PLEASANT HILL CITY COUNCIL
REGULAR SESSION
JULY 11, 2023
6:00 PM

1. CALL TO ORDER/ROLL CALL
Mayor Kurovski called the Pleasant Hill City Council regular meeting to order on July 11, 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, Amanda Lundstedt and Mark Konrad. ABSENT: Mike Richardson.

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

3. PUBLIC HEARING
a. Disposition of Real Property – NE 62nd Street Right of Way
Mayor Kurovski opened the Public Hearing for item 3.a. Disposition of Real Property – NE 62nd Street Right of Way at 6:01pm. Assistant City Manager/Community Development Director Madeline Sturms explained the City Council has considered the vacation of right-of-way for a portion of NE 62nd Street between Martha L. Miller Drive and Meacham Drive as it relates to a preliminary plat and site plan for the Forge Edencrest and Hawthorn Townhomes project. Council has taken action to vacate the status of right of way and the next step is to dispose of the property to the adjacent property owner to make full use of the site for economic development purposes. Disposition of the right of way has been requested by Hubbell Realty. Following is a resolution which makes findings that the property is no longer needed for public use and disposition of the former right-of-way would allow the adjacent owners to make greater use of the property. After hearing no further questions or comments from the public, the Mayor closed the public hearing at 6:02 pm. ROLL CALL: AYES: Murray, Grooters, Lundstedt, And Konrad. NAYS: None. Motion carried 4-0.

i. Resolution #071123-01 – Directing Disposal of Interest in Real Property Following Public Hearing
Konrad/Murray moved to approve Resolution #071123-01 – Directing Disposal of Interest in Real Property Following Public Hearing. ROLL CALL: AYES: Murray, Grooters, Lundstedt, And Konrad. NAYS: None. Motion carried 4-0.

ii. Resolution #071123-02– Approval of Final Plat for Hawthorne Townhomes
Grooters/Lundstedt moved to approve Resolution #071123-02– Approval of Final Plat for Hawthorne Townhomes. ROLL CALL: AYES: Murray, Grooters, Lundstedt, And Konrad. NAYS: None. Motion carried 4-0.

4. PUBLIC INPUT (5 MINUTES FOR ITEMS NOT ON THE AGENDA)
Pleasant Hill Resident Ray Sears had two items he wanted to address the Council with. He suggested that the current fireworks ordinance be changed to allow fireworks to be legal during certain holiday timeframes in order to not take time away from the Police Department so they can manage their resources more efficiently. He also requested more information on RAGBRAI coming through town, and wondered what the City was doing to welcome the riders and promote the City. Mayor Kurovski said he was in luck because that item was later on the agenda, Item 6.

5. CONSENT ITEMS
Grooters/Murray moved to approve the CONSENT ITEMS: Council Minutes – 06/27/2023, Claims Listing – 07/11/2023, Approve liquor license – Great Caterers of Iowa – 1250 NE 56th Street, Approve Massage Therapy Permit Renewal – Kathy Haage, Parks Monthly Report – dated June 2023, Quarterly Communications Report – dated July 2023, Resolution #071123-03 – A Request for Planning and Zoning Commission to Consider a Zoning Assignment, Resolution #071123-04 – Approval of Application to Iowa Thriving Communities Designation, Resolution #071123-05 – Approve Pay App No. 8 – Hickory Glen Park Pavilion Project. ROLL CALL: AYES: Murray, Grooters, Lundstedt, And Konrad. NAYS: None. Motion carried 4-0.

6. BUSINESS ITEMS
a. Consider Massage Therapy Permit Renewal – Maple Massage
Konrad/Murray moved to deny the application for Massage Therapy Business License Renewal for Maple Massage due to violation of Chapter 127.09, subsection 8. Further, the City will not consider any further applications until our Council meeting of August 22nd, 2023. Finally, the current temporary license is rescinded and the City shall communicate by hand delivery this rescission and denial to be effective at 5:00 p.m. this Friday, July 14th, 2023. Police Chief Alfonso
Pizzano explained that Maple Massage, located at 4830 Maple Drive suite 9/10, is requesting the renewal of their city permit to operate their massage business. After review of the application and inspection of the location by the police department, violation of city ordinance 127.09 subsection 8, was observed by the assigned Officer, which is grounds for denial, suspension, or revocation. It is the recommendation of the Police Department that the permit be denied. Councilmember Lundstedt said she would abstain from voting due to her conflict with the licensing board. ROLL CALL: AYES: Murray, Grooters, And Konrad. NAYS: None. ABSTAIN: Lundstedt. Motion carried 3-0-1.

b. Second Reading of Ordinance #929 – Vacation of Street Right-of-Way – NE 62nd Street
Murray/Lundstedt moved to approve Second reading of Ordinance #929 – Vacation of Street Right-of-Way – NE 62nd Street. Assistant City Manager/Community Development Director Madeline Sturm 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. There have been no comments since the previous reading. ROLL CALL: AYES: Murray, Grooters, Lundstedt, And Konrad. NAYS: None. Motion carried 4-0.

c. Second Reading of Ordinance #930 – Amending Chapter 156 Building Code
Konrad/Grooters moved to approve Second Reading of Ordinance #930 – Amending Chapter 156 Building Code. Senior Building Inspector Mike Sporleder 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. There have been no additional comments since the previous reading. ROLL CALL: AYES: Murray, Grooters, Lundstedt, And Konrad. NAYS: None. Motion carried 4-0.

d. Second Reading of Ordinance #931 – Amending Chapter 163 Fire Code
Murray/Konrad moved to approve Second reading of Ordinance 931 – Amending Chapter 163 Fire Code. Fire Chief Jamie Xayavong explained that this item is a continuation of the previous item. 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. There have been no additional comments since the previous reading. ROLL CALL: AYES: Murray, Grooters, Lundstedt, And Konrad. NAYS: None. Motion carried 4-0.

e. Resolution #071123-06 – Approval of Participation in the Mid-Iowa Planning Alliance for Community Development
Lundstedt/Grooters moved to approve Resolution #071123-06 – Approval of Participation in the Mid-Iowa Planning Alliance for Community Development. City Manager Ben Champ explained the City Council accepted an invitation from the Des Moines Metropolitan Planning Organization (DMAMPO) in 2022 to participate in the newly established non-profit Mid-Iowa Planning Alliance for Community Development (MIPA). The primary purpose of the organization was to provide administration for an anticipated approval of a new Economic Development District (EDD) for central Iowa. An EDD is a designation by the U.S. Economic Development Administration that is currently under review for our area and it has been created. The City joined for the initial period expiring June 30, 2023 and has now received an invoice to consider continuing membership. The organization has experienced growing pains in the first year but is working to formally separate from the DMAMPO and establish itself. The value of MIPA to Pleasant Hill continues to be determined but it may be valuable to see the impact of the organization over the next year of development. This is a resolution to maintain membership in MIPA for the upcoming fiscal year and to also appoint Councilmember Mark Konrad as an alternate representative for the City. ROLL CALL: AYES: Murray, Grooters, Lundstedt, And Konrad. NAYS: None. Motion carried 4-0.

f. Approve Appointment of Konnor Hodges to the Planning and Zoning Commission
Konrad/Grooters moved to approve Appointment of Konnor Hodges to the Planning and Zoning Commission. City Manager Ben Champ explained the Planning & Zoning Commission has a new vacancy for a partial term expiring June 30, 2024. The Board and Commission vacancies have just been formally advertised for several months and no applications were received. A new application has now been received and the recommendation at this time from the Mayor and Council Liaison to the Commission is for the appointment of Konnor Hodges to the Planning and Zoning Commission to complete the partial term set to expire June 30, 2024. Mr. Hodges is currently a Park and Recreation Commission member and would vacate that role. ROLL CALL: AYES: Murray, Grooters, Lundstedt, And Konrad. NAYS: None. Motion carried 4-0.
g. Resolution #071123-07 – Prairie Meadows Community Betterment Grant Acceptance–Police, Fire, and Library
Murray/Konrad moved to approve Resolution #071123-07 – Prairie Meadows Community Betterment Grant Acceptance–Police, Fire, and Library. City Manager Ben Champ explained that the Prairie Meadows Betterment Grant program annually funds medium to small-sized projects ranging from $100 to $99,999. The City submitted applications to and has been awarded the following grant funding from the Prairie Meadows Betterment Grant Program: 1) to the City of Pleasant Hill Public Library in the amount of $6,100 to be used towards purchasing items to create this Maker Space within the Library which will include an upgraded 3D printer, a CriCut, and more; 2) to the City of Pleasant Hill Fire Department to fulfill their need for medical updated equipment for the ambulance in the amount of $22,284.28 which will be used towards purchasing new Lucas Devices and new replacement batteries for the current Lucas Devices; and 3) to the City of Pleasant Hill Police Department in the amount of $11,000 to be used towards purchasing the initial equipment, and licensing, necessary for the License Plate Reader (LPR) Program. ROLL CALL: AYES: Murray, Grooters, Lundstedt, And Konrad. NAYS: None. Motion carried 4-0.

h. Resolution #071123-08 – Prairie Meadows Legacy Grant Acceptance – Parks and Recreation
Grooters/Konrad moved to approve Resolution #071123-08 – Prairie Meadows Legacy Grant Acceptance – Parks and Recreation. Parks and Recreation Manager Ryan Merritt explained that the Pleasant Hill Parks and Recreation Department submitted an application for the Prairie Meadows Legacy Grant program, which provides funding for large scale, signature projects in Central Iowa. He was excited to announce that the Hickory Glen Pickleball Courts project application has been selected for award in the amount of $100,000, stating it was a group effort. The City Council has prioritized a Pickleball amenity for Hickory Glen Park. The proposed Pickleball amenity could include 6 Pickleball courts and additional features such as shade structures, wind screens, and seating. Pleasant Hill resident Ray Sears asked where this would be located. Mr. Merritt said it is projected to be placed at Hickory Glen Park. ROLL CALL: AYES: Murray, Grooters, Lundstedt, And Konrad. NAYS: None. Motion carried 4-0.

i. Resolution #071123-09 – Approve Pay App No. 8 and Change Order No. 2 - 2021 Street Patching Project
Murray/Konrad moved to approve Resolution #071123-09 – Approve Pay App No. 8 and Change Order No. 2 - 2021 Street Patching Project, subject to receiving signatures from the Contractor on said documents. Public Works Director Russ Paul explained the City Council annually works to award a street repair project for concrete patching throughout the community and the work for this construction season is continuing in the southwest portion of the community. The construction contract for the project has been awarded to Hill Contracting and the work is progressing. The City Engineer has prepared the payment application number eight for work completed through June 30, 2023. The contractor, Hill Contracting, had a completion date for this project set for June 30, 2023 and was unable to meet this deadline. Approval of the payment application would serve as the final pay application for Hill Contracting on the work they completed for the 2021 Street Patching Project and the balance of the project would be removed from the contract. Change order number two balances final quantities for the project. This is a resolution approving the payment application and change order. Later on the agenda is an option to complete the remaining work with another contractor. City Manager Ben Champ said the Contractor needs to sign the pay app and change order. ROLL CALL: AYES: Murray, Grooters, Lundstedt, And Konrad. NAYS: None. Motion carried 4-0.

j. Resolution #071123-10 – Approve Pay App No. 3 and Change Orders No. 1 & No. 2 – Hickory Blvd Overlay Phase 1 Project
Grooters/Konrad moved to approve Resolution #071123-10 – Approve Pay App No. 3 and Change Orders No. 1 & No. 2 with Change Order No. 2 subject to the final approval of resolution #071123-09 as requested by the City Manager–Hickory Blvd Overlay Phase 1 Project. Public Works Director Russ Paul explained the City Council has prioritized and budgeted funds to make improvements to the road surface of Hickory Boulevard. The scope of this project starts at the intersection of Hickory Boulevard and Ash Drive then concludes at the intersection of Hickory Boulevard and Beech Boulevard. The project includes milling the existing asphalt surface and patching the failing sections of concrete pavement. The roadway is then overlaid with a new asphalt surface on top of the existing panels in good condition and newly replaced street panels. There will also be improvements made to sidewalk crossings at the intersections in an effort to ensure compliance with current ADA standards. Snyder and Associates has developed plans and specifications for the improvements to Hickory Blvd and TK Concrete was awarded the contract and work is now substantially complete. The purpose of this agenda item is to begin closeout of the Hickory Boulevard work through a payment application and quantities change order and to consider an option to extend the contract for additional work. Payment Application Number 3 covers the remaining portions of the Hickory Blvd Overlay Phase 1 Project for all work completed through July 5th, 2023 and looks to accept the project following 30 days without a claim. Change Order No 1 is a deduct to the project based on as-built quantities now that the work is done. Change Order Number 2 is an opportunity to extend the contract to complete the remaining work that is part of the 2021 Street Patching Project. The original contractor, Hill Contracting, had a project completion date of June 30th and was unable to meet that deadline. Given the speed and quality of work seen on the Hickory Boulevard Overlay Phase 1 project, city staff is proposing allowing TK Concrete the opportunity to complete the work not done for the 2021 Street Patching Project. The simplest way to bring TK Concrete on to complete the work would be via change order to the Hickory Blvd Overlay Phase 1 Project as the City already has a contract in
place with TK Concrete and the unit items in the Hickory Blvd project are in line with those that remain in the 2021 Street Patching Project. The completion date for TK Concrete to complete the balance of the 2021 Street Patching Project work would be November 10th, 2023. ROLL CALL: AYES: Murray, Grooters, Lundstedt, And Konrad. NAYS: None. Motion carried 4-0.

k. Resolution #071123-11 – Approval of Pay App No. 1 – Youngstown Trail Phase III

Grooters/Lundstedt moved to approve Resolution #071123-11 – Approval of Pay App No. 1 – Youngstown Trail Phase III. City Manager Ben Champ explained the City has approved a preliminary and final plat for Pine Valley development located generally west of Highway 65, south of Schweiker Drive and connecting on the south to Pine Valley Drive. The plat included construction of a portion of Youngstown Trail on the development property and the City entered into a development agreement regarding the construction of the trail including on outlots that have since been dedicated to the City as considered during the platting process. The developer was responsible for the engineering design and the physical construction of the trail within the development and the City approved a development agreement with The Ridge Partners, LLC to include the construction of additional portions of the trail to fully connect the Youngstown Trail and the development from East Oakwood Drive to SE 6th Avenue/Parkridge Avenue. The agreement outlines the responsibility of construction, observation, payment, and future maintenance of the trail. Construction of the trail is well underway and the attached payment application has been prepared and reviewed by the City Engineer. This is a resolution approving the partial payment application for Youngstown Trail Phase 3 with The Ridge Partners, LLC. ROLL CALL: AYES: Murray, Grooters, Lundstedt, And Konrad. NAYS: None. Motion carried 4-0.

l. Update on RAGBRAI Route – July 27th, 2023

Assistant City Manager/Community Development Director Madeline Sturms gave an update on RAGBRAI 2023, which will pass directly through Pleasant Hill on the morning of Thursday, July 27th. Communication has been put out on the City's website and social media, and mailed to residents living along the route, along with being included in their water bills. Facebook and Google Maps will have alerts of closures. The route will travel from Des Moines into Pleasant Hill on Fairview Dr. to Oakwood Dr. to 56th Street. 56th St. takes riders through unincorporated Polk County to NE 27th Ave. to Altoona. Altoona is the first official pass-through town of that day. Pleasant Hill is not an official pass-through town according to RAGBRAI, therefore they have discouraged us from creating a stopping point for riders, other than support, as they have official stops planned in towns such as Ankeny, Des Moines, and Altoona, and are to be out of Altoona by 1:00pm that day to continue receiving support. Pleasant Hill has been coordinating with their partners like Polk County and the DOT on route management, and the Pleasant Hill Fire Department will provide first-aid care, water, and restrooms at Sunrise Park to be welcoming and supportive as they pass through town to their next official destination. They even created a playlist for them with all songs containing the word "Hill" in them for a fun music experience, and will have art posted along the route. The City has a dedicated website containing all of the latest information at www.pleasanthilliowa.org/ragbrai, as does Catch Des Moines at www.catchdesmoines.com/ragbrai-des-moines-faq, along with a support phone number available for questions and help with navigation @ 515-699-3469. Councilmember Grooters added that DART will be providing transportation until 11:00pm the night before to riders to shuttle from downtown to their sleeping quarters at DSM Waterworks. Pleasant Hill resident Ray Sears encouraged additional participation by businesses and the City to have riders stop in the community. Assistant City Manager Madeline Sturms said although the City is not hosting an event at the recommendation of RAGBRAI, they are not preventing businesses or residents from having lemonade stands or other events on private property.

7. CLOSING COMMENT

Councilmember Ross Grooters said the big item for DART is the announcement of hiring former staff member, Amanda Wanke, as their new CEO, and their excitement to welcome her back.

Public Works Director Russ Paul introduced their new Public Works Manager Steve Landers, saying he came from the City of Urbandale and has made great strides hitting the road running. Everyone welcomed him aboard.

8. ADJOURNMENT

Lundstedt/Konrad moved to adjourn the Council meeting. ROLL CALL: AYES: Murray, Grooters, Lundstedt, And Konrad. NAYS: None. Motion carried 4-0. The meeting was adjourned at 6:50 p.m.

Sara Kurovski, Mayor

ATTEST:

Dena Spooner, City Clerk/Finance Director