1. **CALL TO ORDER/ ROLL CALL**
Mayor Kurovski called the Pleasant Hill City Council regular meeting to order on April 11, 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, Mike Richardson, Amanda Lundstedt and Mark Konrad. ABSENT: none.

2. **APPROVAL OF AGENDA**
Murray/Grooters moved to approve the agenda. ROLL CALL: AYES: Murray, Grooters, Richardson, Lundstedt, And Konrad. NAYS: None. Motion carried 5-0.

3. **PUBLIC HEARINGS**
a. Fiscal Year 2023-2024 Budget Hearing
Mayor Kurovski opened the Public Hearing for item 3.a. Fiscal Year 2023-2024 Budget Hearing at 6:01pm. City Manager Ben Champ highlighted to the City Council and the public some of the more significant components of the budget. He explained that the last several months of budget discussions have been interrupted, delayed, and significantly impacted by the actions of the legislature. The State has not finalized their budget for FY 24 and the legislative session is still active as of this writing. Due to these uncertainties and forced revenue reductions, the City will need to perform an immediate budget amendment following the start of the new fiscal year, July 1, 2023 – June 30, 2024. The passage of the local options sales and services tax on March 5, 2019 provided property tax relief that allows the levy to be two dollars lower than it would otherwise need to be to accomplish the goals of the current and proposed budgets and needs of the community. Following the passage of LOST, the levy was lowered by the largest annual levy reduction since 1998 to $11.50 per $1,000 of taxable valuation in the current year and the $11.50 rate remains steady in this proposed budget. The City Council reviewed the Capital Improvement Plan (CIP) and the strategic plan in preparation of the FY 24 budget. Three overarching goals are continued infrastructure maintenance, economic development initiatives, and quality of life investments in parks, recreation, and safety. The proposed budget will allow the City to continue to provide the citizens of Pleasant Hill with quality service but is conservative enough to maintain the City’s strong financial status as reflected in the City’s annual audit and reports from the City’s financial consultant. The City needs to be prepared to respond to actions taken by other levels of government, in particular the State government, which impacts local finances. The Legislature remains poised for further local government preemption of local control for regulations and financial capabilities. After hearing no further questions or comments from the public, the Mayor closed the public hearing at 6:14 pm.

i. Resolution #041123-01- Approval of Fiscal Year 2023-2024 Budget and City Tax Certification
Konrad/Lundstedt moved to approve Resolution #041123-01- Approval of Fiscal Year 2023-2024 Budget and City Tax Certification. ROLL CALL: AYES: Murray, Grooters, Richardson Lundstedt, Konrad. NAYS: None. Motion carried 5-0.

b. Flashing Yellow Arrows Contract Award
Mayor Kurovski opened the Public Hearing for item 3.b. Flashing Yellow Arrows Contract Award at 6:15 pm. Public Works Director Russ Paul explained that in early May of 2022, City Council approved an agreement with the Iowa Department of Transportation (IDOT) to receive $100,000.00 of Traffic Safety Improvement Program (TSIP) funding for converting seven (7) signalized intersections along the East University Avenue corridor currently without flashing yellow arrow capabilities, to become capable of this feature. This project also includes the installation of battery backup systems at the intersections currently without them. The City Traffic Engineer has developed the plans and specifications for the Traffic Enhancement Project and a bid letting was held on April 5, 2023. Four (4) bids were received, with the lowest bid being 33% higher than the engineer’s estimate for the project. Bids submitted ranged from being 33% higher than the engineer’s estimate to 65% higher than the engineer’s estimate. In the TSIP funding agreement with IDOT, the City has until July 1, 2024 to let the project. Based on the higher than expected bids received, City Staff recommends Council approves the plans and specifications and reject the bids received for this project and look to rebid the project later this year. The TSIP agreement allows time for the City to rebid the project at a later date to increase the chance at seeing lower bids. After hearing no further questions or comments from the public, the Mayor closed the public hearing at 6:18 pm.
i. Resolution #041123-02 – Approve the Plans, Specifications, Bid Date and Consider Project Award for the Traffic Signal Enhancement Project
Grooters/Richardson moved to approve Resolution #041123-02 – Approve the Plans and Specifications for the Traffic Signal Enhancement Project, Rejecting all bids and not award the contract. ROLL CALL: AYES: Murray, Grooters, Richardson Lundstedt, Konrad. NAYS: None. Motion carried 5-0.

4. PRESENTATION – Update from Senator Nate Boulton
Senator Nate Boulton said he appreciated the opportunity to visit and stay engaged in the community. Mayor Kurovski thanked him for being available and willing to learn and for supporting local government. Senator Boulton said he appreciated her feedback and seeing her in attendance at the legislature meetings.

5. PUBLIC INPUT (5 MINUTES FOR ITEMS NOT ON THE AGENDA)
Pleasant Hill resident Emily Martin addressed the Mayor and Council, concerned with the speeding in the Copper Creek neighborhood and asked what their options were to help make it safer. Mayor Kurovski thanked her for sharing her concerns, and asked that she give her email address to staff so they could follow up with her.

6. CONSENT ITEMS

7. BUSINESS ITEMS
   a. Resolution #041123-07 – Approve Retirement Agreement – Gale Banks
Murray/Richardson moved to approve Resolution #041123-07 – Approve Retirement Agreement – Gale Banks. City Manager Ben Champ explained为啥 employees desire to retire but are unable to do so without health insurance until age 65 when Medicare becomes effective. Due to this concern, the City established a program for employees that are least 63 years of age and have worked for the City for a minimum of 15 years to provide an option for health insurance until the employee is eligible for Medicare. The City first did an agreement with an employee in 2007, and has approved additional agreements since that time. Gale Banks has expressed her desire to retire effective April 28, 2023. She has worked for the City since December 1995 and meets the age eligibility requirement. The proposed agreement is modeled after the prior agreements and provides for employee and spouse health insurance coverage only through August 21, 2024, at which time she will become 65. The agreements do not include the dental or vision coverage although the employee can continue that coverage through COBRA at their own expense. The retiree will also be responsible for the employee share of the premium (10%). This agreement is consistent with previous agreements the City has approved for long term retiring employees. ROLL CALL: AYES: Murray, Grooters, Richardson Lundstedt, Konrad. NAYS: None. Motion carried 5-0.

   b. Resolution #041123-08 – Approve Senior Bond Issuance Certificate of WRA Participating Community
Konrad/Murray moved to approve Resolution #041123-08 – Approve Senior Bond Issuance Certificate of WRA Participating Community. City Manager Ben Champ explained the Wastewater Reclamation Authority (WRA) intends to issue debt in the amount of $94,250,000 over the next two calendar years, 2023 and 2024. This is the second time the WRA board is asking for participating communities to have each City Council approval of this certificate. The City’s financial advisors, Public Financial Management (PFM), confirmed that the City produces at least 110% of the amount necessary to pay the participating communities share of the principal and interest coming due on all outstanding bonds and all outstanding local obligations during the Fiscal Year 2024 and has factored its estimated allocations from future WRA issuances of Additional Senior Bonds into rate and coverage planning to ensure the maintenance of said coverage in future fiscal years. ROLL CALL: AYES: Murray, Grooters, Richardson Lundstedt, Konrad. NAYS: None. Motion carried 5-0.

   c. Resolution #041123-09 – Approve Resolution setting the date for a public hearing on proposal to enter into General Obligation Loan Agreement and to borrow money thereunder
Lundstedt/Grooters moved to approve Resolution #041123-09 – Approve Resolution setting the date for a public hearing on proposal to enter into General Obligation Loan Agreement and to borrow money thereunder. City Manager Ben Champ explained the City Council has identified the need for continued investment in existing and new infrastructure in the community and has prioritized funding during the strategic planning and budgeting process. The fiscal year 2023-24 budget includes the sale of general obligation urban renewal bonds to fund approximately $8M in
infrastructure projects in the community. Streets, sidewalks, water and sanitary sewer, storm drainage, park development, and other related improvements within the urban renewal area are eligible. The purpose of this agenda item is simply to set the public hearing to consider the bond issuance for the April 25th City Council meeting. The general obligation urban renewal bonds would be repaid from tax increment funds and backed by the full faith and credit of the City. ROLL CALL: AYES: Murray, Grooters, Richardson Lundstedt, Konrad. NAYS: None. Motion carried 5-0.

d. Resolution #041123-10 – Approve Bridge Inspection Agreement with Calhoun Burns and Associates
Murray/Richardson moved to approve Resolution #041123-10 – Approve Bridge Inspection Agreement with Calhoun Burns and Associates. Public Works Director Russ Paul explained the State of Iowa requires the inspection of all bridges within jurisdictions every two years. The last bridge inspection in Pleasant Hill was in 2021. The engineering firm, Calhoun-Burns and Associates, has performed our bridge inspections for the past thirty-years and are very familiar with all our structures. The scope of work performed by the engineer includes; visual inspections and reporting, element level inspection and reporting for the Vandalia Rd bridge, and updating the load rating calculations, certifications and Channel Cross Sections. The proposal from Calhoun-Burns totals $4,350.00 to perform all the necessary work. ROLL CALL: AYES: Murray, Grooters, Richardson Lundstedt, Konrad. NAYS: None. Motion carried 5-0.

e. Resolution #041123-11 – Approving Contract for Professional Services for the Comprehensive Plan and Establishment of Steering Committee
Grooters/Konrad moved to approve Resolution #041123-11 – Approving Contract for Professional Services for the Comprehensive Plan and Establishment of Steering Committee. Assistant City Manager/Community Development Director Madeline Sturm explained that the City Council has planned for the retention of professional services to develop an updated Comprehensive Plan. The City has gone through a Request for Proposals process to review firms and has cooperatively drafted the attached planning services agreement with Confluence to perform the work. Over the next several months, there will be a series of opportunities for the public to participate in the process through multiple in-person and online formats. The City Council, Boards and Commissions, and staff will be heavily involved in the process and a Steering Committee will need to be established to guide the process. The project is anticipated to take 16-months with adoption planned for the fall of 2024. Many details of the process are laid out in the planning services agreement. Principal representative Chris Shires of Confluence was present at the meeting to answer councilmembers’ questions. The steering committee will provide diverse representation from citizens, business interests, elected and appointed officials. This resolution approves the contract with Confluence and assigns the steering committee. ROLL CALL: AYES: Murray, Grooters, Richardson Lundstedt, Konrad. NAYS: None. Motion carried 5-0.

8. CLOSING COMMENT
Councilmember Murray said he has been spending time reviewing the MPO financial statements and water trails information, although the current format is concerning, so more information has been requested.

Councilmember Grooters said he attended the DART meeting, and they are finalizing their grant submission for the new Maintenance and Operations Facility. He also wanted to highlight how bad SF 455 is, and the importance for local government to have the ability to manage stormwater, otherwise we will inherit more burden to fix future problems after the damage since we are at the bottom of the watershed. It will also hamper developer agreements.

Councilmember Richardson thanked the Police Department and Fire Department for his recent transport to the Hospital. He said they are a great, professional group with good equipment, and he wants to publicly show his appreciation.

Councilmember Konrad thanked the Public Works Department for pot-hole patching. It has been noticed by the community, and they are happy about it. He also asked if we could post on social media when the water will be turned on at the Community Garden.

Mayor Kurovski asked Senator Boulton to ask the legislators on the floor if homeowners insurance would go up if there are no stormwater controls in the state of Iowa.

Senator Boulton said to be clear, he was a no vote on that issue. Everyone laughed in approval.

9. CLOSED SESSIONS
a. Pursuant to Iowa Code Section 21.5.1 (j) To Discuss with Council the Purchase of Particular Real Estate
Richardson/Murray moved to adjourn into Closed Sessions for item 9a: Pursuant to Iowa Code Section 21.5.1 (j) To Discuss with Council the Purchase of Particular Real Estate. ROLL CALL: AYES: Murray, Grooters, Richardson, Lundstedt, Konrad. NAYS: None. Motion carried 5-0.

Council returned to open session. Mayor Kurovski announced no action was taken in closed session.

b. Pursuant to Iowa Code Section 20.17 (3) Providing for the Strategy Meetings of Public Employers Collective
Lundstedt/Grooters moved to adjourn into Closed Sessions for item 9b: Pursuant to Iowa Code Section 20.17 (3) Providing for the Strategy Meetings of Public Employers Collective. ROLL CALL: AYES: Murray, Grooters, Richardson, Lundstedt, Konrad. NAYS: None. Motion carried 5-0.

Council returned to open session. Mayor Kurovski announced no action was taken in closed session.

10. ADJOURNMENT
Richardson/Lundstedt moved to adjourn the Council meeting. ROLL CALL: AYES: Murray, Grooters, Richardson Lundstedt, Konrad. NAYS: None. Motion carried 5-0. The meeting was adjourned at 8:05 p.m.

Sara Kurovski, Mayor

ATTEST:

Dena Spooner, City Clerk/Finance Director