planned Unit Development for the remaining east sections. The differences between the two zoning districts are minor and would have little impact on future development. Staff does not see a need for voluntary rezoning of the property but recommends that the property be included in a future City initiated Zoning Map update to rezone both lots to a single zoning district for single family residential. Planning and Zoning Commission recommended approval of the Preliminary and Final Plat for Matt's Acres at their April 2019 meeting. ROLL CALL: AYES: Gause, Cooper, Malone, Konrad. NAYS: None. Motion carried 4-0.

- f. **Approval of Contract with Calhoun-Burns for bridge inspection**  
Cooper/Konrad moved for the approval of Contract with Calhoun-Burns for bridge inspection. City Manager Ben Champ explained that the state of Iowa requires the inspection of all bridges within any and all jurisdiction every two years. The last bridge inspections in Pleasant Hill were in 2017. The Iowa Department of Transportation is requiring an element level inspection and report on the Vandalia Road Bridge since it is considered part of the National Highway System. The Engineering Firm of Calhoun-Burns and Associates, Inc. have done our bridge inspections for over twenty-three years so they are familiar with all of our structures. ROLL CALL: AYES: Gause, Cooper, Malone, Konrad. NAYS: None. Motion carried 4-0.
- g. **Resolution #040919-06 - Adopting the Polk County Multi-Jurisdictional Local Hazard Mitigation Plan**  
Malone/Gause moved for the approval of **Resolution #040919-06 - Adopting the Polk County Multi-Jurisdictional Local Hazard Mitigation Plan.** Acting Fire Chief Jamie Xayavong explained that updating the Polk County Multi-Jurisdictional Local Hazard Mitigation Plan is done every 5 years with the last plan update and adoption occurring in September 2014. This plan allows the City of Pleasant Hill to seek FEMA funding in the event of natural disasters. The plan recognizes the threat that natural hazards pose to people and property within our community and the plan prioritizes hazard mitigation actions to reduce the potential for harm to people and property from future hazard occurrences. The U.S. Congress passed the disaster Mitigation Act of 2000 emphasizing the need for pre-disaster mitigation of potential hazards. The Disaster Mitigation Act made available hazard mitigation grants to state and local governments. An adopted Local Hazard Mitigation Plan is required as a condition of future funding for mitigation projects under multiple FEMA pre- and post- disaster mitigation grant programs. The Iowa Homeland Security and Emergency Management Division and the Federal Emergency Management Agency Region VII Officials have reviewed the "Polk County Multi-Jurisdictional Local Hazard Mitigation Plan," and approved it contingent upon this official adoption of the local jurisdictions. ROLL CALL: AYES: Gause, Cooper, Malone, Konrad. NAYS: None. Motion carried 4-0.
- h. **Resolution #040919-07 – Approval of Preconstruction Cost Structure with Ryan Companies for Public Safety Improvements**  
Cooper/Konrad moved for the approval of **Resolution #040919-07 – Approval of Preconstruction Cost Structure with Ryan Companies for Public Safety Improvements.** City Manager Ben Champ explained that the City Council has an agreement with Ryan Companies US to provide construction management services for the renovation of the south complex housing the police, fire, and library departments and the construction of a new public safety facility. 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 is structured to be capped through additional approvals for the preconstruction phase and the construction portion of the project. At this time, the proposal for the preconstruction has been developed. This phase of the work would be capped at \$130,000 for the hourly work exclusive of reimbursables and fees. ROLL CALL: AYES: Gause, Cooper, Malone, Konrad. NAYS: None. Motion carried 4-0.
- i. **Resolution #040919-08 – Approval of Project Services Agreement with Terracon Consultants for Public Safety Improvements**  
Konrad/Gause moved for the approval of **Resolution #040919-08 – Approval of Project Services Agreement with Terracon Consultants for Public Safety Improvements.** City Manager Ben Champ explained that the Ryan

Companies project manager has been working with the City on the needed geotechnical professional services for the above mentioned project. The project services agreement has been developed with Terracon Consultants, Inc. to provide the services as needed. Terracon is a leading national geotechnical firm with a significant local presence. The firm has performed work in the City and is very familiar with the community. This is a resolution to approve the project services agreement. ROLL CALL: AYES: Gause, Cooper, Malone, Konrad. NAYS: None. Motion carried 4-0.

**7. CLOSING COMMENT**

- a. Consultant Don Seymour from FEH Design gave an update on the Public Safety Facility Project.

Mayor Kurovski said she had been working alongside Councilmembers and staff to communicate with legislators how devastating House Study Bill 165 would be for City budgets, and especially for rural Iowa.

Park and Recreation Manager Rick Courcier announced the Pleasant Hill Little League would be hosting opening ceremonies this Saturday at noon with a Ribbon Cutting Ceremony for the new batting cages. They will also recognize the contributors of two \$5,000 grants from Polk County and Prairie Meadows, plus the Little League for their \$4,500 donation, and Fleck Trucking, Burkhead Electric, and CTI Carpet for their material/service donations.

**8. ADJOURNMENT**

Malone/Gause moved to adjourn the meeting. ROLL CALL: AYES: Gause, Cooper, Malone, Konrad. NAYS: None. Motion carried 4-0. The meeting was adjourned at 6:30 p.m.

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Sara Kurovski, Mayor

ATTEST:

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Dena J. Spooner, City Clerk/Finance Director