

**PLEASANT HILL CITY COUNCIL
REGULAR SESSION
APRIL 27, 2021
6:00 PM**

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1. CALL TO ORDER/ROLL CALL

Mayor Sara Kurovski called the electronic Pleasant Hill City Council meeting to order on April 27, 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

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

3. PROCLAMATION – Arbor Day

Mayor Kurovski signed the Arbor Day Proclamation and entered it into the City record.

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

There was none.

5. CONSENT ITEMS

Gause/Cooper moved to approve the CONSENT ITEMS: Council Minutes - dated 04/13/21, Claims Listing - dated 04/27/21, Expenditure Report - dated 03/31/2021, Revenue Report - dated 03/31/2021, Treasurer's Report - dated 03/31/2021, **Resolution #042820-01**– Transfer of funds from Emergency Fund to Equipment Replacement Fund, **Resolution #042820-02** – Transfer of funds from Employee Benefits to General Fund, **Resolution #042721-03** – Approval of Payment Application No. 18 – Pleasant Hill Boulevard and Vandalia Road Intersection Project. ROLL CALL: AYES: Murray, Grooters, Gause, Cooper, Konrad. NAYS: None. Motion carried 5-0.

6. BUSINESS ITEMS

- a. **Resolution #042721-04** – Approval of Amended Agreement for Public Works Employees and Teamsters Local #238
Grooters/Murray moved to approve **Resolution #042721-04** – Approval of Amended Agreement for Public Works Employees and Teamsters Local #238. City Manager Ben Champ explained that the purpose of this agenda item is to consider the approval of the attached amended agreement to expire June 30, 2023. This contract has already been reviewed and approved by the membership and will be effective upon approval by the Council. Changes to the agreement include an extension of the probationary period for new hires from six months to one year and the inclusion of the Martin Luther King Jr holiday. These two modifications match recent modifications for non-contract employees of the City. No changes were made to health insurance and the employee share of the premium will remain at ten percent. The contract includes a three percent wage increase July 1, 2021 along with a three percent adjustment in the second year of the two-year agreement. The adjustment figures mirror increases in the City's other union contract with police employees over the same time period. Funding for the contract adjustments was incorporated into the budget for next year. The two-year agreement will align the police and public works contract expiration dates to both end June 30, 2023. ROLL CALL: AYES: Murray, Grooters, Gause, Cooper, Konrad. NAYS: None. Motion carried 5-0.

- b. **Resolution #042721-05** – Approval of Memorandum of Understanding with Teamsters Local #238 for Police Employees
Murray/Konrad moved to approve **Resolution #042721-05** – Approval of Memorandum of Understanding with Teamsters Local #238 for Police Employees. City Manager Ben Champ explained that the current City agreement with the Police union and the Teamsters Local #238 ends on June 30, 2023. Representatives for the City and the union have been meeting to develop the attached memorandum of understanding to reflect two changes to the terms of the contract to better align with recent policy changes for non-contract employees and a new agreement with contract covered public works employees. The City is moving to a one-year probationary period for other employees and the document clarifies that police hires will have a one-year probationary period ending the later of one year after hire or completion of the law enforcement academy. The memorandum also provides for the addition of the Martin Luther King, Jr. holiday. No other changes are included and this resolution would approve the memorandum of understanding. ROLL CALL: AYES: Murray, Grooters, Gause, Cooper, Konrad. NAYS: None. Motion carried 5-0.
- c. Update from the Construction Manager – New Public Safety Facilities and Fire Department Renovation
Ryan Companies Construction Manager Jill Boetger gave an update on the punch list items being completed for the new public safety facilities as well as the renovations underway on the Fire Department Renovation project.
- d. **Resolution #042721-06** – Approval of Payment Application No. 19, Partial Retainage Release, and Substantial Completion for the New Public Safety Facilities Improvements Project
Murray/Grooters moved to approve **Resolution #042721-06** – Approval of Payment Application No. 19, Partial Retainage Release, and Substantial Completion for the New Public Safety Facilities Improvements Project. City Manager Ben Champ explained that multiple prime contractors have been hired to construct the project that includes a new police station and auxiliary fire station. The project is being overseen by Ryan Companies and the construction manager has reviewed and prepared the attached prime contractor payment application number nineteen in the amount of \$293,944.53 along with the partial release of retainage and substantial completion for the project. There was Council discussion. ROLL CALL: AYES: Murray, Grooters, Gause, Konrad. NAYS: Cooper. Motion carried 4-1.
- e. **Resolution #042721-07** – Approval of Change Order No. 2 – Fire Department Renovation
Konrad/Murray moved to approve **Resolution #042721-07** – Approval of Change Order No. 2 – Fire Department Renovation. City Manager Ben Champ explained that The City Council has prioritized improvements to the police and fire facilities and multiple prime contractors have been hired to renovate the City’s south complex building at 5151 Maple Drive to improve mechanicals and expand the spaces for the fire department and library. The project is being overseen by Ryan Companies and the construction manager has reviewed and prepared change order number two for the project. The change order reflects the addition of fire suppression in a portion of the facility along with a series of minor project adjustments. ROLL CALL: AYES: Murray, Grooters, Gause, Cooper, Konrad. NAYS: None. Motion carried 5-0.
- f. Discussion of Stop Sign Request in Sunrise Pointe Neighborhood
At the April 13, 2021 City Council meeting, two residents requested City Council to review and consider adding additional traffic control along Sunrise Drive in the Sunrise Pointe neighborhood. Staff has reviewed the request and the Police Department and Public Works Department have implemented measures to address concerns. A mobile speed trailer has been added to the area as well as additional speed limit signs to alert drivers of the appropriate speed. The City Engineer has reviewed the area and provided an update at the meeting on the traffic engineering recommendations and an overview of future development in the area. There was Council discussion. The Mayor requested to see the data before and after all the new signs were added.
- g. Third Reading of **Ordinance 890** – Amendments to Chapter 170 Zoning Ordinance Signs
Gause/Cooper moved to approve Third 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 previous readings. ROLL CALL: AYES: Murray, Grooters, Gause, Cooper, Konrad. NAYS: None. Motion carried 5-0.
- h. Third Reading of **Ordinance 891** - Modifications to City Code Chapter 171 Home Occupations
Murray/Konrad moved to approve Third 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 previous readings. ROLL CALL: AYES: Murray, Grooters, Gause, Cooper, Konrad. NAYS: None. Motion carried 5-0.
- i. **Resolution #042721-08** – Approval of Site Plan for US Metal Builders, Inc
Murray/Grooters moved to approve **Resolution #042721-08** – Approval of Site Plan for US Metal Builders, Inc. Community Development Director Madeline Sturms explained that a site plan has been submitted for the construction of a warehouse and office space on vacant property located northeast of Metro East Drive and west of US Highway 65 on Lot 3 of Black Diamond Plat 2. US Properties is the applicant of the site plan with the intention of developing the property into a single warehouse building with attached office space. The property is zoned I-1 Light Industrial and both warehouse and office space is a permitted use in this zoning district. The site plan proposes for the construction of a single story building containing approximately 6,400 sq. ft. of office space toward the south of the building serving as the main entrance and approximately 15,400 sq. ft. of warehouse space to the north of the building with room for docking in the rear. On-site parking will include

33-spaces available to employees and any potential customers, which is well over the total required parking spaces for office and warehouse space of this size. Planning & Zoning Commission recommended approval of the item at their April 5th meeting. ROLL CALL: AYES: Murray, Grooters, Gause, Cooper, Konrad. NAYS: None. Motion carried 5-0.

- j. First Reading of **Ordinance 892** – An Ordinance Amending Chapter 103 Storm Water Management Utility
Gause/Cooper moved to approve First Reading of **Ordinance 892** – An Ordinance Amending Chapter 103 Storm Water Management Utility. City Manager Ben Champ explained that the City Council has been reviewing the needs of the storm water utility for several budget cycles and again during the preparation of the FY22 budget there was discussion about the need to increase the storm water utility fees. The storm water utility is a user fee charged based on the amount of a property's impervious area and is not a property tax based on value. A fee based system more equitably funds the utility and includes tax-exempt properties. Storm water utility rates across the metro range from \$3.00 to \$14.25 per month per ERU (Equivalent Residential Unit). Pleasant Hill is currently the lowest ERU fee at \$3.00 with the next lowest being the City of Altoona at \$5.00. Discussion during the budgeting process focused on balancing the needs for storm water infrastructure repairs with the importance of low rates and moderating the impact of any rate increases. The adopted FY22 budget anticipates a \$0.50 increase on July 1, 2021 and a \$0.50 increase on January 1, 2022. For predictability and simplification while maintaining comparatively low rates to other cities in the metro, the attached ordinance contains \$0.50 increases every six months for a three-year period. Future rate adjustments could be amended up or down at any point by the City Council. Approving the ordinance 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. ROLL CALL: AYES: Murray, Grooters, Gause, Cooper, Konrad. NAYS: None. Motion carried 5-0.
- k. First Reading of **Ordinance 893** - An Ordinance Amending Chapter 98 Sewer Service Charges
Konrad/Grooters moved to approve First Reading of **Ordinance 893** - An Ordinance Amending Chapter 98 Sewer Service Charges. City Manager Ben Champ explained that during the preparation of the FY 22 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 facility plan includes 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 5%, which will increase the base rate from \$6.48 to \$6.81 per 1,000 gallons. That increase will impact the average residential customer by approximately \$1 per month. The increase will be .33 cents per 1,000 gallons of water consumed, plus an increase of .55 cents per month for the sewer access charge. The last rate increase the City approved was July 2020. This increase would become effective July 1, 2021. The ordinance approval is being requested at this time to provide sufficient time for the Des Moines Water Works to make the necessary changes to their billing program prior to the July 1 effective date. ROLL CALL: AYES: Murray, Grooters, Gause, Cooper, Konrad. NAYS: None. Motion carried 5-0.
- l. First Reading of **Ordinance 894** - An Ordinance Amending Chapter 108 Recycling Collection Fees
Cooper/Murray moved to approve First Reading of **Ordinance 894** - An Ordinance Amending Chapter 108 Recycling Collection Fees. City Manager Ben Champ explained that during the preparation of the FY22 budget there was discussion about the need to increase the solid waste collection fees and the recycling fees to reflect increases set by the Metro Waste Authority Board (MWA). The MWA manages the private hauling contractor that operates in Pleasant Hill, the current contract has been proposed to be extended for another year, and the contract provides for cost adjustments each year based on tipping fees and fuel costs. The MWA Board has also made a decision previously to no longer subsidize the recycling operations from other landfill revenues. The ordinance proposed will increase fees for the recycling collection fees, to be effective July 1, 2021. There will not be an increase to solid waste collection fees this upcoming fiscal year. Approving this ordinance 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 needed to meet the MWA Board costs for the recycling fee is 14.4% from the current rate, increasing the rate from \$3.47 per month to \$3.97 per month. The last increase in the recycling fees was July 1, 2020. ROLL CALL: AYES: Murray, Grooters, Gause, Cooper, Konrad. NAYS: None. Motion carried 5-0.
- m. **Resolution #042721-09** – Approval of Agreement with SUP Red Rock, LLC for Recreation Rental Services
Murray/Konrad moved to approve **Resolution #042721-09** – Approval of Agreement with SUP Red Rock, LLC for Recreation Rental Services. Parks and Recreation Manager Ryan Merritt explained that a request for proposals (RFP) was sent out to local watercraft operators to provide recreational rentals for the City of Pleasant Hill at Copper Creek Lake Park. The RFP was also available on the City's website. SUP Red Rock, LLC, was the single proposal, with projected compensation offered to the City of a base fee no less than \$4,000 dollars per year or 10% of annual gross sales (whichever amount is greater), for operation of recreational rental services at Copper Creek Lake Park. The Parks and Recreation Commission selection committee evaluated the proposal and met with SUP Red Rock, LLC representatives to review the agreement terms, and found all items suitable for meeting the conditions and standards defined in the agreement. ROLL CALL: AYES: Murray, Grooters, Gause, Cooper, Konrad. NAYS: None. Motion carried 5-0.

7. CLOSING COMMENT & REGIONAL APPOINTMENT REPORTS

Councilmember Gause said Catch Des Moines' revenue suffered during the pandemic due to the decrease in Hotel/Motel revenue decreasing, however they are starting to see more events coming back to Des Moines. He also said there was an

Arts Commission meeting, at which they decided to continue the inside out program this summer, and the round about art will be installed later this summer.

City Manager Ben Champ said he attended the Bravo meeting that week, and that there will be a work session next week on Tuesday, May 4th at 5:30pm to discuss road and infrastructure projects.

City Engineer Eric Cannon said the adaptive traffic project has received all their material and expected completion of that project in July. He said this would help make traffic as effective as possible. There will also be some training with the public works department.

Snyder project Engineer Brandon Niebuhr gave an update on the NE60th project, saying that the storm sewer and underground utilities are currently being installed. He also said that the 2020 Patching Project was 80% completed last summer, and the remaining 20% will now be completed along Linden and Pine Valley by June.

Chief Alfonso Pizzano gave an update on the applicant process, saying it was a challenge to get qualified people right now. He also thanked Councilmember Murray for his assistance.

8. ADJOURNMENT

Cooper/Gause 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 7:09 p.m.

Sara Kurovski, Mayor

ATTEST:

Dena Spooner, City Clerk/Finance Director