

**PLEASANT HILL CITY COUNCIL
REGULAR SESSION
MAY 28, 2019
6:00 PM**

1. CALL TO ORDER/ROLL CALL

Mayor Sara Kurovski called the Pleasant Hill City Council meeting to order on May 28, 2019 at 6:00 p.m. in the City Council Chambers. PRESENT: Ross Grooters, Curt Gause, Dean Cooper, and Mark Konrad. ABSENT: Barb Malone.

2. APPROVAL OF AGENDA

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

3. PRESENTATIONS

- a. Catch Des Moines Presentation – Greg Edwards, CEO of the Des Moines Convention and Visitors Bureau gave a presentation on Catch Des Moines.
- b. Capital Crossroads Presentation: Stormwater – Mayor Sara Kurovski gave a presentation on how Capital Crossroads is working with MIALG, a group of City staff, developers, and consulting engineers working together with other metro cities to enhance stormwater management in the metro.

4. PUBLIC HEARING – ZONING CODE

Mayor Kurovski opened the four Public Hearings for items a-d together since the four zoning ordinances are related, at 6:20 p.m. Community Development Director Madeline Sturms explained that previously, the City Council approved a contract with Confluence Landscape Architects to complete a comprehensive zoning ordinance review and update. Staff and the Planning and Zoning Commission have been working with Confluence on several sections of the zoning ordinance update and several chapters are ready for review and consideration for adoption. The ordinance modifications require public hearings to be held for consideration of the changes. The proposed updates include modifications to the City's Zoning Code 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. These chapters have been reviewed in depth by staff and recommended for approval by the Planning and Zoning Commission at the May 6, 2019 meeting. Chris Shires of Confluence discussed the highlights of the four zoning updates. After hearing no comments or questions from the public, the Mayor closed the public hearing at 6:50 p.m.

a. Amending Chapter 165 Title, Purpose, and General Provisions

- i. First Reading of **Ordinance 857** – Amending Chapter 165 Title, Purpose and General Provisions
Grooters/Cooper moved to approve the First Reading of **Ordinance 857** – Amending Chapter 165 Title, Purpose and General Provisions. ROLL CALL: AYES: Grooters, Gause, Cooper, Konrad. NAYS: None. Motion carried 4-0.

b. Amending Chapter 166 Procedures, Amendments, Enforcement, and Nonconformities

- i. First Reading of **Ordinance 858** – Amending Chapter 166 Procedures, Amendments, Enforcement and Nonconformities
Gause/Konrad moved to approve the First Reading of **Ordinance 858** – Amending Chapter 166 Procedures, Amendments, Enforcement and Nonconformities. ROLL CALL: AYES: Grooters, Gause, Cooper, Konrad. NAYS: None. Motion carried 4-0.

c. Amending Chapter 167 Zoning District Regulations and Performance Standards

- i. First Reading of **Ordinance 859** – Amending Chapter 167 Zoning District Regulations and Performance Standards
Grooters/Cooper moved to approve the First Reading of **Ordinance 859** – Amending Chapter 167 Zoning District Regulations and Performance Standards. ROLL CALL: AYES: Grooters, Gause, Cooper, Konrad. NAYS: None. Motion carried 4-0.

d. Repealing and Replacing Chapter 171 Home Occupations

- i. First Reading of **Ordinance 860** – Replacing Chapter 171 Home Occupations
Cooper/Konrad moved to approve the First Reading of **Ordinance 860** – Replacing Chapter 171 Home Occupations. ROLL CALL: AYES: Grooters, Gause, Cooper, Konrad. NAYS: None. Motion carried 4-0.

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

There was none.

6. CONSENT ITEMS

Grooters/Gause moved to approve the CONSENT ITEMS: Council Minutes - dated 05-14-19, Claims Listing - dated 05-28-19, Expenditure Report - dated 04-30-19, Revenue Report - dated 04-30-19, Treasurer's Report - dated 04-30-19, PD Monthly Report – dated April 2019, Liquor License Renewal/Premise Update – Hy-Vee Food Store, **Resolution #052819-01**– Transfer of funds from Emergency Fund to Equipment Replacement Fund, **Resolution #052819-02**– Transfer of funds from Employee Benefits to General Fund, **Resolution #052819-03** – Transfer of Funds from TIF to Debt Fund, **Resolution #052819-04** – Setting Date for Public Hearing for 2019 Sanitary Sewer Rehabilitation Project. ROLL CALL: AYES: Grooters, Gause, Cooper, Konrad. NAYS: None. Motion carried 4-0.

7. BUSINESS ITEMS

- a. **Second reading of Ordinance 854** - An Ordinance Amending Chapter 98 Sewer Service Charges
Cooper/Konrad moved for the approval of the **Second 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. There have been no questions or comments since the first reading. ROLL CALL: AYES: Grooters, Gause, Cooper, Konrad. NAYS: None. Motion carried 4-0.
- b. **Second reading of Ordinance 855** - An Ordinance Amending Chapter 106 Solid Waste Collection Fees
Konrad/Cooper moved for the approval of the **Second 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 two ordinances proposed will increase fees for the solid waste collection and the recycling collection fees, to be effective July 1, 2019. 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. There have been no questions or comments since the first reading. ROLL CALL: AYES: Grooters, Gause, Cooper, Konrad. NAYS: None. Motion carried 4-0.
- c. **Second reading of Ordinance 856** - An Ordinance Amending Chapter 108 Recycling Collection Fees
Gause/Konrad moved for the approval of the **Second 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. 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 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. Councilmember Grooters mentioned that as a member of the MWA Board, Councilmember Malone would be able to elaborate in more detail why MWA's expenses had increased and how their process worked. There have been no questions or comments since the first reading. ROLL CALL: AYES: Grooters, Gause, Cooper, Konrad. NAYS: None. Motion carried 4-0.
- d. **Resolution #052819-05** – Approve of grant application to Holmes Murphy for Art Sculpture
Grooters/Gause moved for the approval of **Resolution #052819-05** – Approve of grant application to Holmes Murphy for Art Sculpture. Communications Specialist Candace Bell explained that the Pleasant Hill City Council created the Public Arts Advisory Commission and has prioritized the implementation, education and promotion of public art within the City's physical environment and public spaces. The Art Commission has approved a Master Plan and is working towards action items which create a unique arts identity for Pleasant Hill that defines and enhances the City's quality of life and external image while providing art that is unique and contextual to Pleasant Hill. Staff and the Commission have identified the future park to be a potential location for the installation of a permanent piece of

artwork. This is echoed in the Hickory Glen Park's master plan. During the artist selection process for Pleasant Hill's first art piece to be installed at the intersection of NE 70th Street and Rising Sun Drive, the final two artists presented compelling pieces creating and developing an identity for the City of Pleasant Hill. The Commission determined the sculpture designed by Juano Novella would greatly add to the City's art and culture goals, as well as continue to drive economic development, but was best suited for a location allowing for pedestrian interaction. Holmes Murphy Foundation administers a grant to fund new public art and culture initiatives in communities where their employees reside. The grant program will fund up to 50% of project costs. Grant awards are announced August 1. Installing the art piece costs \$100,000. The Public Arts Advisory Commission intends to raise the funds through private donations and grant applications. ROLL CALL: AYES: Grooters, Gause, Cooper, Konrad. NAYS: None. Motion carried 4-0.

- e. Team River Run Event – July 13, 2019 Copper Creek Lake
Grooters/Cooper moved for the approval of Team River Run Event – July 13, 2019 Copper Creek Lake. Parks & Recreation Manager Rick Courcier introduced the leaders of the Team River Runner Organization to let them explain their proposal to host an event on July 13 at Copper Creek Lake Park. Team River Runner (TRR) is a nationally recognized nonprofit organization founded in 2004 at the Walter Reed National Medical Center. TRR provides veterans, their family members, and everyone in the community an opportunity to experience nature and connect to the water through kayaking. TRR provides all the boats, outfitting, safety gear, instruction and staff for the event. Typically, there are eight staff members that attend the events that include VA Recreational Therapists, Wheel Chair Specialists and Kayaking experts. TRR has offered similar events at Grays Lake, Raccoon River Park and Lake Ahquabi in Indianola. The event will start at 9AM that day and will end around 2PM. The event application was reviewed and approved by the Police and Fire Department. ROLL CALL: AYES: Grooters, Gause, Cooper, Konrad. NAYS: None. Motion carried 4-0.
- f. Family FunFest Event – Parade, Fireworks, Movie
Konrad/Grooters moved for the approval of the Family FunFest Event – Parade, Fireworks, Movie. Parks & Recreation Manager Rick Courcier said the Pleasant Hill Chamber is proposing their annual Family FunFest to be held on July 28th. The activities scheduled for the day include a parade followed by family friendly activities at Copper Creek Lake Park. The event application has been reviewed and recommended by the Public Works, Police, and Fire. The Chamber Executive Director Wendy Martinez explained the Chamber will again be partnering with the Pleasant Hill Lions Club to organize the annual parade. The parade will start promptly at 10:00AM with the route being the same as last year; starting at Doanes Park and ending at the City Hall Complexes. That evening the Chamber will be offering free inflatable rides, a movie, and fireworks at Copper Creek Lake Park. The tentative start time will be 6:00PM and the fireworks show to begin around 10:30PM. ROLL CALL: AYES: Grooters, Gause, Cooper, Konrad. NAYS: None. Motion carried 4-0.
- g. **Resolution #052819-06** - Approve EMS Transport billing service agreement with Fire Recovery EMS, LLC
Konrad/Gause moved for the approval of **Resolution #052819-06** - Approve EMS Transport billing service agreement with Fire Recovery EMS, LLC. Interim Fire Chief Jayme Xayavong explained that in April 2019, TriTech Software Systems, who is now owned by Central Square, sent a notice to the City of Pleasant Hill stating that their billing agreement would be terminated as Central Square does not offer EMS billing. After receiving proposals from other billing services and checking references, Fire Recovery EMS, LLC was chosen as the best replacement option. They have a local office, and other metro area cities also utilize their billing service. Therefore, staff recommends to approve transferring the EMS billing and collection services to Fire Recovery EMS, LLC. ROLL CALL: AYES: Grooters, Gause, Cooper, Konrad. NAYS: None. Motion carried 4-0.
- h. **Resolution #052819-07** – Approve Salaries for Non-Union City Staff Salary Matrix for FY20
Gause/Konrad moved for the approval of **Resolution #052819-07** – Approve Salaries for Non-Union City Staff Salary Matrix for FY20. City Manager Ben Champ explained that the adoption of the salary matrix and step system is similar to those in the two union contracts and simplifies the action needed by the Council each year to an annual consideration of an adjustment to the matrix itself to accommodate a cost of living adjustment. The current cost of living adjustment for both the Police and Public Works Union Contracts is 3% effective July 1, 2019. The City Council reviewed and included an anticipated 3% adjustment to the matrix in the approved fiscal year 2019-20 budget. Following are three separate resolutions. First is a resolution to approve a 3% adjustment to the salary matrix for all non-union employees with the exception of the positions within the City Clerk's Office. Second is a resolution for a 3% adjustment to the City Clerk's Office positions within the Matrix separately due to a family connection with a Council member. The third resolution provides for a 3% adjustment to positions within the Fire Department that are not included in the salary matrix as the part time and paid on call staff wages are built up based on certifications achieved. ROLL CALL: AYES: Grooters, Gause, Cooper, Konrad. NAYS: None. Motion carried 4-0.
- i. **Resolution #052819-08** – Approve Salaries for City Clerk's office Staff Salary Matrix for FY20

Grooters/Cooper moved for the approval of **Resolution #052819-08** – Approve Salaries for City Clerk’s office Staff Salary Matrix for FY20. City Manager Ben Champ said he had no additional comments. ROLL CALL: AYES: Grooters, Gause, Cooper. NAYS: None. ABSTAIN: Konrad. Motion carried 3-0-1.

j. **Resolution #052819-09** – Approve Salaries for the Fire Dept. Matrix for FY20
Cooper/Grooters moved for the approval of **Resolution #052819-09** – Approve Salaries for the Fire Dept. Matrix for FY20. City Manager Ben Champ said he had no additional comments. ROLL CALL: AYES: Grooters, Gause, Cooper, Konrad. NAYS: None. Motion carried 4-0.

k. Public Safety Facility Update Presentation and Discussion
City Manager Ben Champ explained that the City has contracted with and been working with Ryan Companies and FEH Design on the new Public Safety Facility after nearly a decade of preparation including a space needs study, location study, resident group study, passing local option sales tax, etc. Jill Becker of Ryan Cos and Don Seymour of FEH Design gave updates and discussed the goals and how the design has evolved.

8. CLOSING COMMENT

There were none.

9. ADJOURNMENT

Konrad/Gause moved to adjourn the meeting. ROLL CALL: AYES: Grooters, Gause, Cooper, Konrad. NAYS: None. Motion carried 4-0. The meeting was adjourned at 7:50 p.m.

Sara Kurovski, Mayor

ATTEST:

Dena J. Spooner, City Clerk/Finance Director