PLEASANT HILL CITY COUNCIL
REGULAR SESSION
JUNE 27, 2023
6:00 PM

1. CALL TO ORDER/ ROLL CALL
Mayor Kurovski called the Pleasant Hill City Council regular meeting to order on June 27, 2023 at 6:00 p.m. The Council Chambers were open and available to the public to participate in the meeting. PRESENT: Len Murray, Mike Richardson, Amanda Lundstedt and Mark Konrad. ABSENT: Ross Grooters.

2. APPROVAL OF AGENDA
Richardson/Lundstedt moved to approve the agenda. ROLL CALL: AYES: Murray, Richardson, Lundstedt, And Konrad. NAYS: None. Motion carried 4-0.

3. PUBLIC HEARING
a. Public Hearing to Consider Vacation of Street Right-of-Way – NE 62nd Street
Mayor Kurovski opened the Public Hearing for item 3.a. Public Hearing to Consider Vacation of Street Right-of-Way – NE 62nd Street at 6:01pm. City Manager Ben Champ 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. City Council recommended approval of the Preliminary Plat for the project at a previous meeting which included the developer constructing a portion of NE 62nd Street with an updated alignment. In order to complete this, the existing right of way will need to be vacated and new right of way will be dedicated with the final plat for The Crossing at Pleasant Hill. The property can be vacated from its status as street right-of-way and excess right-of-way can be disposed to the adjacent owner The Crossing at Pleasant Hill, LLC. 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 excess 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 closed the public hearing at 6:02 pm. ROLL CALL: AYES: Murray, Richardson, Lundstedt, And Konrad. NAYS: None. Motion carried 4-0.

i. First Reading of Ordinance #929 – Vacation of Street Right-of-Way – NE 62nd Street
Murray/Konrad moved to approve First Reading of Ordinance #929 – Vacation of Street Right-of-Way – NE 62nd Street. ROLL CALL: AYES: Murray, Richardson, Lundstedt, And Konrad. NAYS: None. Motion carried 4-0.

4. PUBLIC INPUT (5 MINUTES FOR ITEMS NOT ON THE AGENDA)
Pleasant Hill resident Susan Hook let Council know she had a bad leasing experience with Kading Properties, and asked that they research them, and consider requiring higher standards of landlords in the City of Pleasant Hill.

Pleasant Hill residents Tim and Mandy Ives requested additional and improved sidewalks, trails, and shoulders in Pleasant Hill to help with connectivity and safety, particularly around SE 6th Avenue and SE 68th Street. Mayor Kurovski said this was timely because the City has been working with the County since their borders are irregular, and encouraged them to send a message to the County Supervisors, who have been very cooperative. She also said the City is in the process of updating the Comprehensive Plan, and encouraged them to vote online where improvements are needed.

Pleasant Hill resident Mark Swanson thanked the Mayor and Council for the improvements on Hickory, saying it was a nicer road now and more sustainable. He also thanked them for the Splash Pad, because it has made a big difference, and they need more.
Pleasant Hill Chamber of Commerce Director Becca Squires thanked everyone at the City for being very helpful to the Chamber’s needs and looked forward to their partnership growing.

5. CONSENT ITEMS

6. BUSINESS ITEMS
a. Second Reading of Ordinance #928 – Vacation of Street Right-of-Way – NE 62nd Street
Konrad/Lundstedt moved to approve the Second Reading, and waive the Third Reading, of Ordinance #928 – Vacation of Street Right-of-Way – NE 62nd Street. City Manager Ben Champ 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. The first public hearing on the vacation of the right of way was held at the June 13, 2023 council meeting. A second public hearing will be needed to dispose of the property through an agreement with the property owner. ROLL CALL: AYES: Murray, Richardson, Lundstedt, And Konrad. NAYS: None. Motion carried 4-0.

b. Resolution #062723-03 – Set Public Hearing for Disposition of portion of NE 62nd Street Right-of-Way
Murray/Richardson moved to approve Resolution #062723-03 – Set Public Hearing for Disposition of portion of NE 62nd Street Right-of-Way. City Manager Ben Champ explained that this is a continuation of the previous item. There are multiple steps required in the process. The first public hearing on the vacation of the right of way was held at the June 13, 2023 council meeting. A second public hearing will be needed to dispose of the property through an agreement with the property owner. ROLL CALL: AYES: Murray, Richardson, Lundstedt, And Konrad. NAYS: None. Motion carried 4-0.

c. First Reading of Ordinance #930 – Amending Chapter 156 Building Code
Konrad/Richardson moved to approve First Reading of Ordinance #930 – Amending Chapter 156 Building Code.
City Manager Ben Champ introduced Senior Building Inspector Mike Sporleder, who explained that the International Code Council updates building codes every three years to clarify and clean up the language used and to make changes based on safety regulations, new methods and new products introduced to the construction world. The Central Iowa Code Consortium (CICC), an organization assembled with the goal of unifying the building codes across the greater Des Moines area, went through the process of reviewing and proposing amendments to the 2021 cycle for the Building, Residential Building and Fire codes at this time. The CICC proposed a more streamlined review this cycle as there was minimal change from the 2018 codes. The proposed updates include modifications to the City’s Code Chapter 156 Building Code and Chapter 163 Fire Code. The 2021 codes and recommendations from the CICC have been reviewed by staff to compile the modifications as presented. This is the first reading of the ordinances for consideration of modifications to the building code chapters with an effective date of August 1, 2023. Chapter 156 addresses the building code adoption and amendments enforced by the City’s Building Department. The proposed chapter modifications update the building codes to adopt the 2021 edition of the International Building Code and the 2021 edition of the International Residential Code and
amendments recommended by the CICC. ROLL CALL: AYES: Murray, Richardson, Lundstedt, And Konrad. NAYS: None. Motion carried 4-0.

d. First reading of Ordinance 931 — Amending Chapter 163 Fire Code
Murray/Lundstedt moved to approve First reading of Ordinance 931 — Amending Chapter 163 Fire Code. Senior Building Inspector Mike Sporleder explained that this item is a continuation of the previous item. This is the first reading of the ordinances for consideration of modifications to the building code chapters with an effective date of August 1, 2023. Chapter 163 addresses the fire code adoption and the amendments enforced by the City’s Fire Department and Building Department. The proposed chapter modifications update the fire code to adopt the 2021 edition of the International Fire Code and amendments recommended by the CICC. The code proposal would provide lower thresholds to require sprinkler systems be provided in new buildings. These amendments will help provide safer buildings for the public and aid the Pleasant Hill Fire Department in controlling and extinguishing fires. ROLL CALL: AYES: Murray, Richardson, Lundstedt, And Konrad. NAYS: None. Motion carried 4-0.

e. Resolution #062723-04 – Approval of Site Plan for Hallett Materials
Konrad/Murray moved to approve Resolution #062723-04 – Approval of Site Plan for Hallett Materials. City Manager Ben Champ explained that a site plan has been submitted by Hallett Materials for their 115.03-acre mining operation generally located east of S Pleasant Hill Blvd, and north of Vandalia Road at 601 S Pleasant Hill Blvd. The submission of the site plan is the next step in the design process after the company was granted a conditional use permit by the Board of Adjustment in 2018 to allow mining to occur on the site. The property is located within the City’s I-2 General Industrial Zoning District that permits the proposed use by conditional approval. The southern parcel is owned by the City of Pleasant Hill following the acquisition during the construction of the S Pleasant Hill Blvd and Vandalia Rd Intersection Improvement project providing for the future extension of the Southeast Connector. The northern parcels are owned by Hallett Construction Company and will be deeded to the City following the expiration of the Conditional Use Permit and reclamation of the site, no later than 2038. Staff has reviewed the documents and finds them to be in conformance with the requirements of a site plan. Planning & Zoning Commission recommended approval at their meeting on May 1, 2023 subject to remaining staff comments. Appropriate action would be to recommend approval of the site plan. Representatives from Hallett Materials were present and answered Councilmember questions. ROLL CALL: AYES: Murray, Richardson, Lundstedt, And Konrad. NAYS: None. Motion carried 4-0.

f. Approve Board and Commission Appointments
Richardson/Lundstedt moved to approve Board and Commission Appointments. City Manager Ben Champ explained that the Library Board, Planning & Zoning Commission, and Parks & Recreation Commission each have one member who have expiring terms and are recommended for reappointment. The Board and Commission vacancies have been formally advertised and no other applications were received. The recommendations for full-term re-appointments are: Library Board - Vanessa Sedrel; Planning and Zoning Commission - Pam Mollenhauer; Parks & Recreation Commission - Loren Lown. ROLL CALL: AYES: Murray, Richardson, Lundstedt, And Konrad. NAYS: None. Motion carried 4-0.

7. CLOSING COMMENT & REGIONAL APPOINTMENT REPORTS
Councilmember Lundstedt said she attended the CatchDSM Commission meeting last week, and reported that their projections are strong for the industry. She said Gary Slater has retired from the State Fair, and being replaced by Jeremy Parson, which should be a good transition. Lastly, she reminded everyone that RAGBRAI was coming to town next month.

Mayor Kurovski announced that we lost a great citizen and member of the Planning & Zoning Commission, Tim Mallicoat, and asked for 30 seconds of silence to remember him.

City Manager Ben Champ said the RAGBRAI route has been finalized and communication has been going out, and is working with questions coming back. He plans to go over the details with Council at the July meeting.
Library Director John Lerdal talked about the patron survey from the Consent items, adding that they received 58 responses and that it was really a positive survey.

8. **CLOSED SESSION:** Pursuant to Iowa Code Section 21.5.1 (i) To Evaluate the Professional Competency of an Individual Whose Performance is Being Considered

Konrad/Murray moved to move into Closed Session: Pursuant to Iowa Code Section 21.5.1 (i) To Evaluate the Professional Competency of an Individual Whose Performance is Being Considered. ROLL CALL: AYES: Murray, Richardson, Lundstedt, And Konrad. NAYS: None. Motion carried 4-0.

Council returned to open session. Mayor Kurovski announced no action was taken in closed session.

9. **ADJOURNMENT**

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

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Sara Kurovski, Mayor

ATTEST:

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Dena Spooner, City Clerk/Finance Director