

**PLEASANT HILL CITY COUNCIL  
REGULAR SESSION  
JUNE 25, 2019  
6:00 PM**

**1. CALL TO ORDER/ROLL CALL**

Mayor Sara Kurovski called the Pleasant Hill City Council meeting to order on June 25, 2019 at 6:00 p.m. in the City Council Chambers. PRESENT: Ross Grooters, Curt Gause, Dean Cooper, Barb Malone and Mark Konrad. ABSENT: None.

**2. APPROVAL OF AGENDA**

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

**3. PUBLIC HEARING**

a. 2019 Sewer Lining Project

Mayor Kurovski opened the Public Hearing for the 2019 Sewer Lining Project at 6:01 p.m. Assistant Public Works Director Russ Paul explained that the City Engineer has developed the plans and specifications for the 2019 Sanitary Sewer Rehabilitation Project and a bid letting was held on June 20<sup>th</sup>. Three responsive and responsible bids were received for the project. The project includes grouting the joints between sections of sewer pipe and then following up with lining the sewer with a cured-in-place pipe lining. This work will restore the integrity of the pipe and prevent inflow and infiltration issues. This pipe lining technique is the same used to rehabilitate the sanitary sewer in the Christie Lane reconstruction project. Municipal Pipe Tool Company LLC is the lowest responsive and responsible bidder for the project in the amount of \$127,765.00. The project is anticipated to be completed by November 1, 2019. This resolution approves the plans and specifications and awards the project to Municipal Pipe Tool Company LLC including alternates A and B. After hearing no comments or questions from the public, the Mayor closed the public hearing at 6:04 p.m.

- i. **Resolution #062519-01** – Approve the Plans, Specifications and Contract Award for 2019 Sewer Lining Project  
Malone/Cooper moved to approve **Resolution #062519-01** – Approve the Plans, Specifications and Contract Award for 2019 Sewer Lining Project. ROLL CALL: AYES: Grooters, Gause, Cooper, Malone, Konrad. NAYS: None. Motion carried 5-0.

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

There were none.

**5. CONSENT ITEMS**

Gause/Malone moved to approve the CONSENT ITEMS: Council Minutes - dated 06-11-19, Claims Listing - dated 06-25-19, Expenditure Report - dated 05-31-19, Revenue Report - dated 05-31-19, Treasurer's Report - dated 05-31-19, Library Board Minutes – dated 04-25-19, Police Department Report – dated May 2019, Liquor License Renewal/Addition of Liquor – Hy-Vee Gas. 4910 Maple Dr., Massage Establishment and Technician Permit Renewal – Maple Massage, 4830 Maple Dr., **Resolution #062519-02** – Transfer of funds from Emergency Fund to Equipment Replacement Fund, **Resolution #062519-03** – Transfer of funds from Employee Benefits to General Fund, **Resolution #062519-04** – Approval of Payment Application No. 1 and Change Order No. 1 – Woodland Drive Improvements Project. ROLL CALL: AYES: Grooters, Gause, Cooper, Malone, Konrad. NAYS: None. Motion carried 5-0.

**6. BUSINESS ITEMS**

- a. Third Reading of **Ordinance 857** – Amending Chapter 165 Title, Purpose, and General Provisions  
Malone/Konrad moved to approve the Third Reading of **Ordinance 857** – Amending Chapter 165 Title, Purpose and General Provisions. Community Development Director Madeline Sturms explained these next four ordinances are the third readings of related zoning code modifications. The amendments have been reviewed by staff and Planning and Zoning Commission with a recommendation for approval, and there have been no comments or questions since the last reading. ROLL CALL: AYES: Grooters, Gause, Cooper, Malone, Konrad. NAYS: None. Motion carried 5-0.
- b. Third Reading of **Ordinance 858** – Amending Chapter 166 Procedures, Amendments, Enforcement and Nonconformities  
Grooters/Gause moved to approve the Third Reading of **Ordinance 858** – Amending Chapter 166 Procedures, Amendments, Enforcement and Nonconformities. Community Development Director Madeline Sturms had no additional comments. ROLL CALL: AYES: Grooters, Gause, Cooper, Malone, Konrad. NAYS: None. Motion carried 5-0.
- c. Third Reading of **Ordinance 859** – Amending Chapter 167 Zoning District Regulations and Performance Standards  
Gause/Grooters moved to approve the Third Reading of **Ordinance 859** – Amending Chapter 167 Zoning District Regulations and Performance Standards. Community Development Director Madeline Sturms explained this ordinance is just a cosmetic change to the names and titles of the zoning districts only. There are no changes to the meat of the ordinance. This will also trigger the public hearing later on the agenda to change the names and titles on the zoning map to match the names and titles of the ordinance. ROLL CALL: AYES: Grooters, Gause, Cooper, Malone, Konrad. NAYS: None. Motion carried 5-0.

- d. Third Reading of **Ordinance 860** – Replacing Chapter 171 Home Occupations  
Konrad/Malone moved to approve the Third Reading of **Ordinance 860** – Replacing Chapter 171 Home Occupations. Community Development Director Madeline Sturms had no additional comments. ROLL CALL: AYES: Grooters, Gause, Cooper, Malone, Konrad. NAYS: None. Motion carried 5-0.

## 7. PUBLIC HEARING

### a. ZONING MAP AMENDMENT

Mayor Kurovski opened the Public Hearing for the ZONING MAP AMENDMENT at 6:09 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 have recently been reviewed by City Council. In light of the proposed changes made to Chapter 167 District Regulations, the content of the zoning districts has not substantially changed but the names of the districts have been slightly modified. Due to this change, the City is required to update the Official Zoning Map to adopt a map which reflects the Zoning Ordinance. The proposed changes were reviewed by Planning and Zoning Commission at the June 3, 2019 meeting and recommended for approval. Ms. Sturms confirmed Councilmember Grooters question if this was just a cosmetic change to the names of the zoning titles. After hearing no comments or questions from the public, the Mayor closed the public hearing at 6:11 p.m.

- i. First Reading of **Ordinance 861** – Replacing the Official Zoning Map for the City of Pleasant Hill  
Grooters/Gause moved to the First Reading of **Ordinance 861** – Replacing the Official Zoning Map for the City of Pleasant Hill. ROLL CALL: AYES: Grooters, Gause, Cooper, Malone, Konrad. NAYS: None. Motion carried 5-0.

## 8. BUSINESS ITEMS

### a. First Reading of **Ordinance 862** – Amending Chapter 69 Parking Regulations

Konrad/Cooper moved to approve the First Reading of **Ordinance 862** – Amending Chapter 69 Parking Regulations. Community Development Director Madeline Sturms explained that several residents in the Gladbury Park neighborhood requested the City consider adding additional No Parking to NE 60<sup>th</sup> Street south of Oakwood Drive to alleviate congestion and sight challenges at the intersection. The City engineer reviewed the request and provided recommendations on the most appropriate application to address the concerns. Engineering and staff recommend that No Parking is added on the west side of NE 60<sup>th</sup> Street from E Oakwood Drive south 170 feet. Notices were sent to the adjacent neighbors including the attached map and at this time no additional feedback has been received. Consider approval of the first reading of the ordinance which amends Chapter 69 Parking Regulations to add no parking to the west side of NE 60<sup>th</sup> Street south of Oakwood Drive 170 feet. ROLL CALL: AYES: Grooters, Gause, Cooper, Malone, Konrad. NAYS: None. Motion carried 5-0.

### b. **Resolution #062519-05** – Approval of the Final Plat for Sunrise Pointe Plat 5

Cooper/Malone moved to approve **Resolution #062519-05** – Approval of the Final Plat for Sunrise Pointe Plat 5. Community Development Director Madeline Sturms explained that the City has received a proposed final plat for property generally located east of NE Wildflower Drive and north of SE Sunsplash Drive to be known as Sunrise Pointe Plat 5. The property owner and developer is Jerry's Homes. The parcel is part of the Sunrise Pointe PUD Master Plan approved in 2004 and amended in 2014. The final plat for Sunrise Pointe Plat 5 will include the addition of 35 lots ranging between 60' to 70' wide and provide new public utility, water main, and sanitary sewer easements. New roadway improvements include an extension of NE Dorr Drive and NE Sunlight Drive. Sidewalks for the new development meet the most current requirements of 6' wide concrete walkways along each street. A final walkthrough was recently performed to inspect the current state of the project and found that public improvements were completed with minimal checklist items remaining to be finalized. Staff has reviewed the document and finds it to be in conformance with the requirements of a final plat. The Planning and Zoning Commission recommended approval of the final plat at their meeting in June 3. ROLL CALL: AYES: Grooters, Gause, Cooper, Malone, Konrad. NAYS: None. Motion carried 5-0.

### c. **Resolution #062519-06** – Approval of Wading Bridge Lease

Grooters/Gause moved to approve **Resolution #062519-06** – Approval of Wading Bridge Lease. Parks and Recreation Manager Rick Courcier explained that the City currently has a lease agreement with Riverhead Resources to have the Interactive Dock also referred as the "Wading Bridge" in Copper Creek Lake. The current lease agreement is set to expire at the end of June. When the current lease agreement was approved in May of 2017 both the Council and Commission recommended extending the lease agreement along with improving the anchoring system and access to the dock. In September of 2017, new access ramps were installed as well as a sidewalk connection to the Copper Creek Lake Trail. The Interactive Dock was originally placed at the Des Moines Water Works Park on the Raccoon River. The structure was funded by the Des Moines Area MPO, Greater Des Moines, Public Arts Foundation, Des Moines Water Works Foundation, National Endowment for the Arts, Iowa Arts Council, and the Iowa Department of Cultural Affairs. In 2015, high river levels on the Raccoon River forced the dock to be re-located to Copper Creek Lake Park. The proposed lease agreement would extend the current lease agreement through June 2022. Bob Riley, owner of Riverhead Resources, has reviewed the Lease agreement and supports the extension. A recommendation from the Commission with support from Bob Riley, owner of Riverhead

Resources, is to extend the lease agreement through June 2022. ROLL CALL: AYES: Grooters, Gause, Cooper, Malone, Konrad. NAYS: None. Motion carried 5-0.

- d. **Commissioner Appointments – Park and Recreation Commission and Planning and Zoning Commission**  
Gause/Konrad moved to approve Commissioner Appointments – Park and Recreation Commission and Planning and Zoning Commission. City Manager Ben Champ explained the City has several terms ending on boards and commissions including the Park and Recreation Commission and the Planning and Zoning Commission. Applications have been received and all appointments at this time are for the reappointment of existing members as no other applications were received. The recommendations for appointments are as follows: Planning and Zoning Commission - Tim Mallicoat, term expiring June 30, 2024, Parks and Recreation Commission - Matthew Will, term expiring June 30, 2022 and Matthew Keller, term expiring June 30, 2022. ROLL CALL: AYES: Grooters, Gause, Cooper, Malone, Konrad. NAYS: None. Motion carried 5-0.
- e. **Resolution #062519-07 – Approval of Project Services Agreement with Terracon Consultants, Inc. – Public Safety Improvement Project**  
Malone/Cooper moved to approve **Resolution #062519-07 – Approval of Project Services Agreement with Terracon Consultants, Inc. – Public Safety Improvement Project.** City Manager Ben Champ explained that the City Council has an agreement with Ryan Companies to provide construction management services for the renovation of the south complex housing the police, fire, and library departments and the construction of a new public safety facility. The Ryan Companies project manager developed the attached task order with Terracon Consultants, Inc. for the required materials testing and International Building Code special inspection services needed for the project. Terracon has already been retained by the City for other portions of the public safety project and is a leading national geotechnical firm with a significant local presence. ROLL CALL: AYES: Grooters, Gause, Cooper, Malone, Konrad. NAYS: None. Motion carried 5-0.
- f. **Resolution #062519-08 – Approval of Change Order No. 1 - Meacham Drive West Improvements Project**  
Konrad/Malone moved to approve **Resolution #062519-08 – Approval of Change Order No. 1 - Meacham Drive West Improvements Project.** City Manager Ben Champ explained that City Engineer Eric Cannon has developed the plans and specifications for the West Meacham Drive Extension Project that includes the development of the roadway in an area west of NE 70<sup>th</sup> Street. Mr. Cannon said he had been working with Knapp Properties to modify the roadway for better grading and revised the profile of the road to reduce the amount of dirt needed on the project making excess fill available within the project. With the adjacent upcoming public safety project now in final design the City can coordinate the excess material being placed to benefit the building project. This is a unique opportunity that will benefit the timeline of the public safety project and the attached Change Order No. 1 has been developed to quickly move forward with the opportunity. ROLL CALL: AYES: Grooters, Gause, Cooper, Malone, Konrad. NAYS: None. Motion carried 5-0.
- g. **Resolution #062519-09 – Approval of Grant Agreement with Bravo Greater Des Moines for Permanent Artwork at Hickory Glen Park**  
Malone/Konrad moved to approve **Resolution #062519-09 – Approval of Grant Agreement with Bravo Greater Des Moines for Permanent Artwork at Hickory Glen Park.** Communications Specialist Candace Bell was delighted to announce that the City was awarded \$50,000 from the Bravo Greater Des Moines grant program for funding the public art project at Hickory Glen Park, with no match requirement. Installing the art piece costs \$100,000. The Public Arts Advisory Commission intends to raise the remaining funds necessary through private donations and grant applications. Councilmember Grooters noted the happiness on her face was evident, which made all of them very happy. All of the other Councilmembers also thanked Ms. Bell and told her good job. ROLL CALL: AYES: Grooters, Gause, Cooper, Malone, Konrad. NAYS: None. Motion carried 5-0.
- h. **Resolution #062519-10 – Approval of Amended Grant Agreement with Bravo Greater Des Moines for Permanent Artwork at NE 70<sup>th</sup> Street and Rising Sun Drive**  
Gause/Grooters moved to approve **Resolution #062519-10 – Approval of Amended Grant Agreement with Bravo Greater Des Moines for Permanent Artwork at NE 70<sup>th</sup> Street and Rising Sun Drive.** Communications Specialist Candace Bell explained this resolution and amendment extends the grant agreement with Bravo Greater Des Moines on a separate project: the permanent artwork at NE 70<sup>th</sup> Street and Rising Sun Drive. Bravo Greater Des Moines administers the Capital Campaign and Project Grant to fund new public art installations with a useful life of at least three years. The City was awarded \$15,000 from the Bravo Greater Des Moines grant program to be used by June 20, 2019. The project has experienced delays, most notably, the formation of a 501(c)3 organization to seek private donations for the remaining funds. Therefore, Bravo Greater Des Moines has issued an amended contract to extend the grant funding to December 31, 2019. ROLL CALL: AYES: Grooters, Gause, Cooper, Malone, Konrad. NAYS: None. Motion carried 5-0.

## 9. CLOSING COMMENT

Councilmember Grooters addressed the Board and Commissions appointments made thus far, and asked if the other open vacancies could be mentioned to help make everyone aware of the openings, along with flood and detour updates.

Communications Specialist Candace Bell said there was one open position on the Library Board, one on Planning and Zoning, one on Parks & Recreation, and two on Board of Adjustments.

Fire Chief Jamie Xayavong said the Fire Department assisted Des Moines with the flash flooding event that happened on Saturday night. They were not utilized, but they were there for backup. Luckily, there was no damage to Pleasant Hill or the trailer park. They also assisted Altoona that same night.

Police Chief Alfonso Pizzano said that calls for service were up during the flash flooding event, but there was no real impact to the City.

City Manager Ben Champ said that before the end of the week, Parkridge would close west of Pleasant Hill Boulevard for about two weeks. The detour will be to use Pleasant Hill Boulevard up to Oakwood, and then back down. A changeable message board will go up 48 hours before it is closed, and Communication Specialist Candace Bell will post information about it on social media. Mr. Champ also said there would not be a meeting next week, and reminded everyone that fireworks would be allowed on the Fourth of July Holiday from noon until 11:00 p.m. only.

Parks and Recreation Manager Rick Courcier said the City hosted Pleasant Hill on Wheels last week, which kicks off the Library's summer reading program. Due to construction in front of City Hall, it was relocated to Doane's Park. About 559 people attended. Mr. Courcier thanked all the departments for their involvement: Police, Fire, Public Works, and Parks. They all brought up their equipment, there were lots of horns, and everyone had a great time.

#### **10. ADJOURNMENT**

Malone/Cooper moved to adjourn the meeting. ROLL CALL: AYES: Grooters, Gause, Cooper, Malone, Konrad. NAYS: None. Motion carried 5-0. The meeting was adjourned at 6:31 p.m.

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Sara Kurovski, Mayor

ATTEST:

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Dena J. Spooner, City Clerk/Finance Director