1. CALL TO ORDER/ROLL CALL
Mayor Pro Tem Konrad called the Pleasant Hill City Council regular meeting to order on June 13, 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: Mayor Kurovski.

2. APPROVAL OF AGENDA
Murray/Richardson moved to approve the agenda. ROLL CALL: AYES: Murray, Grooters, Richardson, Lundstedt, And Konrad. NAYS: None. Motion carried 5-0.

3. PUBLIC HEARING
a. Public Hearing to Consider Vacation of Street Right-of-Way – NE 62nd Street
Mayor Pro Tem Konrad opened the Public Hearing for item 3.a. Public Hearing to Consider Vacation of Street Right-of-Way – NE 62nd Street at 6:01 pm. Assistant City Manager/Community Development Director Madeline Sturms explained that the City Council considered a Preliminary Plat and site plans for 9.12 acres of vacant land generally located east of NE 60th Street, south of Martha L. Miller Drive, and north of Meacham Drive at the May 23, 2023 council meeting. The preliminary plat provides the next phase of the Forge65 development to be subdivided into two separate residential projects, an assisted living facility referred to as Forge Edencrest in the north 4.6-acres of the property and a townhome development for the remaining south 4.52-acres. To achieve the proposed size of the development, the applicant has submitted vacation plats for the 60’ right of way of NE 62nd Street located along the eastern half of the property and a 15’ public utility easement that runs along the west side of NE 62nd Street. The City does not plan to use either of the right of way or utility easement for roadway or utility construction. The property can be vacated from its status as street right-of-way and disposed to the adjacent owner Hubbell Realty. There are multiple steps required in the process and two public hearings will be needed. A future council meeting will have an item to consider the disposal through an agreement with the property owner. The property is not needed by the City for public purposes and the private entity would utilize the property to facilitate development on the site. After hearing no further questions or comments from the public, the Mayor Pro Tem closed the public hearing at 6:02 pm. ROLL CALL: AYES: Murray, Grooters, Richardson Lundstedt, Konrad. NAYS: None. Motion carried 5-0.

   i. First Reading of Ordinance #928 – Vacation of Street Right-of-Way – NE 62nd Street
      Grooters/Lundstedt moved to approve First Reading of Ordinance #928 – Vacation of Street Right-of-Way – NE 62nd Street. 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
Grooters/Richardson moved to approve the CONSENT ITEMS, stating that he was abstaining from item P due to his relationship with the Teamsters: Council Minutes - dated 05/23/23, Claims Listing - dated 06/13/2023, Approve liquor license – HyVee Fast & Fresh – 4910 Maple Drive, Approve liquor license – Git N Go #37 – 1000 NE 56th Street, Approve liquor license – Kum and Go #1024 – 5970 Morning Star Court, Tobacco permits: Groovy Goods; Casey’s Store #3718; Casey’s Store #2406; Casey’s Store #3333: Dollar General; Fareway; Git N Go; Hy-Vee Food Store; Hy-Vee Fast & Fresh; Kum & Go; Kwik Star #1155; Midwest Food & Liquor; Parks Dept. Monthly Report – dated May 2023, Public Works Dept. Monthly Report – dated May 2023, Resolution #061323-01 – Approve Tax Abatement Report - dated May 2023, Resolution #061323-02 – Transfer of funds from General Fund to CIP Fund 301, Airport Terminal, Resolution #061323-03 – Transfer of funds from General Fund to CIP Fund 304, Comp Plan update, Resolution #061323-04 – Transfer of funds from CIP Fund 304 to General Fund, Econ Dev,
Resolution #061323-05 – Approve Payment Application No. 2 and Change Order No. 1 – Little Fourmile Creek Stream Stabilization Project. Resolution #061323-06 – Approve Change Order No. 2 – Doanes Park Splash Pad, Resolution #061323-07 – Approve Pay App No. 7 – Hickory Glen Park Pavilion Project, Resolution #061323-08 – Approve Agreement with Teamsters Local Union 238, Resolution #061323-09 – Approve Pay App No. 2 – Hickory Blvd Overlay Phase 1, Resolution #061323-10 – Approve Pay App No. 7 – 2021 Street Repair Project. ROLL CALL: AYES: Murray, Grooters (items a-r, minus item p), Richardson Lundstedt, Konrad. NAYS: None, ABSTAIN: Grooters on item p. Motion carried 5-0.

6. BUSINESS ITEMS

a. Resolution #061323-11 – Resolution authorizing and approving a certain Loan Agreement, providing for the issuance of $7,545,000 General Obligation Corporate Purpose Bonds, Series 2023 and providing for the levy of taxes to pay the same

Murray/Richardson moved to approve Resolution #061323-11 – Resolution authorizing and approving a certain Loan Agreement, providing for the issuance of $7,545,000 General Obligation Corporate Purpose Bonds, Series 2023 and providing for the levy of taxes to pay the same. City Manager Ben Champ explained that 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. A public hearing was held on April 25, 2023 to approve the issuance of a general obligation (GO) Bond not to exceed $8M. The City Council has previously approved a required resolution of intent to issue the bond and a date of May 23rd was set as the sale date and the Council awarded the bonds to Northland Securities, Inc. Following is the next step in the process in a resolution prepared by the City’s bond counsel that provides for the necessary approval of the issuance of the general obligation corporate purpose loan. ROLL CALL: AYES: Murray, Grooters, Richardson Lundstedt, Konrad. NAYS: None. Motion carried 5-0.

b. Resolution #061323-12 – Support for the New Des Moines International Airport Terminal Project

Richardson/Lundstedt moved to approve the Resolution #061323-12 – Support for the New Des Moines International Airport Terminal Project. City Manager Ben Champ explained that the City of Pleasant Hill has received a request and presentations from the Des Moines International Airport Authority for support and assistance for terminal improvements to the Airport. The Airport has been independent from the City of Des Moines since 2011 and is operated by a separate authority without property tax support. The facility is the state’s largest airport serving as a gateway and hub for commerce handling 65% of Iowa’s commercial traffic and 50% of air cargo. In use since 1948, the existing terminal is beyond its useful economic utility and is in need of replacement to meet current and future economic development and quality of life needs. The total estimated cost of the new terminal is more than $530 Million and the Authority has already spend $64 Million on supporting projects for the improvements. In January of 2022, the City Council approved a resolution of intent to support the terminal improvements in the amount of $100,000.00 in equal installments over a four-year period. The Airport has continued to make progress and has finalized funding and plans to initiate the next phase of the project. This is a resolution of support for the terminal updates that includes funding approval of $100,000.00 spread evenly over four budget years. ROLL CALL: AYES: Murray, Grooters, Richardson Lundstedt, Konrad. NAYS: None. Motion carried 5-0.

c. Resolution #061323-13 – Approve Contract Award for 5044 Maple Dr. Demolition

Grooters/Murray moved to approve Resolution #061323-13 – Approve Contract Award for 5044 Maple Dr. Demolition. Park and Recreation Manager Ryan Merritt explained that the property at 5044 Maple Dr. was deeded to the City of Pleasant Hill in March of this year. Council has prioritized demolition and site preparation for this property. City staff has been working with Snyder and Associates to develop the scope and bid specifications for the project. The City Engineer completed the scope and bid specifications for the project and an invitation for bids was sent to qualified contractors on April 26th, 2023; two bids were received with the lowest responsive and responsible bidder being Iowa Demolition in the amount of $34,500. The project includes demolition of the existing house, two sheds, vegetation, paved driveway and sidewalk, fence, backfill, rough grading and all associated components necessary to complete the
project. All asbestos containing materials have been mitigated and utilities have been disconnected in preparation for demolition. ROLL CALL: AYES: Murray, Grooters, Richardson Lundstedt, Konrad. NAYS: None. Motion carried 5-0.

d. Approve A.B.A.T.E Motorcycle Toy Drive special event application
Grooters/Murray moved to approve A.B.A.T.E Motorcycle Toy Drive special event application. Park and Recreation Manager Ryan Merritt explained that the A.B.A.T.E. of Iowa District 4 is proposing a motorcycle ride through that will pass through Pleasant Hill, and introduced their representative, Matt Davis to describe the event. This ride will be a charity fundraiser to collect toys and donations for shelters and charities for underprivileged children. A.B.A.T.E. is a rights organization consisting of motorcycle enthusiasts throughout the state of Iowa. Their goals and purposes are to keep motorcyclists, members, and the public informed, to promote safe riding habits, and to encourage favorable legislation for motorcyclists. The event is scheduled for October 8th, 2023 from 1:00-3:00 PM. The special event application and route information has been reviewed and recommended by all departments. ROLL CALL: AYES: Murray, Grooters, Richardson Lundstedt, Konrad. NAYS: None. Motion carried 5-0.

e. Resolution #061323-14 - Approval of Lease Agreement with Pleasant Hill Chamber of Commerce
Murray/Richardson moved to approve Resolution #061323-14 - Approval of Lease Agreement with Pleasant Hill Chamber of Commerce. City Manager Ben Champ explained that the City of Pleasant Hill has provided office space to the Pleasant Hill Chamber of Commerce for many years. A separated office suite at the 5160 Maple Drive office building containing City Hall is utilized by the Chamber at no cost and the common areas of the suite are available to the City and the Chamber. To assist in continuing this relationship, the attached renewal lease agreement has been developed. The Chamber receives one office within the 1960 square foot space and access to a shared conference room. The City is credited with a Presidents' level membership to the organization. The City provides utilities and access to a copier. ROLL CALL: AYES: Murray, Grooters, Richardson Lundstedt, Konrad. NAYS: None. Motion carried 5-0.

f. Resolution #061323-15 – Approval of Preliminary Plat for The Crossing at Pleasant Hill
Murray/Grooters moved to approve Resolution #061323-15 – Approval of Preliminary Plat for The Crossing at Pleasant Hill. Assistant City Manager/Community Development Director Madeline Sturms explained that the City has received a preliminary plat for approximately 23.51 acres of vacant land generally located east of NE 60th Street, north of Martha L. Miller Drive, and south of University Avenue. The Crossing at Pleasant Hill, LLC is the applicant for the project with the intention of subdividing the property for commercial development. The property is zoned C-2 Regional Commercial Zoning District. The preliminary plat provides for the property to be subdivided into fourteen lots of varying sizes for future commercial development. Staff has reviewed the documents and finds them to be in conformance with the requirements of a preliminary plat. Following the preliminary plat consideration, a final plat would be required prior to completion of the project and acceptance of the public improvements. The Planning & Zoning Commission recommended approval of the preliminary plat at their June 5, 2023 meeting subject to any remaining staff comments. There are two resolutions for the project, the first to approve the preliminary plat for The Crossing at Pleasant Hill and the second to set a public hearing to begin the right-of-way vacation process. ROLL CALL: AYES: Murray, Grooters, Richardson Lundstedt, Konrad. NAYS: None. Motion carried 5-0.

g. Resolution #061323-16 – Setting the date for Public Hearing for the Vacation of Public Right of Way and Public Utility Easement known as NE 62nd Street
Grooters/Richardson moved to approve Resolution #061323-16 – Setting the date for Public Hearing for the Vacation of Public Right of Way and Public Utility Easement known as NE 62nd Street. City Manager/Community Development Director Madeline Sturms explained that this approval is for the public hearing notice as discussed in the previous item. ROLL CALL: AYES: Murray, Grooters, Richardson Lundstedt, Konrad. NAYS: None. Motion carried 5-0.

7. CLOSING COMMENT
Councilmember Murray said he had received lots of comments from residents who were elated about the new Pickle ball courts. He even received comments from Altoona residents that were excited to play here. He said the new Meacham Park Place sing looked good, and that people were happy to have another path to walk on. He also said the MPO line of credit discussions have continued, with only two
people voting no, therefore it did pass the Executive Committee. The MPO will also be starting their bi-
annual pavement analysis of communities with a map rating from poor to excellent.

Councilmember Grooters said DART recently completed two actions: they continued the contract of the
temporary CEO, and made the maintenance facility an archeological site. He also announced the DMWW
Citizen Water Academy was an amazing opportunity to learn about how water gets treated and distributed
to everyone’s tap, and encouraged people to get involved in the 4-day class. Lastly, he also said item P
from the consent items was a great example of how unions ensure staff get the salaries they deserve,
and appreciated how that system works.

Councilmember Konrad gave a shout out to Councilmember Murray for doing an amazing job on the
MPO board, letting people know that Councilmember Murray fights to protect the City and that we are
being well-represented by him.

City Manager Ben Champ said the Meacham Park sign had a misspelling on it that is in the process of
being fixed. He also announced that there will be a ribbon-cutting ceremony for the Doanes Park Splash
Pad opening on Saturday, June 24th, at 2:00pm.

8. **ADJOURNMENT**
Lundstedt/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 6:37
p.m.

________________________________________
Mark A. Konrad, Mayor Pro Tem

ATTEST:

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Dena Spooner, City Clerk/Finance Director