

**PLEASANT HILL CITY COUNCIL
REGULAR SESSION
MAY 11, 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 May 11, 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, and Mark Konrad. ABSENT: Dean Cooper.

2. APPROVAL OF AGENDA

Murray/Grooters moved to approve the agenda. ROLL CALL: AYES: Murray, Grooters, Gause, Konrad. NAYS: None. Motion carried 4-0.

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

Pleasant Hill resident and business owner Andy Smith requested to be put on the next Council agenda for a special event coming up in June. He said he has met with the Police Chief to address some of his concerns on the application. Mayor Kurovski requested the City Manager to follow up with a recommendation.

Pleasant Hill Art Foundation Chair Amanda James presented a miniature form of the Art Sculpture currently being fundraised for. She said they are just shy in their fundraising efforts of matching the BRAVO Grant, and requested that City Council consider facilitating the gap while the group continues to fundraise.

4. CONSENT ITEMS

Konrad/Grooters moved to approve the CONSENT ITEMS: Council Minutes - dated 04-27-2021, Council Work Session Minutes - dated 05-11-2021, Claims Listing - dated 05-11-2021, Police Dept. Monthly Report – dated March 2021, Parks Monthly Report – dated April 2021, **Resolution #051121-01** – Approve Tax Abatement Report – dated April 2021, **Resolution #051121-02** – Approval of Payment Application No. 2 for NE 60th Street and Martha L Miller Drive Improvement Project, **Resolution #051121-03** – Approval of Supplementary Materials Testing for Fire Department Renovations Project, **Resolution #051121-04** - Approval of Change Order No. 6 for Pleasant Hill Blvd and Vandalia Rd Intersection Project. ROLL CALL: AYES: Murray, Grooters, Gause, Konrad. NAYS: None. Motion carried 4-0.

5. BUSINESS ITEM

a. Resolution #051121-05 – Approval of Site Plan for SE Polk High School Stadium

Murray/Gause moved to approve **Resolution #051121-05** – Approval of Site Plan for SE Polk High School Stadium. Community Development Director Madeline Sturms explained that the City has received a proposed site plan for property at 7755 Martha L Miller Drive, located south of Martha L Miller Drive and west of NE 80th Street to construct a new stadium for SE Polk High School. The property is a vacant 52.89-acre parcel owned by SE Polk Community School District and is currently used as a dedicated cross country course. The proposed new school stadium will be designed to accommodate for football, soccer, track and field, and other sport related uses, including a plan to amend the route of the existing cross country course. The majority of the property is zoned PUD Planned Unit Development and the onsite stadium design elements were incorporated into a recently approved master plan amendment in February 2021. The remaining property is zoned A-1 Agricultural and allows for the incidental uses to the public school complex. The proposed stadium will seat approximately 6,200 attendees which will warrant 1,550 parking spaces. The PUD master plan for the area indicates that parking requirements may be satisfied by using a mix of existing school parking facilities and new on-site parking spaces. Planning & Zoning Commission recommended approval of the item at their April 5th meeting. ROLL CALL: AYES: Murray, Grooters, Gause, Konrad. NAYS: None. Motion carried 4-0.

- b. **Resolution #051121-06** – Approval of an Agreement with Attached Easements between the City of Pleasant Hill, Iowa and Southeast Polk Community School District
Grooters/Konrad moved to approve **Resolution #051121-06** – Approval of an Agreement with Attached Easements between the City of Pleasant Hill, Iowa and Southeast Polk Community School District. City Manager Ben Champ explained that over the last several months, the City has been working to review and assist the District with the proposed development of a new stadium on the south side of Martha Miller Drive. The site plan for the project is located earlier on the Council agenda for approval and the layout contains items necessitating a development agreement to clarify responsibilities for the development. The development agreement has been prepared by legal counsel for the City and the District that reflects a traffic study completed for the project and the trail installation and maintenance to meet the comprehensive plan needs of the City. The District will be responsible for the installation of a pedestrian crossing signal improvements at 80th and Miller Drive and will support the future lane configuration of Miller Drive from 4 lanes to three lanes if desired by the City in the future. The District will be installing two trail segments as part of the project including an east – west segment along Martha Miller Drive and a north – south segment between the stadium site and the Spring Creek Hills neighborhood to the south. The City will assume responsibility for the north-south segment after construction. The District will receive a cost reimbursement from the City for the east – west segment, but the District will be responsible for the future maintenance. The agreement also provides for the legal instruments for the streambank buffer easement and pedestrian underpass portions of the site plan. ROLL CALL: AYES: Murray, Grooters, Gause, Konrad. NAYS: None. Motion carried 4-0.
- c. Update from Project Architect – City Hall Security and Safety Updates
Grooters/Gause moved to move item 5C to the end of the agenda due to technical difficulties on showing presentation drawings on the big screen. At the end of the meeting, Konrad/Gause moved to table item 5C to the next Council meeting due to technical difficulties on showing presentation drawings on the big screen not being resolved.
- d. Approve Pleasant Hill Little League Special Event Application
Konrad/Gause moved to approve Pleasant Hill Little League Special Event Application. Park and Recreation Manager Ryan Merritt explained that Pleasant Hill Little League is proposing to host food trucks this season at Doanes Park. In accordance with the Mobile Food Unit Ordinance (Chapter 122.12), vendors may operate on public property as an approved special event by the City. One mobile food unit is anticipated on site for specified dates April through June. The event application has been reviewed and recommended by all necessary departments. ROLL CALL: AYES: Murray, Grooters, Gause, Konrad. NAYS: None. Motion carried 4-0.
- e. Approve Pleasant Hill Lions Club Fishing Derby Special Event Application
Murray/Grooters moved to approve Pleasant Hill Lions Club Fishing Derby Special Event Application. Park and Recreation Manager Ryan Merritt explained that Pleasant Hill Lions Club is requesting approval for the Pleasant Hill Fishing Derby at Copper Creek Lake Park on Saturday, June 5. This event is hosted annually on the Iowa DNR free fishing weekend and the City has been a partner since its inception. The Fishing Derby is consistently well attended and provides local area youth an opportunity to participate in a free, family-friendly event. The event application has been reviewed and recommended by all necessary departments. ROLL CALL: AYES: Murray, Grooters, Gause, Konrad. NAYS: None. Motion carried 4-0.
- f. Approve Berean Church Farmers Market Application
Gause/Konrad moved to approve Berean Church Farmers Market Application. Park and Recreation Manager Ryan Merritt explained that Berean Church is proposing their annual Farmer’s Market to be held on Mondays, June through August. The market will take place in the parking lot of Berean Church. The market brings urban and rural communities together, supporting local vendors from across the metro. The Farmers Market offers diverse products from locally grown produce, arts and crafts, and food trucks. The event application has been reviewed and recommended by all necessary departments. ROLL CALL: AYES: Murray, Grooters, Gause, Konrad. NAYS: None. Motion carried 4-0.
- g. Approve ANOD Situational Awareness Special Event Application
Murray/Grooters moved to approve ANOD Situational Awareness Special Event Application. Park and Recreation Manager Ryan Merritt explained that A-NOD for Situational Awareness LLC is seeking to hold a free-will donated walk at Copper Creek Lake on June 26 from 9 AM-1 PM. The purpose of the event is to bring situational awareness to the general public and or families with special health concerns. The awareness taught and learned during this event will help identify the gap between individuals with special health concerns and those who help, i.e. public servants (Police, Fire, and EMS). The event application has been reviewed and recommended by all necessary departments. ROLL CALL: AYES: Murray, Grooters, Gause, Konrad. NAYS: None. Motion carried 4-0.
- h. Approve Pleasant Hill Chill on the Hill Special Event Application
Konrad/Grooters moved to approve the Pleasant Hill Chill on the Hill Special Event Application. Park and Recreation Manager Ryan Merritt explained that The Pleasant Hill Chamber is requesting to host their annual Chill on the Hill event at Copper Creek Lake Park on Fridays in June from 6-9 PM, for persons 21 years of age and older. The event will offer weekly bands, food vendors and adult beverages. The Chamber charges \$10/person. An additional request has been made to extend The City’s snow fencing coverage to provide appropriate social distancing for attendees. The event application has been reviewed and recommended by all necessary departments. Councilmember Murray said he would abstain due to being a voting member of the Pleasant Hill Chamber of Commerce Board. ROLL CALL: AYES: Grooters, Gause, Konrad. NAYS: None. ABSTAIN: Murray. Motion carried 3-0-1.

- i. **Resolution #051121-07** – Approval of Street Lighting Proposal from MidAmerican Energy for NE 60th Improvements Project
Murray/Konrad moved to approve **Resolution #051121-07** – Approval of Street Lighting Proposal from MidAmerican Energy for NE 60th Improvements Project. City Manager Ben Champ explained that the City Engineer has developed the plans and specifications for the NE 60th Street improvements project that involves the reconstruction of the roadway along with the relocation of Morningstar Court and installation of a segment of Martha Miller Drive. Street lighting in the community is provided by MidAmerican Energy under a franchise arrangement. The City and MidAmerican Energy have coordinated the design of street lighting to be installed with the roadway and the utility company has drafted the attached proposal for installation. The services include the installation of twelve new LED fixtures in the project area. The cost for the project is \$65,873.00. Councilmember Gause said he would abstain due to his employment with MidAmerican Energy. ROLL CALL: AYES: Murray, Grooters, Konrad. NAYS: None. Motion carried 3-0-1.
- j. Second Reading of **Ordinance 892** – An Ordinance Amending Chapter 103 Storm Water Management Utility
Gause/Grooters moved to approve Second Reading of **Ordinance 892** – An Ordinance Amending Chapter 103 Storm Water Management Utility. City Manager Ben Champ explained that this is the second reading, and there have been no comments or questions since the first reading. ROLL CALL: AYES: Murray, Grooters, Gause, Konrad. NAYS: None. Motion carried 4-0.
- k. Second Reading of **Ordinance 893** - An Ordinance Amending Chapter 98 Sewer Service Charges
Grooters/Murray moved to approve Second Reading of **Ordinance 893** - An Ordinance Amending Chapter 98 Sewer Service Charges. City Manager Ben Champ explained that this is the second reading, and there have been no comments or questions since the first reading. ROLL CALL: AYES: Murray, Grooters, Gause, Konrad. NAYS: None. Motion carried 4-0.
- l. Second Reading of **Ordinance 894** - An Ordinance Amending Chapter 108 Recycling Collection Fees
Konrad/Gause moved to approve Second Reading of **Ordinance 894** - An Ordinance Amending Chapter 108 Recycling Collection Fees. City Manager Ben Champ explained that this is the second reading, and there have been no comments or questions since the first reading. ROLL CALL: AYES: Murray, Grooters, Gause, Konrad. NAYS: None. Motion carried 4-0.
- m. **Resolution #051121-08** – Approval of Contract Extension by Metro Waste Authority for Solid Waste Hauler
Murray/Grooters moved to approve **Resolution #051121-08** – Approval of Contract Extension by Metro Waste Authority for Solid Waste Hauler. City Manager Ben Champ explained that the City of Pleasant Hill has an existing agreement with the Metro Waste Authority to lead all processes related to the contracting of solid waste collection in the City. Waste Management is the current contract holder in a joint agreement with the cities of Pleasant Hill, Altoona, Runnells, and Mitchellville. The current collection contract expires in June of this year, but does have the option for built in renewal. The four communities are all currently considering a one year renewal to the contract. Following discussions with Metro Waste Authority staff, a one-year renewal is the recommended action at this time. The Metro Waste Authority Board is anticipated to consider approval of the extension at its May meeting and a representative of the agency has been invited to present at the Council meeting to discuss the contract renewal. ROLL CALL: AYES: Murray, Grooters, Gause, Konrad. NAYS: None. Motion carried 4-0.

6. CLOSING COMMENT

Mayor Kurovski said the Director of the EPA toured the Biogas Facility to witness wastewater processing.

Councilmember Grooters asked the City Manager about the vehicle accident on University Avenue and 80th Street. City Manager Ben Champ explained that University Avenue is under the jurisdiction of the Iowa DOT as Highway 163 and the DOT assigns the speed limit.

Police Chief Alfonso Pizzano announced that they completed their recruitment process, and have hired two recruits to begin on May 24th. They will enroll in the Police Academy in August, and receive some pre-training before that.

7. ADJOURNMENT

Gause/Konrad moved to adjourn the Council meeting. ROLL CALL: AYES: Murray, Grooters, Gause, Konrad. NAYS: None. Motion carried 4-0. The meeting was adjourned at 7:00 p.m.

Sara Kurovski, Mayor

ATTEST:

Dena Spooner, City Clerk/Finance Director