

**PLEASANT HILL CITY COUNCIL
REGULAR SESSION
APRIL 13, 2021
6:00 PM**

Given the Governor's prohibition on gatherings of ten or more persons during the COVID19 outbreak, some or all elected officials and staff may be participating in this meeting by electronic means. Meeting minutes will continue to be provided per the City's normal course of business. Members of the public may still attend the meeting in person subject to the ten-person limit or submit comments to the City Clerk prior to 4:30 PM on April 13, 2021. The meeting will also be available electronically through the following:

Please join my meeting from your computer, tablet or smartphone.

<https://global.gotomeeting.com/join/152095781>

You can also dial in using your phone.

United States: [+1 \(571\) 317-3122](tel:+15713173122)

Access Code: 152-095-781

New to GoToMeeting? Get the app now and be ready when your first meeting starts: <https://global.gotomeeting.com/install/152095781>

1. CALL TO ORDER/ROLL CALL

Mayor Sara Kurovski called the electronic Pleasant Hill City Council meeting to order on April 13, 2021 at 6:00 p.m. via www.gotomeeting.com. The Public Safety Building's Community Room was also open and available to the public to participate in the meeting. City Manager Ben Champ read the electronic meeting statement. PRESENT: Len Murray, Ross Grooters, Curt Gause, Dean Cooper, and Mark Konrad. ABSENT: None.

2. APPROVAL OF AGENDA

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

3. PRESENTATIONS

a. Update from the Pleasant Hill Arts Foundation

Arts Advisory Commission Chair Amanda James gave a brief update on the Pleasant Hill Arts Foundation projects and fundraising status.

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

Pleasant Hill resident Maggie McCall spoke to share concerns about automobile and bus speeding on Sunlight Drive, and the potential for accidents. She and her neighbors wanted to voice their concerns to Council so they could be proactive instead of reactive. Pleasant Hill resident Elizabeth Madsen also spoke about the speeding in the Sunrise Pointe Community. She thanked the City for the driver feedback sign trailer in the neighborhood to help collect data, but felt there was a lack of signage and crosswalks. The Mayor thanked both for voicing their concerns and asked staff to research the data to see what was possible to implement in that area.

5. CONSENT ITEMS

Murray/Cooper moved to approve the CONSENT ITEMS: Council Minutes - dated 03-23-21, Claims Listing - dated 04-13-21, Public Works Dept. Monthly Report – dated March 2021, **Resolution #041321-01** – Approve Tax Abatement Report – dated March 2021, Approval of Appointment for City Manager to Serve as City Representative to Bravo Greater Des Moines, **Resolution #041321-02** - Approval of Payment Application No. 6 – Fire Department Renovation Project, **Resolution #041321-03** – Approval of Payment Application No. 18 – Public Safety Improvements Project, **Resolution #041321-04** – Setting Date for Public Hearing for the Plans, Specifications, Bidding, and Contract Award for the Pleasant Hill Monument Signage Project for Public Safety Facilities, Hickory Glen Park, and City Complex. ROLL CALL: AYES: Grooters, Gause, Cooper, Konrad, Murray. NAYS: None. Motion carried 5-0.

6. BUSINESS ITEMS

a. Update from the Construction Manager for the Public Safety Improvements Project and the Fire Department Renovation Project

Ryan Companies Construction Manager Jill Boetger gave an update on Public Safety Projects.

- b. Second Reading of **Ordinance 890** – Amendments to Chapter 170 Zoning Ordinance Signs
Konrad/Gause moved to approve Second Reading of **Ordinance 890** – Amendments to Chapter 170 Zoning Ordinance Signs. Community Development Director Madeline Sturms said there have been no comments or questions since the last reading. ROLL CALL: AYES: Gause, Cooper, Konrad, Murray, Grooters. NAYS: None. Motion carried 5-0.
- c. Second Reading of **Ordinance 891** - Modifications to City Code Chapter 171 Home Occupations
Gause/Murray moved to approve Second Reading of **Ordinance 891** - Modifications to City Code Chapter 171 Home Occupations. Community Development Director Madeline Sturms said there have been no comments or questions since the last reading. ROLL CALL: AYES: Cooper, Konrad, Murray, Grooters, Gause. NAYS: None. Motion carried 5-0.
- d. **Resolution #041321-05** - Approval of Contract with Calhoun-Burns for bridge inspection
Konrad/Grooters moved to approve **Resolution #041321-05** - 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 every two years. Public Works Director Gary Patterson answered Councilmembers questions regarding the timing and type of inspections to be completed. ROLL CALL: AYES: Konrad, Murray, Grooters, Gause, Cooper. NAYS: None. Motion carried 5-0.
- e. **Resolution #041321-06** - Approval of Job Description for Parks and Recreation Intern
Cooper/Grooters moved to approve **Resolution #041321-06** - Approval of Job Description for Parks and Recreation Intern. Parks and Recreation Manager Ryan Merritt explained that as is common practice in many communities across the State, Pleasant Hill utilizes temporary intern staffing to assist with Parks and Recreation efforts from time to time. Funds are currently budgeted for this purpose. The description has been created to provide additional clarity and guidance for the role when it is filled. Staff has modeled the job description to follow the standard template for Pleasant Hill City positions and tailored the description to reflect the role of the Parks and Recreation Intern. The duties outlined within the description are varied and provide for different educational backgrounds and work topics depending on the needs of the City at the time of hire and the experience of the applicants. ROLL CALL: AYES: Murray, Grooters, Gause, Cooper, Konrad. NAYS: None. Motion carried 5-0.
- f. **Resolution #041321-07** - Approval of Job Description for Sports Official
Grooters/Murray moved to table **Resolution #041321-07** - Approval of Job Description for Sports Official. Parks and Recreation Manager Ryan Merritt answered Councilmembers questions. ROLL CALL: AYES: Grooters, Gause, Cooper, Konrad, Murray. NAYS: None. Motion carried 5-0.
- g. Presentation and Discussion of Copper Creek Lake Park Recreation Rentals
Community Development Director Madeline Sturms gave a broad overview that the City was interested in working with a vendor to provide watercraft services similar to the model that Polk County and West Des Moines follow. Parks and Recreation Manager Ryan Merritt said the City of Pleasant Hill offered a request for proposals (RFP) to identify qualified vendors to operate recreational rental equipment at Copper Creek Lake Park. The RFP was made available to vendors on March 11, 2021 through March 25, 2021. Pleasant Hill resident Austin Bitner was on the selection review and recommendation committee and said Stand Up Paddle Boards was the single proposal submitted during this timeframe. Pleasant Hill resident Mike Rus shared his proposal and history of his business currently located in Pella. Staff indicated that the item is likely to return to the next Council meeting as an action item with a contract proposal.
- h. **Resolution #041321-08** – Approval of Final Plat for Warren Subdivision
Murray/Cooper moved to approve **Resolution #041321-08** – Approval of Final Plat for Warren Subdivision. Community Development Director Madeline Sturms explained that the City has received a proposed final plat for a property at 1377 NE 104th Street located west of NE 108th Street, east of NE 104th Street, and north of NE University Avenue in unincorporated Polk County within vicinity of the City’s two-mile extraterritorial boundary. The 150-acre parcel referred to as the Warren Subdivision is currently owned by Warren Family Farms Inc. The property owners wish to plat the parcel in order to subdivide and make buildable a total of three, 3-acre lots for the construction of single-family residential dwellings, which meets the current County zoning of AG Agricultural District. The preliminary plat for the subdivision was approved in February 2021. ROLL CALL: AYES: Cooper, Konrad, Murray, Grooters, Gause. NAYS: None. Motion carried 5-0.
- i. **Resolution #041321-09** – Approval of Payment Application No. 1 and Change Order No. 2 – NE 60th Street Improvements Project
Konrad/Gause moved to approve **Resolution #041321-09** – Approval of Payment Application No. 1 and Change Order No. 2 – NE 60th Street Improvements Project. City Manager Ben Champ explained that the City Council has prioritized funding for the reconstruction of NE 60th Street, improvements to the 60th and University Avenue intersection, relocation of Morning Star Court, construction of a new section of Martha L Miller Drive. The City Engineer has completed the plans and specifications and the contract has been awarded to Absolute Concrete Construction. At this time, the project

engineer Brandon Niebuhr has developed the payment application and change order to reflect a comment from the Iowa DNR to replace an additional length of sanitary sewer pipe for extra protection against contaminants. The change detailed in the communication from the engineer would replace approximately 20 linear feet of existing pipe. ROLL CALL: AYES: Konrad, Murray, Grooters, Gause, Cooper. NAYS: None. Motion carried 5-0.

7. CLOSING COMMENT

Mayor Kurovski said it was great to have Community Development Director Madeline Sturms back from Maternity Leave.

City Manager Ben Champ gave an update on a current opportunity to submit local projects for Congressional dedicated funding. There are two separate application opportunities both requiring submissions on a quick turnaround in the coming days. Mr. Champ shared that staff is working to submit and support continued need on the Martin Luther King Jr connection to downtown Des Moines and the next phase of Martha Miller Drive.

Councilmember Ross Grooters gave an update on the DART commission. He discussed their report's overview of transit needs in the metro area, and the half price pilot program, as well as keeping maintenance costs efficient for their bus inventory. He said he was impressed by the DART staff and how they provide transportation in the metro.

8. CLOSED SESSION - Pursuant to Iowa Code Section 20.17 (3) Providing for the Strategy Meetings of Public Employers Collective

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

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

9. CLOSED SESSION – Pursuant to Iowa Code Section 21.5.1 (c) to Discuss Pending Litigation with Legal Counsel

Konrad/Gause moved to adjourn into Closed Session Pursuant to Iowa Code Section 21.5.1 (c) Providing for the Strategy Meetings of Public Employers Collective. ROLL CALL: AYES: Grooters, Gause, Cooper, Konrad, Murray. NAYS: None. Motion carried 5-0.

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

10. BUSINESS ITEMS

a. Resolution #041321-10– Approval of Change Order No. 12 – Public Safety Improvements Project

Murray/Konrad moved to approve **Resolution #041321-10– Approval of Change Order No. 12 – Public Safety Improvements Project**. Construction Manager Jill Boetger explained that the change order reflects multiple minor additions and deductions to the project to reflect conditions and needed changes. ROLL CALL: AYES: Gause, Cooper, Konrad, Murray, Grooters. NAYS: None. Motion carried 5-0.

b. Resolution #041321-11 – Approval of Change Order No. 13 – Public Safety Improvements Project

Grooters/Murray moved to approve **Resolution #041321-11 – Approval of Change Order No. 13 – Public Safety Improvements Project**. Construction Manager Jill Boetger explained that the change order reflects four needed modifications to the project to address drainage, gate functionality, window protection in the emergency operations center, and evidence security. ROLL CALL: AYES: Cooper, Konrad, Murray, Grooters, Gause. NAYS: None. Motion carried 5-0.

11. ADJOURNMENT

Konrad/Cooper moved to adjourn the Council meeting. ROLL CALL: AYES: Murray, Grooters, Gause, Cooper, Konrad. NAYS: None. Motion carried 5-0. The meeting was adjourned at 9:13 p.m.

Sara Kurovski, Mayor

ATTEST:

Dena Spooner, City Clerk/Finance Director

