

**PLEASANT HILL CITY COUNCIL
REGULAR SESSION
MAY 14, 2019
6:00 PM**

1. CALL TO ORDER/ROLL CALL

Mayor Pro Tem Mark A. Konrad called the Pleasant Hill City Council meeting to order on May 14, 2019 at 6:00 p.m. in the City Council Chambers. PRESENT: Ross Grooters, Curt Gause, Barb Malone, and Mark Konrad. ABSENT: Dean Cooper and Sara Kurovski.

2. APPROVAL OF AGENDA

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

3. PUBLIC HEARING

- a. Mayor Pro Tem Konrad opened the Public Hearing on the 2019 Pleasant Hill Patching Project at 6:01 p.m. Community Development Director Madeline Sturms explained that the City Engineer has developed the plans and specifications for the 2019 Pleasant Hill Patching Project and a bid letting was held on May 8th. Five responsive and responsible bids were received for the project. A similar project was originally bid in 2018 and bids came in higher than the estimate and budgeted funds allowed so City Council opted to not award the contract. The project includes patching and ADA improvements for an area including Maple Drive, Edgewood Lane, Magnolia Drive, Hawthorne Circle, and Walnut Blvd. It also includes a small storm sewer project on Christie Lane that is associated with the Christie Lane reconstruction project. MNM Concrete Specialist is the lowest responsive and responsible bidder for the project in the amount of \$315,890.00. The project is anticipated to be completed by November 1, 2019. Mayor Pro Tem Konrad said it was good it came in under budget. Councilmember Grooters asked if we had ever worked with the contractor in the past. Ms. Sturms said we had not, but the Engineer checked their references and received positive results. After hearing no comments or questions from the public, the Mayor Pro Tem closed the public hearing at 6:03 p.m.

- i. **Resolution #051419-01** – Approve the Plans, Specifications and Contract Award for 2019 Pleasant Hill Patching Project

Malone/Grooters moved to approve **Resolution #051419-01** – Approve the Plans, Specifications and Contract Award for 2019 Pleasant Hill Patching Project. ROLL CALL: AYES: Grooters, Gause, Malone, Konrad. NAYS: None. Motion carried 4-0.

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

There was none.

5. CONSENT ITEMS

Grooters/Gause moved to approve the CONSENT ITEMS: Council Minutes - dated 04-23-19, Claims Listing - dated 05-14-19, Tax Abatement Report – dated April 2019, Public Works Department Monthly Report – dated April 2019, Liquor License – Casey’s General Store, 1175 NE 75th Street – New (Addition of hard liquor), Liquor License – Casey’s General Store, 5550 E. University Ave. – New (Addition of hard liquor), **Resolution #051419-02** – Setting Date for Public Hearing for Modifications to Chapter 165 Title, Purpose, and General Provisions, Chapter 166 Procedures, Amendments, Enforcement, and Nonconformities, Chapter 167 Zoning District Regulations and Performance Standards, and Chapter 171 Home Occupations, **Resolution #051419-03** – Approval of Change Order No. 4 and Payment Application No. 8 – NE 70th Street Improvement Project. ROLL CALL: AYES: Grooters, Gause, Malone, Konrad. NAYS: None. Motion carried 4-0.

6. BUSINESS ITEMS

- a. **First reading of Ordinance 854** - An Ordinance Amending Chapter 98 Sewer Service Charges
Grooters/Malone moved for the approval of the **First reading of Ordinance 854** - An Ordinance Amending Chapter 98 Sewer Service Charges. City Manager Ben Champ explained that during the preparation of the FY20 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 City’s share of the flow that goes to the Wastewater Reclamation Authority treatment plant has also increased, which in turn increases the payment the City must make to the WRA for treatment. The WRA operating expenses have increased 13% and the Pleasant Hill flow has

increased more than 7.5%. The rate increase proposed in this ordinance is 8.5%. That increase will impact the average residential customer by \$1.29 per month. The increase will be .48 cents per 1,000 gallons of water consumed, plus an increase of .81 cents per month for the sewer access charge. The last rate increase the City approved was July 2018. This increase would become effective July 1, 2019. 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: Grooters, Gause, Malone, Konrad. NAYS: None. Motion carried 4-0.

- b. **First reading of Ordinance 855** - An Ordinance Amending Chapter 106 Solid Waste Collection Fees
Gause/Malone moved for the approval of the **First reading of Ordinance 855** - An Ordinance Amending Chapter 106 Solid Waste Collection Fees. City Manager Ben Champ talked about the next two items together, explaining that during the preparation of the FY20 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 and the current contract has been extended for one additional 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 to no longer subsidize the recycling operations from other landfill revenues. As a result, the recycling fees will need to go up significantly to reflect this change. The two ordinances proposed will increase fees for the solid waste collection and the recycling collection fees, to be effective July 1, 2019. 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 1%, which increases the 96-gallon container from \$9.69 per month to \$9.79 per month and the 48-gallon container from \$8.97 per month to \$9.06 per month. The last increase in these rates was July 1, 2018. The proposed increase for the recycling fee is also 16% from the current rate, increasing the rate from \$2.96 per month to \$3.44 per month. The last increase in the recycling fees was July 1, 2018. The combined increase for the solid waste fee and the recycling fee for a residential property that has one 96-gallon container will be \$13.23 per year or \$0.58 cents per month. ROLL CALL: AYES: Grooters, Gause, Malone, Konrad. NAYS: None. Motion carried 4-0.
- c. **First reading of Ordinance 856** - An Ordinance Amending Chapter 108 Recycling Collection Fees
Grooters/Gause moved for the approval of the **First reading of Ordinance 856** - An Ordinance Amending Chapter 108 Recycling Collection Fees. City Manager Ben Champ clarified that this item and the previous one are pass through expenditures only. As a member of the MWA Board, Councilmember Malone elaborated in more detail why MWA's expenses had increased and how their process worked. ROLL CALL: AYES: Grooters, Gause, Malone, Konrad. NAYS: None. Motion carried 4-0.
- d. **Third Reading of Ordinance 853** Amending Chapter 104 – Stream Buffer Protection and Management
Grooters/Gause moved for the approval of the **Third Reading of Ordinance 853** Amending Chapter 104 – Stream Buffer Protection and Management. Community Development Director Madeline Sturms explained that in a joint effort with Polk Soil and Water Conservation District and adjoining municipalities that are partners of the Mud, Camp, Spring Creek Watershed Management Authority, staff has been working on an update to Chapter 104 Stream Buffer Protection and Management of the City Ordinance in order to create a cohesive and consistent environmental buffer that will protect streams, wetlands and floodplains within the City and across corporate boundaries. Councilmember Grooters was proud the City had done this and hope others would follow. Mayor Pro Tem Konrad agreed. No comments or questions had been received since the previous readings. ROLL CALL: AYES: Grooters, Gause, Malone, Konrad. NAYS: None. Motion carried 4-0.
- e. **Third Reading of Ordinance 852** Amending Chapter 102 – Construction Site Erosion and Sediment Control and Post-Construction Storm Water Management
Gause/Malone moved for the approval of the **Third Reading of Ordinance 852** Amending Chapter 102 – Construction Site Erosion and Sediment Control and Post-Construction Storm Water Management. Community Development Director Madeline Sturms explained this amendment simply corrected a scripter error, and no questions or comments had been received since the previous readings. ROLL CALL: AYES: Grooters, Gause, Malone, Konrad. NAYS: None. Motion carried 4-0.
- f. **Resolution 051419-04** – Approve assignment of Trustee Agent Agreement from Bankers Trust to UMB Bank
Malone/Grooters moved for the approval of **Resolution 051419-04** – Approve assignment of Trustee Agent Agreement from Bankers Trust to UMB Bank. City Manager Ben Champ that in March, Bankers Trust sent a Notice of Assignment and Acknowledgment for execution in connection with accepting an offer from UMB Bank, n.a. to acquire Bankers Trust Corporate Trust **business**. UMB is headquartered in Kansas City, Missouri, and is one of the largest institutions in the country in the Corporate Trust business. UMB intends to open an office in Des Moines and

anticipates that our account will continue to be managed at the same high level of service by the same familiar faces we have worked with at Bankers Trust, but as UMB employees. Our attorneys at Dorsey and Whitney have provided us with instructions and materials to give final authorization to the change in Registrar and Paying Agent Services for our local government from Bankers Trust Company to UMB Bank. In order for our local government to effectively consent to the switch to UMB, our governing body must consent to the change by resolution. Our financial consultants at PFM will file the securities disclosure on the MSRB Electronic Municipal Market Access (EMMA) for us as they file our annual continuing disclosures every year. ROLL CALL: AYES: Grooters, Gause, Malone, Konrad. NAYS: None. Motion carried 4-0.

7. CLOSING COMMENT

Councilmember Gause said he attended the metro advisors meeting. There was a presentation on stormwater and the need to look for more attractive rain barrels to help incentivize residents into participating. He also said he was nominated the chair of a group to create a model Airbnb ordinance, and thanked Community Services Director, Madeline Sturms, for providing him with the additional resource material.

Councilmember Grooters discussed the potential upcoming changes in DART routes starting in October. There is a possibility that Route 10 will not have a mid-day service, only a morning and evening service.

City Manager Ben Champ announced there will be a work session next week on Tuesday, May 21, to discuss stormwater.

Police Chief Alfonso Pizzano announced the Police Department had received a generous donation from Bakeris Roofing in Runnells.

Interim Fire Chief Jayme Xayavong announced that the Fire Department had also received a generous contribution from Bakeris Roofing.

8. ADJOURNMENT

Malone/Gause moved to adjourn the meeting. ROLL CALL: AYES: Grooters, Gause, Malone, Konrad. NAYS: None. Motion carried 4-0. The meeting was adjourned at 6:21 p.m.

Mark A. Konrad, Mayor Pro Tem

ATTEST:

Dena J. Spooner, City Clerk/Finance Director