

**PLEASANT HILL CITY COUNCIL  
REGULAR SESSION  
FEBRUARY 09, 2016  
6:30 PM**

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

Mayor Kurovski called the Pleasant Hill City Council meeting to order on February 9, 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. ROLL CALL: AYES: Mullen, Gause, Cooper, Malone, Konrad. NAYS: None. Motion carried 5-0.

**3. PRESENTATIONS:**

a. Review of 2015 Park and Recreation Activities – Heath Ellis and Rick Courcier  
Parks Supervisor Heath Ellis and Recreation Manager Rick Courcier gave an annual report presentation on Pleasant Hill's Park and Recreation Milestones over the past five years. They thanked the council for their support and creative leadership and looked forward to future parks, trails, and program development. The Mayor and Council thanked them and their teams for all their hard work and commitment.

**4. PUBLIC HEARINGS:**

Mayor Kurovski opened the Public Hearing for the 2016 Concrete Patch Project at 6:45p.m. City Engineer Eric Cannon explained this was the final plans and specifications for the 2016 patching project. The bid letting was held February 3rd at which time ten aggressive bids were received ranging from \$234,890 to \$278,000. TK Concrete was the low bidder. Mr. Cannon said they were a good contractor who had done previous projects for the City, so he recommended accepting the bid. Hearing no comments from the public, the Mayor closed the public hearing at 6:46p.m.

a. 2016 CONCRETE PATCH PROJECT

- a. **Resolution #020916-01** – Approval of Plans, Specifications, and Project Award for the 2016 Street Repair Project  
Cooper/Malone moved to approve **Resolution #020916-01** – Approval of Plans, Specifications, and Project Award for the 2016 Street Repair Project. ROLL CALL: AYES: Mullen, Gause, Cooper, Malone, Konrad. NAYS: None. Motion carried 5-0.

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

There were none.

**6. CONSENT ITEMS**

Mullen/Konrad moved to approve the **CONSENT ITEMS**: Council Minutes - dated 01-26-16, Claims Listing dated 02-09-16, Tax Abatement Report dated January 2016, Board of Adjustments Minutes dated 11-05-15, Joint Planning & Zoning Commission and Park & Recreation Minutes dated 12-07-15, Planning & Zoning Commission Minutes dated 01-04-16, Planning & Zoning Commission Special Meeting Minutes dated 01-18-16, Park and Recreation Commission Minutes dated 01-14-16, Library Board Minutes dated 12-17-15, **Resolution #020916-02** – Approval of Lien Schedule, **Resolution #020916-03** – Approval of Payment Application No. 5 – NE 75<sup>th</sup> Street Improvements. ROLL CALL: AYES: Mullen, Gause, Cooper, Malone, Konrad. NAYS: None. Motion carried 5-0.

**7. BUSINESS ITEMS**

a. **Resolution #020916-04** – Set Public Hearing for FY 17 Budget

Cooper/Malone moved to approve **Resolution #020916-04** – Set Public Hearing for FY 17 Budget. City Manager Don Sandor explained that Cities are annually required to set the budget hearings before the fiscal year start of July 1st. The hearing will be held March 8, 2016 with public notice of the budget published 10-20 days prior. The Public Works Union contract is still an outstanding item to be done prior to the March 15th budget certification due date. ROLL CALL: AYES: Mullen, Gause, Cooper, Malone, Konrad. NAYS: None. Motion carried 5-0.

- b. Approve Appointment to the Planning and Zoning Commission  
Malone/Gause moved to approve the Appointment of Rachel Anderson to the Planning and Zoning Commission. City Manager Don Sandor explained that with the election of Curt Gause to the City Council, he had to resign his seat on the Planning and Zoning Commission effective December 31, 2015. The term runs through June 30, 2017. The opening was advertised and five candidates applied. Planning and Zoning Chair Mark Ackelson and Curt Gause interviewed the candidates. They recommend that Rachel Anderson be appointed to fill the remainder of the term, until June 30, 2017. Mayor Kurovski welcomed Ms. Anderson to the P&Z Commission. ROLL CALL: AYES: Mullen, Gause, Cooper, Malone, Konrad. NAYS: None. Motion carried 5-0.
- c. **Resolution #020916-05** – Approve Revised Fire Chief Contract  
Konrad/Mullen moved to approve **Resolution #020916-05** – Approve Revised Fire Chief Contract. City Manager Don Sandor explained that the City Council had previously approved revisions to the job description of the Pleasant Hill Fire Chief. It is now appropriate to also revise the employment contract for the Fire Chief with those updates. ROLL CALL: AYES: Mullen, Gause, Cooper, Malone, Konrad. NAYS: None. Motion carried 5-0.
- d. **Resolution #020916-06** – Approval of Plans, Specifications, and Letting Schedule for the Youngstown Trail Phase 1 Project  
Mullen/Malone moved to approve **Resolution #020916-06** – Approval of Plans, Specifications, and Letting Schedule for the Youngstown Trail Phase 1 Project. Senior Planner Madeline Sturms explained that the City has an existing plan for trail development within the community. Segments of the trail are completed when private development occurs, when road projects are completed and as separate trail projects. The Canterbury Heights project will continue the next section of trail extension for Youngstown Trail and the remainder of the project is on public property. This trail portion connects the on-street facilities at NE 56<sup>th</sup> Street and will eventually connect to the Gay Lea Wilson trail at Parkridge Avenue. Plans and specifications for the first phase have now been completed for approval and scheduling for bidding and project award. The package is proposed for a bid letting date of March 2, 2016 and potential contract award on March 8, 2016. Councilmember Mullen said it is great to continue the trails whenever we can. ROLL CALL: AYES: Mullen, Gause, Cooper, Malone, Konrad. NAYS: None. Motion carried 5-0.
- e. **Resolution #020916-07** – Support of Grant Application for Agricultural Urbanism Toolkit from ISU Community Design Lab  
Malone/Konrad moved to approve **Resolution #020916-07** – Support of Grant Application for Agricultural Urbanism Toolkit from ISU Community Design Lab. Senior Planner Madeline Sturms explained that The Iowa State University Community Design Lab has a grant program available that supports and promotes holistic food systems through public design that engages community leaders in an effort to collaborate and connect the unique assets of the community. The recently completed Comprehensive Plan identified goals related to health that could increase quality of life, provide economic development opportunities, and enhance the character of the community. The Agricultural Urbanism Toolkit engages community input to find tactics which more most feasible in the community to create a healthier and more sustainable local and regional environment. The City has included initial budgeted grant matching dollars in the proposed budget. ROLL CALL: AYES: Mullen, Gause, Cooper, Malone, Konrad. NAYS: None. Motion carried 5-0.
- f. **Resolution #020916-08** – Agreement for Professional Engineering Services for the NE 70<sup>th</sup> Improvements Project  
Cooper/Malone moved to approve **Resolution #020916-08** – Agreement for Professional Engineering Services for the NE 70<sup>th</sup> Improvements Project. Assistant City Manager Ben Champ explained that the City has been working annually through a series of roadway capital improvement program projects. One of the next major steps is the reconstruction of NE 70<sup>th</sup> Street in an area between University Avenue and Rising Sun Drive. This is a connection that will eventually connect south to SE 6<sup>th</sup> Avenue in a later phase and serve development in the future center of the community. The project will begin immediately with a traffic study that will also consider the intersection with Rising Sun Drive for a second potential roundabout or standard signal improvements. These improvements relate to the recently completed comprehensive plan and the project will incorporate complete street elements and community signage within the roundabout. ROLL CALL: AYES: Mullen, Gause, Cooper, Malone, Konrad. NAYS: None. Motion carried 5-0.
- g. **Resolution #020916-09** – Site Plan for Villas at Prairie Creek  
Konrad/Gause moved to conditionally approve **Resolution #020916-09** – Site Plan for Villas at Prairie Creek, subject to meeting the engineering criteria and signage per the Planning and Zoning Commission's recommendation. 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 a Preliminary Plat was approved subject to remaining engineering comments at a previous meeting. A site plan has been submitted for the

western portion of the property. The council and developer discussed timing of the phases. ROLL CALL: AYES: Mullen, Gause, Cooper, Malone, Konrad. NAYS: None. Motion carried 5-0.

- h. **Resolution #020916-10**– Agreement for Professional Engineering Services with Kirkham Michael & Associates, Inc. Cooper/Konrad moved to approve **Resolution #020916-10**– Agreement for Professional Engineering Services with Kirkham Michael & Associates, Inc. Senior Planner Madeline Sturms explained that the City has been working for several years with the City of Des Moines to plan and construct the Southeast Connector. Annually for several years, the two entities have applied for and received funding for the project. Des Moines is now nearing completion of the latest segment extending the roadway to 30<sup>th</sup> Street. The funding now on hand is a good fit for improvements to Pleasant Hill Boulevard and Vandalia Road in support of the project. The Cities have agreed to direct funding toward this portion and the attached scope of services with the project engineer, Kirkham Michael and Associates has been developed. Funding for the design and construction would come from capital improvement project funds and Surface Transportation Project (STP) funds awarded through the Des Moines Area Metropolitan Planning Organization. ROLL CALL: AYES: Mullen, Gause, Cooper, Malone, Konrad. NAYS: None. Motion carried 5-0.
- i. **Resolution #020916-11** – Set Hearing on Intent to Acquire Agricultural Property and Authorize Acquisition of Necessary Property for Pleasant Hill Blvd and Vandalia Rd Intersection Project  
Mullen/Malone moved to approve **Resolution #020916-11** – Set Hearing on Intent to Acquire Agricultural Property and Authorize Acquisition of Necessary Property for Pleasant Hill Blvd and Vandalia Rd 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. The intersection will provide for local traffic needs and be designed to align with future construction of the Southeast Connector. To move forward with the project, the City will need to acquire the necessary right-of-way and easements for the project by gift, negotiation, or eminent domain including acquiring agricultural property. These actions are required by Iowa law before the City can initiate the right-of-way acquisition process under eminent domain. The City of Pleasant Hill and City of Des Moines are coordinating the acquisition process to be led by Des Moines real estate staff. This resolution sets the public hearing for the intent to acquire property for March 22, 2016 at 6:30 PM. Notices will be sent to the affected property owners pursuant with Iowa Code Chapter 6B prior to the public hearing. ROLL CALL: AYES: Mullen, Gause, Cooper, Malone, Konrad. NAYS: None. Motion carried 5-0.

## 8. CLOSING COMMENTS

Mayor Kurovski talked about the MAC meeting she had attended that day, adding that a 2016 Iowa Legislative update packet would be placed in the dropbox for council to review. The legislative update touched on topics such as fireworks, puppy mills, cannabis, and several other items up for discussion. There was some discussion on the fireworks topic.

City Manager Don Sandor said that he and the Fire Chief would like to know the Councils' views on the fireworks legislation, and asked that they contact him to discuss further. Mr. Sandor also announced there would be a work session next Tuesday, February 16, 2016 at 6:00p.m. DART representatives will be there to discuss their 2035 plan and budget.

Library Director John Lerdal thanked Communications Specialist Janet Wilwerding for sending out the emails about the Libraries program "1000 books before Kindergarten". He was thankful and proud of the coverage their library had received for a good cause. Mr. Lerdal also announced that both Pleasant Hill and Altoona libraries had received a \$10,000 grant from Face Book to fund STEM programs. STEM stands for Science, Technology, Engineering, and Math education and to interest kids in these programs. ISU has developed a curriculum that they will utilize, and he wants people to be aware of its existence so the openings can all be filled.

## 9. CLOSED SESSIONS:

- a. Pursuant to Iowa Code Section 21.5.1 (j) to Discuss the Possible Purchase of Particular Real Estate  
Malone/Mullen 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.
- b. Pursuant to Iowa Code Section 20.17 (3) Providing for the Strategy Meetings of Public Employers Collective  
Malone/Konrad 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.

**10. ADJOURNMENT**

Malone/Gause moved to adjourn the meeting. ROLL CALL: AYES: Mullen, Gause, Cooper, Malone, Konrad. NAYS: None. Motion carried 5-0. The meeting was adjourned at 7:49 p.m.

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Sara Kurovski, Mayor

ATTEST:

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Dena J. Spooner, City Clerk/Finance Director