

**PLEASANT HILL CITY COUNCIL  
REGULAR SESSION  
March 8, 2016  
6:30 PM**

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

Mayor Kurovski called the Pleasant Hill City Council meeting to order on March 8, 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**

Mullen/Gause moved to approve the agenda as presented. ROLL CALL: AYES: Mullen, Gause, Cooper, Malone, Konrad. NAYS: None. Motion carried 5-0.

**3. BADGING FOR SERGEANT KILLAM**

Chief Pizzano gave the Oath of Office to Sergeant Brandan Killam during a badge ceremony as Sergeant Killam moved up the ranks to become one of Pleasant Hill's newest supervisors.

**4. PUBLIC HEARINGS**

a. Fiscal Year 2016-2017 Budget Hearing

Mayor Kurovski opened the Public Hearing for the Fiscal Year 2016-2017 Budget Hearing at 6:32 p.m. City Manager Don Sandor explained that Cities in Iowa are required to approve an annual budget for each fiscal year and certify that budget prior to March 15<sup>th</sup>. Mr. Sandor summarized the key highlights of the budget, adding that the goal is always to have a stable tax levy rate while also giving excellent service to the community. This is the eighth year in a row that the tax levy has been maintained at \$11.65. This resolution will adopt the Fiscal Year 2016-2017 budget for the City as has been reviewed by the City Council and prepared and advertised by staff for public review. Councilmember Konrad outlined to the audience how the budget preparation process goes through scrutiny via many public meetings as the Council, Mayor, City Manager, and staff try to appease what is in the best interest of the City without increasing the tax levy. He thanked everyone for all their work on this year's process. Councilmember Mullen also thanked everyone for helping to make this year go smoothly. Hearing no comments from the public, the Mayor closed the public hearing at 6:35p.m.

1. **Resolution #030816-01** - Approval of Fiscal Year 2016-2017 Budget.

Konrad/Malone moved to approve the agenda as presented. ROLL CALL: AYES: Mullen, Gause, Cooper, Malone, Konrad. NAYS: None. Motion carried 5-0.

b. Youngstown Trail Phase 1

Mayor Kurovski opened the Public Hearing for Youngstown Trail Phase 1 at 6:36 p.m. City Engineer Eric Cannon explained that a bid letting was held on March 2, 2016. Nine bids were received ranging from \$189,999.00 to \$286,173.00. He recommended the approval of contract award to Elder Corporation as the low bidder. When asked about the timeframe, he said the project should be completed by the end of June. Mark Ackelson complimented the council, staff, and Mr. Cannon for moving forward with a more elaborate trail system, and was thankful the budget approved future ordinances to be developed. Hearing no comments from the public, the Mayor closed the public hearing at 6:38p.m.

1. **Resolution #030816-02** – Approval of Plans, Specifications, and Project Award for the Youngstown Trail Phase 1 Project.

Malone/Cooper moved to approve the agenda as presented. 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)**

Matt Christofferson addressed the Council meeting to announce he was running for the Iowa State Representative for District 31, encompassing East Des Moines and Pleasant Hill. He thanked everyone for participating in government meetings such as the Council meeting.

## 6. CONSENT ITEMS

Mullen/Gause moved to approve the **CONSENT ITEMS**: Council Minutes - dated 02-23-16, Claims Listing dated 03-08-16, Tax Abatement Report dated February 2016, Public Works Dept Report - dated February 2016, Liquor License Renewal – Copper Creek Golf Course, 4825 Copper Creek Dr., Liquor License Renewal – Royal China Restaurant, 4830 Maple Dr., Library Board Minutes dated 01-28-16, **Resolution #030816-03** – Approval of Lien Schedule. ROLL CALL: AYES: Mullen, Gause, Cooper, Malone, Konrad. NAYS: None. Motion carried 5-0.

## 7. BUSINESS ITEMS

a. Request for fund raising event by Pony Express Riders of Iowa, Inc.

Malone/Cooper moved to approve the request for fund raising event by Pony Express Riders of Iowa, Inc. Kim Gamble of the Pony Express Riders of Iowa thanked the City for allowing them to do their annual fund raising event in Pleasant Hill again as they have for several years. The Police Chief has approved them to conduct fund raising on Saturday, May 21, from 8 am to noon at the intersection of Hickory and Maple Street. Ms. Gamble shared some stories about Camp Sunnyside programs and donations. She appreciated everyone's support. ROLL CALL: AYES: Mullen, Gause, Cooper, Malone, Konrad. NAYS: None. Motion carried 5-0.

b. **Resolution #030816-04** – Approval of Complete Streets Policy.

Mullen/Gause moved to approve **Resolution #030816-04** – Approval of Complete Streets Policy. Senior Planner Madeline Sturms explained that the City Council approved the Comprehensive Plan and the Parks, Recreation, and Open Space Plan at their November 24, 2015 meeting. Both of these plans addressed transportation and community connectivity recommendations. Therefore, it was identified and recommended that the City adopt a Complete Streets policy to support roadway design that accommodates all transportation modes and users. Staff has reviewed a draft policy from the DMAMPO along with other Iowa adopted policies to assemble a draft for Pleasant Hill. The Planning and Zoning Commission and Parks and Recreation Commission both recommended approval of the policy. ROLL CALL: AYES: Mullen, Gause, Cooper, Malone, Konrad. NAYS: None. Motion carried 5-0.

c. First Reading of **Ordinance No. 801** – Amending Chapter 136 Sidewalk Regulations.

Cooper/Konrad moved to approve the First Reading of **Ordinance No. 801** – Amending Chapter 136 Sidewalk Regulations. Assistant City Manager Ben Champ said that following the discussion on Complete Streets, staff drafted updates to two sections of the City's Code that regulate the width of sidewalks: an ordinance updating Chapter 136, Sidewalk Regulations, and a partner ordinance updating Chapter 175, Subdivision Regulations. Ordinance 801 would require all new sidewalks in new developments to be six feet. There was discussion about what the width should be on replacement of existing sidewalks. Council Members Mullen and Malone felt the existing sidewalks should be grandfathered in and be able to be repaired and/or replaced at their current width. ROLL CALL: AYES: Mullen, Gause, Cooper, Malone, Konrad. NAYS: None. Motion carried 5-0.

d. First Reading of **Ordinance No. 802** – Amending Chapter 175 Subdivision Regulations.

Mullen/Gause moved to approve the First Reading of **Ordinance No. 802** – Amending Chapter 175 Subdivision Regulations. Assistant City Manager Ben Champ explained this was the second piece of the above mentioned ordinance changes. Ordinance 802 would update the language to require sidewalks on both sides of private streets that are being dedicated for public use to add clarity to the existing language for both sides of streets. Past practice has been both sides of publicly owned streets and one side of private streets. The width for sidewalks has also been increased to six feet in the same section of the Chapter. ROLL CALL: AYES: Mullen, Gause, Cooper, Malone, Konrad. NAYS: None. Motion carried 5-0.

e. **Resolution #030816-05** – Approval of Policy on Contributions.

Konrad/Malone moved to approve **Resolution #030816-05** – Approval of Policy on Contributions. City Manager Don Sandor explained the City has various organizations it makes financial contributions to, either in cash or in kind service through staff assistance. There has not been any guidelines or policy in the past to help make a determination if a request for a contribution should be approved or not, as there are many worthy organizations. The proposed policy will provide some guidance in deciding whether or not to make a financial contribution to an organization in the future. The finance committee has reviewed the policy. Councilmember Mullen expressed the need to have a policy and thought it was a good idea. ROLL CALL: AYES: Mullen, Gause, Cooper, Malone, Konrad. NAYS: None. Motion carried 5-0.

f. **Resolution #030816-06** – Approval of IDOT Federal Aid Agreement for STP Program Project.

Malone/Cooper moved to approve **Resolution #030816-06** – Approval of IDOT Federal Aid Agreement for STP Program 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 City was awarded Surface Transportation Project (STP) Funds to fund portions of the design and construction. This resolution approves the agreement with the IDOT for receipt of the funding for eligible costs. ROLL CALL: AYES: Mullen, Gause, Cooper, Malone, Konrad. NAYS: None. Motion carried 5-0.

g. **Resolution #030816-07** – Approval of Amended Intergovernmental Agreement with Des Moines for SE Connector Planning and Development.

Cooper/Mullen moved to approve **Resolution #030816-07** – Approval of Amended Intergovernmental Agreement with Des Moines for SE Connector Planning and Development. 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 amended agreement has been developed between the two communities to formalize the coordination that has been taking place to ensure that the investments being made will be coordinated for the long term. Funding coordination, marketing, corridor preservation, design, and construction are all important components of the agreement. The original agreement did not include language to authorize Des Moines to lead property acquisition on behalf of the City of Pleasant Hill. Councilmember Cooper felt this was the beginning of critical growth opportunities for the City. ROLL CALL: AYES: Mullen, Gause, Cooper, Malone, Konrad. NAYS: None. Motion carried 5-0.

h. **Resolution #030816-08** Approval of Site Plan for Magellan Midstream Partners, L.P.

Mullen/Gause moved to approve **Resolution #030816-08** Approval of Site Plan for Magellan Midstream Partners, L.P. Assistant City Manager Ben Champ explained the Planning and Zoning Commission and the City Council have worked with Magellan Midstream Partners, L.P. on several expansion projects over the last few years. Staff has continued to work with the company on another major investment over the last few months. Magellan is now proposing two additional above ground storage tanks for their operations in the southwest corner of the City. The two tanks are identical in size to the most recent tank expansions to the facility and will measure sixty feet in height. They will be placed in the northeast corner of the site adjacent to the most recent tank additions and will be served by the recently extended 12" water main for fire protection. The project will be constructed within the existing confines of the Magellan operation and located in the I-3 Heavy Industrial zoning district that does not contain architectural standard requirements. The exterior of the tanks will be painted and match the others in the tank farm. The project has followed the same review process as the most recent tank projects and has been reviewed by the Fire Chief and the City Engineer. ROLL CALL: AYES: Mullen, Gause, Cooper, Malone, Konrad. NAYS: None. Motion carried 5-0.

i. **Resolution #030816-09** Approval of Appointment to Trails and Greenways Committee.

Malone/Konrad moved to approve **Resolution #030816-09** Approval of Appointment to Trails and Greenways Committee. Assistant City Manager Ben Champ said several years ago, the City of Des Moines and Polk County Conservation established the Trails and Greenways Committee (TAG). The Committee was set up to make recommendations to the Des Moines Park Board and the Polk County Conservation Board and originally contained members only representing the two entities. In 2012, Loren Lown contacted the City of Pleasant Hill to recommend that the City request to be added as a member. Penny Thomson was appointed by the City Council to TAG following the request to be added to the Committee. At this time, Thomson and Lown have requested that another member of the Park and Recreation Commission serve as the City's representative to TAG and they have recommended Olivia Smith for the role to replace Thomson. The Council welcomed her aboard and thanked her for volunteering. Ms. Smith said her background and education should help her in this role and she was eager to contribute her services. ROLL CALL: AYES: Mullen, Gause, Cooper, Malone, Konrad. NAYS: None. Motion carried 5-0.

j. **Resolution #030816-10** Approval of Street Lighting Proposal from MidAmerican Energy for the NE 75<sup>th</sup> Street Improvements Project.

Konrad/Malone moved to approve **Resolution #030816-10** Approval of Street Lighting Proposal from MidAmerican Energy for the NE 75<sup>th</sup> Street Improvements Project. Assistant City Manager Ben Champ said the City Engineer has developed the plans and specifications for the NE 75<sup>th</sup> Street Improvements Project. The project has been awarded to McAninch Corporation and work is underway. Street lighting in the community is provided by MidAmerican Energy under a franchise arrangement. The City Engineer and MidAmerican Energy have coordinated the design of street lighting to be installed with the roadway and the utility company has

drafted the proposal for installation. The services include the installation of eight new LED fixtures at a cost of \$49,746.70. Councilmember Konrad inquired if the lights would all be LED, to which City Engineer Eric Cannon answered that Mid American's new policy is that all lights from now on, whether new or replacement, will be LED. ROLL CALL: AYES: Mullen, Gause, Cooper, Malone, Konrad. NAYS: None. Motion carried 5-0.

k. **Resolution #030816-11** Approval of Gas Main Proposal from MidAmerican Energy for the NE 75<sup>th</sup> Street Improvements Project.

Malone/Cooper moved to approve **Resolution #030816-11** Approval of Gas Main Proposal from MidAmerican Energy for the NE 75<sup>th</sup> Street Improvements Project. Assistant City Manager Ben Champ said this is similar to the last project. The project has been awarded to McAninch Corporation and work is underway. Natural gas service in the community is provided by MidAmerican Energy under a franchise arrangement. The City Engineer and MidAmerican Energy have coordinated the design of a gas main to be installed with the roadway and the utility company has drafted the proposal for installation. The services include the installation of the line at a cost of \$47,902.29. ROLL CALL: AYES: Mullen, Gause, Cooper, Malone, Konrad. NAYS: None. Motion carried 5-0.

## 8. CLOSING COMMENTS

Mayor Kurovski discussed the Metro Advisory Council meeting she attended at the Capitol while legislators are in session. She gave an update that fireworks have not moved on yet, and TIF has not come out yet either. She also announced the second annual Black and Gold Gala will be held at Prairie Meadows on April 1 and is \$50. They provide grants for teachers and a plethora of other requests.

City Manager Don Sandor announced there would be a work session next week on Tuesday, March 15th, at 5:30 pm.

Police Chief Alfonso Pizzano updated everyone on some fine police work done recently by the Pleasant Hill Police Department along with the State Patrol, Polk County Sheriff, Jasper County Sheriff, Prairie City Police Department, and the Des Moines task force. Chief Pizzano wanted to acknowledge the excellent work that Officer Grimes and the other agencies did involving a suspect that led a police chase and discharged some rounds of shots at the State Patrol in Pleasant Hill.

## 9. ADJOURNMENT

Malone/Konrad moved to adjourn the meeting. ROLL CALL: AYES: Mullen, Gause, Cooper, Malone, Konrad. NAYS: None. Motion carried 5-0. The meeting was adjourned at 7:10 p.m.

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Sara Kurovski, Mayor

ATTEST:

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Dena J. Spooner, City Clerk/Finance Director