

**PLEASANT HILL CITY COUNCIL
REGULAR SESSION
JANUARY 26, 2016
6:30 PM**

1. LL TO ORDER/ROLL CALL

Mayor Kurovski called the Pleasant Hill City Council meeting to order on January 26, 2016 at 6:30 p.m. in the City Council Chambers. PRESENT: Jeff Mullen, Curt Gause, Dean Cooper, Barb Malone, Mark Konrad and Mayor Sara Kurovski. ABSENT: none.

2. APPROVAL OF AGENDA

Konrad/Malone moved to approve the agenda as presented, with the exception that closed session 8.b. would be presented before closed session 8.a. ROLL CALL: AYES: Mullen, Gause, Cooper, Malone, Konrad. NAYS: None. Motion carried 5-0.

3. PRESENTATIONS:

- a. Annual Business Retention Update from 2015 – Alex Lynch, EPRD and Janet Wilwerding, City of Pleasant Hill.

Development and Communications Specialist Janet Wilwerding and Eastern Polk Regional Development Executive Director Alex Lynch briefly updated the Council on business retention and expansion in the Pleasant Hill area. They emphasized that a large percentage of growth comes from existing business, therefore it is important to reach out via meetings and close contact with the Chamber of Commerce.

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

There was none.

5. CONSENT ITEMS

Mullen/Cooper moved to approve the **CONSENT ITEMS:** Council Minutes - dated 01-12-16, Claims Listing dated 01-26-16, Treasurers Report dated 12-31-15, Expenditure Report dated 12-31-15, Revenue Report dated 12-31-15, Fire Dept Report dated December 2015, Police Dept Report dated December 2015, Public Works Dept Report dated 01-26-16, Liquor License Renewal – The PARC Event Center, 5374 NE 12th Ave., Tax Abatement Report dated December 2015, **Resolution #012616-01** - Transfer of funds - Storm Water Fund to Sewer Fund, **Resolution #012616-02** – Transfer of Funds – Emergency Fund to Equipment Replacement Fund, **Resolution #012616-03** – Transfer of Funds – Employee Benefits Fund to General Fund, **Resolution #012616-04** – Approval of Change Order No. 1 and Payment Application No. 4 – NE 75th Street Improvements Project. ROLL CALL: AYES: Mullen, Gause, Cooper, Malone, Konrad. NAYS: None. Motion carried 5-0.

6. BUSINESS ITEMS

- a. **Resolution #012616-05** – Approval of Preliminary Plat with Development Agreement for Prairie Creek Plat 1.

Cooper/Malone moved to approve **Resolution #012616-05** – Approval of Preliminary Plat with Development Agreement for Prairie Creek Plat 1. Assistant City Manager Ben Champ explained that the City has been working with the purchaser of development property in the City of Pleasant Hill in an area southeast of Highway 65 and Oakwood Boulevard over the last several

months. This property was previously owned by the Iowa Department of Transportation and was recently auctioned off by the Department as excess right-of-way. The property has been assigned zoning to coincide with the Future Land Use Plan and the City is now in receipt of a Preliminary Plat for the property. City Engineer Eric Cannon answered questions from the Council. ROLL CALL: AYES: Mullen, Gause, Cooper, Malone, Konrad. NAYS: None. Motion carried 5-0.

- b. **Resolution #012616-06** – Approval of a Request to the DMAMPO to transfer STP funds for Pleasant Hill Boulevard and Vandalia Road Intersection Project .

Mullen/Malone moved to approve **Resolution #012616-06** – Approval of a Request to the DMAMPO to transfer STP funds for Pleasant Hill Boulevard and Vandalia Road Intersection Project . Senior Planner Madeline Sturms explained that the City of Pleasant Hill has been working with the City of Des Moines to plan and construct the SE Connector as a transportation corridor connecting the Highway 5/65 Bypass to downtown Des Moines for several years. This resolution provides for the City of Pleasant Hill and the City of Des Moines to work jointly on the Pleasant Hill Boulevard and Vandalia Road intersection project. The resolution directs a request to the Des Moines Area MPO to transfer \$3,378,400 of STP funds from the SE Connector to the Pleasant Hill Boulevard and Vandalia Road intersection project. Local matching funds will be required to acquire some portions of property not eligible to be funded under the STP funds. STP funds will cover approximately 80% of the estimated project cost. A representative from Kirkham Michael answered questions from the Council. ROLL CALL: AYES: Mullen, Gause, Cooper, Malone, Konrad. NAYS: None. Motion carried 5-0.

7. CLOSING COMMENTS

Mayor Kurovski talked about attending the Convention and Visitors Bureau as well as the MPO quarterly board meetings the previous weekend.

City Manager Don Sandor reminded the Council about the Budget Work Session to be held Wednesday, January 27th at 6:00pm and said another could be scheduled on February 2nd if needed.

Police Chief Al Pizzano gave an update on the hiring process for their department. They had received 40 applications, who have now had their physical exams and testing. They are moving forward in the process and should have the results back for a decision in a couple of months.

Library Director John Lerdal talked about their story featured on news channels 5, 8, and 13: 1000 Books before Kindergarten. He thanked the Children's Librarian Krista Smith for organizing the event and Communication Specialist Janet Wilwerding for helping network the story. Mr. Lerdal also discussed the upcoming Lion's Club Soup Supper where donations will benefit Pleasant Hill residents.

Assistant City Manager Ben Champ followed up on Mayor Kurovski's previous comments about the permit growth in Pleasant Hill, stating that single-family valuation was \$10.9 million, the highest since 2007; multifamily valuation was \$7.7 million, the highest since 2005; and commercial and industrial valuation was \$10 million, the highest since 2012.

8. CLOSED SESSIONS:

- a. Pursuant to Iowa Code Section 20.17 (3) Providing for the Strategy Meetings of Public Employers Collective.

Konrad/Malone moved to move into Closed session : Pursuant to Iowa Code Section 20.17 (3) Providing for the Strategy Meetings of Public Employers Collective. ROLL CALL: AYES: Mullen, Gause, Cooper, Malone, Konrad. NAYS: None. Motion carried 5-0.

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

- b. Pursuant to Iowa Code Section 21.5.1 (j) to Discuss the Possible Purchase of Particular Real Estate

1. Discussion and Possible Action Regarding Purchase of Particular Real Estate

Malone/Konrad moved to move into Closed session : Pursuant to Iowa Code Section 21.5.1 (j) to Discuss the Possible Purchase of Particular Real Estate. ROLL CALL: AYES: Mullen, Gause, Cooper, Malone, Konrad. NAYS: None. Motion carried 5-0.

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

9. ADJOURNMENT

Malone/Mullen moved to adjourn the meeting. ROLL CALL: AYES: Mullen, Gause, Cooper, Malone, Konrad. NAYS: None. Motion carried 5-0. The meeting was adjourned at 7:45 p.m.

Sara Kurovski, Mayor

ATTEST:

Dena J. Spooner, City Clerk/Finance Director