1. CALL TO ORDER/ROLL CALL
Mayor Kurovski called the Pleasant Hill City Council regular meeting to order on August 8, 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: none.

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

3. PUBLIC HEARINGS
a. Rezoning of Property from R-1 to C-1 – 876 Shadyview Blvd
Mayor Kurovski opened the Public Hearing for item 3.a. Rezoning of Property from R-1 to C-1 – 876 Shadyview Blvd, at 6:01pm. Planning Manager Rose Schroder explained that the City of Pleasant Hill entered into an agreement with John O. and Ellen Sunblad concerning the extension of Maple Drive in a document dated August 10, 1981. In part, the agreement stated that the City would initiate a change in zoning of the property commonly known as 876 N. Shadyview Boulevard from R-1 to C-1. The City Council passed and approved Ordinance 583 on February 11, 2003 rezoning the property. However, the amendment was not mapped at that time and the official zoning map of the City has been repealed and replaced since that time. Because the zoning map has been wholly repealed and replaced there is not an administrative remedy to modify the official map. The City Council passed Resolution #071123-03 on July 11, 2023 to refer the matter of rezoning property commonly known as 876 N. Shadyview Boulevard to the Planning and Zoning Commission. Notice of the Planning and Zoning Commission public meeting and the public hearing set for the City Council on August 8, 2023 was sent by regular mail to the property owners of record within 200 feet of the subject property. Two concerns have been received. The Planning and Zoning Commission recommended approval as it is compatible with the Future Zoning Map. After hearing no further questions or comments from the public, the Mayor closed the public hearing at 6:05 pm. ROLL CALL: AYES: Murray, Grooters, Richardson Lundstedt, Konrad. NAYS: None. Motion carried 5-0.

i. First Reading of Ordinance #932 – Consideration of Rezoning Property from R-1 to C-1
Grooters/Richardson moved to approve First Reading of Ordinance #932 – Consideration of Rezoning Property from R-1 to C-1. ROLL CALL: AYES: Murray, Grooters, Richardson Lundstedt, Konrad. NAYS: None. Motion carried 5-0.

b. Disposal of Former 62nd Street Right-of-Way
Mayor Kurovski opened the Public Hearing for item 3.b. Disposal of Former 62nd Street Right-of-Way at 6:06pm. City Manager Ben Champ explained 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 has been 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. Disposition of the right-of-way has been requested by the property owner to facilitate the new alignment of NE 62nd Street. This resolution which makes a finding that the property is no longer needed for public use and disposition of the former right-of-way would allow the adjacent owner to make greater use of the property. After hearing no further questions or comments from the public, the Mayor closed the public hearing at 6:07 pm. ROLL CALL: AYES: Murray, Grooters, Richardson Lundstedt, Konrad. NAYS: None. Motion carried 5-0.
i. Resolution #080823-01 – Directing Disposal of Interest in Real Property Following Public Hearing
Lundstedt/Grooters moved to approve Resolution #080823-01 – Directing Disposal of Interest in Real Property Following Public Hearing. ROLL CALL: AYES: Murray, Grooters, Richardson Lundstedt, Konrad. NAYS: None. Motion carried 5-0.

iv. Vacation of Surface Water Flowage Easement – 1851 Lakeview Drive
Mayor Kurovski opened the Public Hearing for item 3.c. Vacation of Surface Water Flowage Easement – 1851 Lakeview Drive at 6:08pm. City Manager Ben Champ explained that City Council approved Copper Creek Plat 19 final plat at the October 13, 2020 City Council meeting which subdivided property and provided easements as needed. A residential home is under construction at 1851 Lakeview Drive and the property owner wishes to relocate the existing surface water flowage easement to accommodate property development. In order to do so, the City must vacate its interest in the existing surface water flowage easement before it can approve a newly relocated easement. This resolution considers the vacation of the City’s interest in the existing surface water flowage easement and the second resolution establishes the newly relocated Surface Water Flowage Easement for the protection of the City and property owner.

After hearing no further questions or comments from the public, Mayor closed the public hearing at 6:10 pm. ROLL CALL: AYES: Murray, Grooters, Richardson Lundstedt, Konrad. NAYS: None. Motion carried 5-0.

i. Resolution #080823-02 – Consider Vacation of Surface Water Flowage Easement at 1851 Lakeview Drive

ii. Resolution #080823-03 – Consider Approval of Surface Water Flowage Easement at 1851 Lakeview Drive
Konrad/Murray moved to approve both of items 3.c.i and 3.c.ii together: Resolution #080823-02 – Consider Vacation of Surface Water Flowage Easement at 1851 Lakeview Drive and Resolution #080823-03 – Consider Approval of Surface Water Flowage Easement at 1851 Lakeview Drive. 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)
Pleasant Hill resident Kevin Harvey asked the City Council to consider building an amphitheater at Copper Creek Lake Park and dedicate it to the memory of previous Pleasant Hill Chamber of Commerce Executive Director Catherine Jensen.

5. CONSENT ITEMS

6. BUSINESS ITEMS
a. Resolution #080823-08 – Approve Substantial Completion – Doanes Park Splash Pad Project
Murray/Konrad moved to approve Resolution #080823-08 – Approve Substantial Completion – Doanes Park Splash Pad Project. Parks and Recreation Manager Ryan Merritt explained that the City Council prioritized the development of a splash pad at Doanes Park and Commercial Recreation Specialists has been awarded the splash pad project. The project is being overseen by Snyder & Associates. This resolution approves the Certificate of Substantial Completion for the project and identifies the remaining work for the project to be completed. ROLL CALL: AYES: Murray, Grooters, Richardson Lundstedt, Konrad. NAYS: None. Motion carried 5-0.

b. Approve Art on the Lake Special Event Application
Lundstedt/Grooters moved to approve Art on the Lake Special Event Application. Parks and Recreation Manager Ryan Merritt explained that the Executive Director of Art on the Lake, Nora Schatzberg, is proposing to host their 7th annual festival on Saturday, September 16th at Copper Creek Lake Park. The festival is a family-friendly event that is free to the community and features music by local musicians, food from local vendors, interactive kids’ crafts in Lil’ Artist Alley, and showcases local artists. Art on the Lake Festival aims to promote and foster interest and participation in the arts among all members of the community. By raising awareness of local artists by providing an opportunity to exhibit and market their work and encouraging the arts with a positive learning experience for all ages. ROLL CALL: AYES: Murray, Grooters, Richardson Lundstedt, Konrad. NAYS: None. Motion carried 5-0.

7. CLOSING COMMENT
Councilmember Murray said he and the MIPA Committee have been working on updating their Bylaws for approval. He said he and the MPO Finance Committee have been re-writing the Employee Handbook for Executive approval, and are now receiving the financial reports they have been asking for. Mayor Kurovski thanked him for all the extra time he has put into these committees.

Councilmember Grooters said he thought RAGBRAI went fantastically smooth, and thanked Assistant City Manager Madeline Sturms and City staff for all their efforts. He said DART is moving forward with phase 1 of the new maintenance facility, and they are working on an issue with the electric busses.

Police Chief Alfonso Pizzano gave an update on the upcoming Iowa State Fair, announcing that there will be Fair parking again this year at SEP High School and Junior High parking lots. He said there will be towing after 2:00am to prevent any camping overnight there. There will not be any road closures, and they will be participating in GTSB speed monitoring in Pleasant Hill, Altoona, and Polk County.

8. ADJOURNMENT
Grooters/Lundstedt 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 6:25 p.m.

________________________________________
Sara Kurovski, Mayor

ATTEST:

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Dena Spooner, City Clerk/Finance Director