1. CALL TO ORDER/ROLL CALL
   Mayor Kurovski called the Pleasant Hill City Council regular meeting to order on April 25, 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/Richardson moved to approve the agenda. ROLL CALL: AYES: Murray, Grooters, Richardson, Lundstedt, Konrad. NAYS: None. Motion carried 5-0.

3. PUBLIC HEARINGS
   a. Proposal to enter into a General Obligation Loan Agreement
      Mayor Kurovski opened the Public Hearing for item 3.a. Proposal to enter into a General Obligation Loan Agreement at 6:01pm. Assistant City Manager/Community Development Director Madeline Sturms 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 to hold a public hearing to consider the bond issuance. The general obligation urban renewal bonds would be repaid from tax increment funds and backed by the full faith and credit of the City. This action does not award the bond issuance, but is the required step to authorize action to enter into a General Obligation Loan Agreement. After hearing no further questions or comments from the public, the Mayor closed the public hearing at 6:02 pm. ROLL CALL: AYES: Murray, Grooters, Richardson Lundstedt, Konrad. NAYS: None. Motion carried 5-0.

   i. Resolution #042523-01- Approve Taking Additional Action on Proposal to Enter into a General Obligation Loan Agreement
      Grooters/Lundstedt moved to approve Resolution #042523-01- Approve Taking Additional Action on Proposal to Enter into a General Obligation Loan Agreement. ROLL CALL: AYES: Murray, Grooters, Richardson Lundstedt, Konrad. NAYS: None. Motion carried 5-0.

4. PUBLIC INPUT (5 MINUTES FOR ITEMS NOT ON THE AGENDA)
   There were none.

5. CONSENT ITEMS

6. BUSINESS ITEMS
   a. First Reading of Ordinance #923 - An Ordinance Amending Chapter 98 Sewer Service Charges
      Murray/Grooters moved to approve the First Reading of Ordinance #923 - An Ordinance Amending Chapter 98 Sewer Service Charges. Assistant City Manager/Community Development Director Madeline Sturms explained that during the preparation of the FY 24 budget it was identified that the rates for sanitary sewer service needed to be increased. The City of Pleasant Hill is a member of the Wastewater Reclamation Authority (WRA) and as a member must pay annually to the WRA for the City’s proportionate share of operation and maintenance costs and for debt service payments. The WRA has approved a new facility plan which calls for significant capital improvements and bonding in the upcoming fiscal years that will increase Pleasant Hill’s debt payments to the WRA. The rate increase proposed in this ordinance is 7% effective July 1, 2023. The previous ordinance also established a new rate category for flow to be received from the City
of Altoona in the future under the terms of an agreement recently approved by both Cities. ROLL CALL: AYES: Murray, Grooters, Richardson, Lundstedt, Konrad. NAYS: None. Motion carried 5-0.

b. First Reading of Ordinance #924 - An Ordinance Amending Chapter 106 Solid Waste Collection Fees
Richardson/Lundstedt moved to approve the First Reading of Ordinance #924 - An Ordinance Amending Chapter 106 Solid Waste Collection Fees. Assistant City Manager/Community Development Director Madeline Sturms explained this is a continuation of the previous theme. The MWA manages the private hauling contractor that operates in Pleasant Hill and the current contract provides for cost adjustments each year based on tipping fees and fuel costs. The MWA Board has also made a decision to no longer subsidize the recycling operations from other landfill revenues. The two ordinances proposed will increase fees for the solid waste collection and the recycling collection fees, to be effective July 1, 2023. Approving the two ordinances at this time will provide time for the City to pass along the new rates to Des Moines Water Works so they have sufficient time to change the billing amount for July 1. The proposed increase in the solid waste fees is 4% effective July 1, 2023. Resident Mark Swanson asked if this was already approved a few months ago. City Manager Ben Champ said the contracts with Metro Waste Authority and their carriers were approved previously, but this item is for the July 1, 2023 rates to be charged to the residents. ROLL CALL: AYES: Murray, Grooters, Richardson, Lundstedt, Konrad. NAYS: None. Motion carried 5-0.

c. First Reading of Ordinance #925 - An Ordinance Amending Chapter 108 Recycling Collection Fees
Konrad/Grooters moved to approve the First Reading of Ordinance #925 - An Ordinance Amending Chapter 108 Recycling Collection Fees. Assistant City Manager/Community Development Director Madeline Sturms explained this is a continuation of the previous item. The proposed increase for the recycling fee is also 5% effective July 1, 2023. ROLL CALL: AYES: Murray, Grooters, Richardson, Lundstedt, Konrad. NAYS: None. Motion carried 5-0.

d. First Reading of Ordinance #926 - An Ordinance Amending Chapter 75 All Terrain Vehicles and Snowmobiles
Murray/Konrad moved to approve the First Reading of Ordinance #926 - An Ordinance Amending Chapter 75 All Terrain Vehicles and Snowmobiles. Park and Recreation Manager Ryan Merritt explained City staff have been working alongside members of council to review alternative transportation modes to ensure City code is up to date with current state and regional standards. Within this review process, proposed updates have been suggested to align City code with current state code related to all-terrain vehicles and snowmobiles. These modifications include, revised definitions for off-road motorcycles, off-road utility vehicles (UTVs), engine displacement and vehicle weight changes for all-terrain vehicles, and updated verbiage related to accident reporting per state code. This chapter has been reviewed in depth by staff and recommended for approval by legal. ROLL CALL: AYES: Murray, Grooters, Richardson, Lundstedt, Konrad. NAYS: None. Motion carried 5-0.

e. First Reading of Ordinance #927– An Ordinance Amending Chapter 163 Fire Code updates
Lundstedt/Grooters moved to approve the First Reading of Ordinance #927– An Ordinance Amending Chapter 163 Fire Code updates. Fire Chief Jamie Xayavong explained that City staff is continuously reviewing ordinances in an effort to stay current with our metro peers and keep the best interest of our citizens in mind. The Fire Department has evaluated the current adopted Fire Codes in the City and is proposing modifications to help keep the community safe, as well as our fire personnel here in our city and the mutual aid departments assisting during an assignment. This ordinance provides updates to the adopted Fire Code to improve the safety of first responders, the community, and visitors. The City is in the process of updating Fire and Building codes to the 2021 Code cycle following review by the Central Iowa Code Consortium group. This ordinance modifies City Code Chapter 163 Fire Code to make modifications which mirror the ordinances of our peer communities. Exhibit A provides edited changes in red which displays the proposed amendments to Chapter 163 – Fire Code. Councilmember Murray said he was supportive of this ordinance, and asked for some clarification on a couple of the items. ROLL CALL: AYES: Murray, Grooters, Richardson, Lundstedt, Konrad. NAYS: None. Motion carried 5-0.

f. Resolution #042523-04 – Approve Site Plan for SE Polk Building and Grounds Expansion
Grooters/Murray moved to approve Resolution #042523-04 – Approve Site Plan for SE Polk Building and Grounds Expansion. Assistant City Manager/Community Development Director Madeline Sturms explained that a site plan has been submitted by the SE Polk Community School District for the construction of a new building and grounds warehouse at 8415 NE University Avenue. The District plans to remove the existing administrative building for the construction of a warehouse that will provide space for vehicle maintenance
and storage for building and grounds crews. The project also includes additional paving to the bus parking area located to the east of the project site. The property is located within the City's A-1 Agricultural / Open Space Zoning District that provides for the proposed use as an ancillary use to a school campus. Staff has reviewed the documents and finds them to be in conformance with the requirements of a site plan. Planning & Zoning Commission recommended approval at their meeting on April 17, 2023 subject to remaining staff and engineering comments. Councilmember Grooters confirmed that stormwater was being managed. Resident Mark Swanson inquired about oil runoffs. Ms. Sturms confirmed owners are required to have proper systems in place to contain any oil spills. ROLL CALL: AYES: Murray, Grooters, Richardson Lundstedt, Konrad. NAYS: None. Motion carried 5-0.

7. CLOSING COMMENT & REGIONAL APPOINTMENT REPORTS

Councilmember Grooters wanted to emphasize SF 455 on Stormwater keeps popping up, and that it is important for all cities to do what they can to ensure that they have responsible stormwater management.

Mayor Kurovski said there are some attorneys looking into if the State can pass that bill, because Federal Law says Cities must manage stormwater, so they may not be able to pass it.

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

Konrad/Richardson moved to adjourn into Closed Session for items 11 and 12: 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.

Following the closed session Council may consider open session action:

a. Resolution #042523-05 – Approve Agreement with Teamsters Local Union 238

Grooters/Lundstedt moved to approve Resolution #042523-05 – Approve Agreement with Teamsters Local Union 238, with the two amended changes as outlined by Attorney Matt Brick. Assistant City Manager/Community Development Director Madeline Sturms explained that the current City agreement with the police and public works union and the Teamsters Local #238 ends on June 30, 2023. Representatives for the City and the union have been meeting to develop a new agreement to be effective July 1, 2023. The purpose of this agenda item is to consider the approval of the new two-year contract to expire June 30, 2025. This contract has already been reviewed and approved by the membership and will be effective upon approval by the Council. Attorney Matt Brick outlined two amended changes: 1) On page 7 of the contract from the packet, under School Resource Officer, it is recommended to remove seniority and three years patrol experience from the requirements, and end with ability to perform the job; 2) On page 14, under K-9 Program, it is recommended to remove bullet point #8 for a take home car. With those two changes, it is recommended to pass rest of contract as is. ROLL CALL: AYES: Murray, Grooters, Richardson Lundstedt, Konrad. NAYS: None. Motion carried 5-0.

9. ADJOURNMENT

Konrad/Richardson 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 7:00 p.m.

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Sara Kurovski, Mayor

ATTEST:

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Dena Spooner, City Clerk/Finance Director