

**PLEASANT HILL CITY COUNCIL  
REGULAR SESSION  
March 22, 2016  
6:30 PM**

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

Mayor Kurovski called the Pleasant Hill City Council meeting to order on March 22, 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**

Malone/Konrad moved to approve the agenda minus item 4. City Manager Don Sandor said item 4 needed to be removed from the agenda as Mr. Edwards was not able to attend that night, and would reschedule for a later date. ROLL CALL: AYES: Mullen, Gause, Cooper, Malone, Konrad. NAYS: None. Motion carried 5-0.

**3. RECOGNITION OF SOUTHEAST POLK CLASS 3A STATE TEAM WRESTLING CHAMPIONS AND ALL-IOWA WRESTLING COACH JASON CHRISTENSON**

Mayor Kurovski proclaimed recognition of the Southeast Polk Class 3A State Team Wrestling Champions and All-Iowa Wrestling Coach Jason Christenson.

**4. PRESENTATION BY GREG EDWARDS, GREATER DES MOINES PARTNERSHIP**

City Manager Don Sandor said item 4 needed to be removed from the agenda as Mr. Edwards was not able to attend that night, and would reschedule for a later date.

**5. ARBOR DAY PROCLAMATION**

Mayor Kurovski proclaimed April 22nd, 2016 as Pleasant Hill, Iowa's Arbor Day.

**6. PUBLIC HEARING**

Mayor Kurovski opened the Public Hearing for the Intent to Acquire Agricultural Property and Authorize Acquisition of Necessary Property for SE Connector and Pleasant Hill Blvd and Vandalia Road Intersection Projects at 6:34 p.m. Senior Planner Madeline Sturms explained 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. 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 should that process become necessary. The City of Pleasant Hill and City of Des Moines are coordinating the acquisition process to be led by Des Moines real estate staff. Following the hearing, the project can continue moving forward through the acquisition of needed property and authorizing the use of eminent domain if it becomes needed. Attorney Dan Manning was present to represent Larry Fleck et al to put on record that they would prefer to have the minimum land taken as possible and to keep an access for the company. Pleasant Hill Resident Ray Sears opposed the project as not being a benefit to Pleasant Hill and expensive to maintain. City Manager Don Sandor said that if eminent domain should become necessary, it would come back to Council to vote on. Councilmember Mullen verified that the attorneys would all be able to get answers to their questions. Hearing no comments from the public, the Mayor closed the public hearing at 6:45p.m.

a. Intent to Acquire Agricultural Property and Authorize Acquisition of Necessary Property for SE Connector and Pleasant Hill Blvd and Vandalia Road Intersection Projects.

1. **Resolution #032216-01** – Intent to Acquire Necessary Property and Authorize Acquisition for SE Connector and Pleasant Hill Blvd and Vandalia Rd Intersection Projects by Gift, Negotiation, or Eminent Domain.

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

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

Maggie Crabb, an Altoona resident, gave a presentation on behalf of the Southeast Polk Education Foundation about the upcoming Black & Gold Gala to be held at Prairie Meadows on Friday, April 1st at 7:00p.m, and invited everyone to attend as it was for a great cause.

Nate Bolton, a Des Moines resident and Worker's Rights Attorney, introduced himself as a candidate for the Iowa Senate and explained that the current Senator of 22 years is not looking for re-election.

## 8. CONSENT ITEMS

Konrad/Gause moved to approve the **CONSENT ITEMS**: Council Minutes - dated 03-08-16, Claims Listing - dated 03-08-16, Expenditure Report - dated February 2016, Revenue Report - dated February 2016, Treasurer's Report - dated February 2016, Fire Department Report - dated February 2016, Police Department Report - dated February 2016, **Resolution #032216-02** – Transfer of Funds – Emergency Fund to Equipment Replacement Fund, **Resolution #032216-03** – Transfer of Funds – Employee Benefits Fund to General Fund, **Resolution #032216-04** – Approval of Job Description for Community Development Intern, Liquor License Renewal – Elks Club #98, 5420 NE 12<sup>th</sup> Avenue. ROLL CALL: AYES: Mullen, Gause, Cooper, Malone, Konrad. NAYS: None. Motion carried 5-0.

## 9. BUSINESS ITEMS

- a. Second Reading of **Ordinance No. 801** – Amending Chapter 136 Sidewalk Regulations.  
Mullen/Malone moved to approve the Second Reading of **Ordinance No. 801** – Amending Chapter 136 Sidewalk Regulations. Assistant City Manager Ben Champ said that this is the one of two ordinance presented for a second reading in regards 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 previous discussion about what the width should be on replacement of existing sidewalks, so this ordinance has been changed to allow existing sidewalks to be replaced/repared at the same width as is. A future ADA study will address those issues later so this ordinance can move forward addressing new development portions only for now. ROLL CALL: AYES: Mullen, Gause, Cooper, Malone, Konrad. NAYS: None. Motion carried 5-0.
- b. Second Reading of **Ordinance No. 802** – Amending Chapter 175 Subdivision Regulations.  
Malone/Cooper moved to approve the Second 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 and would include the same language as Ordinance 801. ROLL CALL: AYES: Mullen, Gause, Cooper, Malone, Konrad. NAYS: None. Motion carried 5-0.
- c. **Resolution #032216-05** - Approval of Contract for Professional Engineering Services for Sanitary Sewer GIS Mapping Phase II.  
Konrad/Malone moved to approve **Resolution #032216-05** - Approval of Contract for Professional Engineering Services for Sanitary Sewer GIS Mapping Phase II. Assistant City Manager Ben Champ explained that the City Council has identified the need for digital mapping of the sanitary sewer system as a priority during capital improvement budgeting sessions and allocated funds for the multi-phase project. The attached scope of services has been developed for the second phase of the project. For budgeting purposes, the scope for the phases has been developed as hourly and limited to \$30,000 in the just completed first phase and \$30,000 for the next proposed phase. Following is a resolution approving a contract for Phase II of the project engineering services in the amount of \$30,000.00. Council members Malone and Mullen inquired about the buried manholes and mapping. City Engineer Eric Cannon answered questions and addressed the map. ROLL CALL: AYES: Mullen, Gause, Cooper, Malone, Konrad. NAYS: None. Motion carried 5-0.
- d. **Resolution #032216-06** – Resolution Amending Resolution No. 062315-04 to Correct Debt Levy Amount filed on General Obligation Corporate Purpose Bonds.  
Cooper/Gause moved to approve **Resolution #032216-06** – Resolution Amending Resolution No. 062315-04 to Correct Debt Levy Amount filed on General Obligation Corporate Purpose Bonds. City Manager Don Sandor explained that this was a housekeeping matter. The County Auditor requested that the resolution be amended to replace the projected payment schedule with the actual schedule received after the bonds were sold. Councilmember Konrad asked if this would change the budget to which Mr. Sandor answered that it would not. ROLL CALL: AYES: Mullen, Gause, Cooper, Malone, Konrad. NAYS: None. Motion carried 5-0.

- e. First reading of **Ordinance 803** - An Ordinance Amending Chapter 98 Sewer Service Charges.  
Cooper/Konrad moved to approve the First reading of **Ordinance 803** - An Ordinance Amending Chapter 98 Sewer Service Charges. City Manager Don Sandor said that during the preparation of the FY 17 budget it was identified that the rates for sanitary sewer service needed to be increased. The City of Pleasant Hill is a member of the WRA and as a member must pay annually to the WRA for the City's proportionate share of operation and maintenance costs and for debt service payments. The WRA has approved a new facility plan which calls for significant capital improvements and bonding in the upcoming fiscal years. The additional bonding will increase Pleasant Hill's debt payments to the WRA. This rate increase is being imposed at this time to help get ahead of a more significant increase that would be required at one time otherwise. The City has also seen an increase in operational costs from the WRA due to an increase in the percentage of flow going to the treatment facility attributed to Pleasant Hill. The rate increase proposed in this ordinance is 5%. That increase will impact the average residential customer by \$1.22 per month. The last rate increase the City approved was July 2015. This increase would become effective July 1, 2016. The ordinance approval is being requested at this time to provide sufficient time for the Des Moines Water Works to make the necessary changes to their billing program prior to the July 1 effective date. The council members asked if the flow rates were being analyzed as to why they are increasing and discussed possible solutions. ROLL CALL: AYES: Mullen, Gause, Cooper, Malone, Konrad. NAYS: None. Motion carried 5-0.
- f. **Resolution #032216-07** – Request to City of Des Moines to Initiate Severance of Property for Annexation to Pleasant Hill.  
Mullen/Gause moved to approve **Resolution #032216-07** – Request to City of Des Moines to Initiate Severance of Property for Annexation to Pleasant Hill. Assistant City Manager Ben Champ explained this the City Council has been working to improve Oakwood Drive and has completed the plans and specifications for the next section of construction. The western end of the roadway connects to Scott Avenue in the City of Des Moines. The two communities have a history of cooperating on economic development and infrastructure improvement projects and have coordinated the next steps on the Oakwood project. Because the segment in Des Moines primarily benefits Pleasant Hill residents the portion has been proposed for inclusion in the improvements project by Pleasant Hill. This incorporation to the project necessitates the severance of the roadway and adjoining properties from Des Moines for annexation to Pleasant Hill. This affects five property ownership groups including the City of Pleasant Hill. The City Attorney has coordinated the communication with the affected property owners and has received the consent of the entire group. This resolution recognizes the need to have the area severed from Des Moines and annexed to Pleasant Hill, requests the City of Des Moines begin the severance process, acknowledges the receipt of owner consent, and directs the completion of the severance and annexation process. The City Engineer and City Attorney were available to answer any questions on the roadway project or the boundary amendment with Des Moines. ROLL CALL: AYES: Mullen, Gause, Cooper, Malone, Konrad. NAYS: None. Motion carried 5-0.
- g. Four-Mile Creek Bank Stabilization Project – Discussion and Consideration of Construction Contract Award  
Konrad/Cooper moved to table item 9g until the next council meeting. ROLL CALL: AYES: Mullen, Gause, Cooper, Malone, Konrad. NAYS: None. Motion carried 5-0.

## 10. CLOSING COMMENTS

City Attorney Brad Skinner said he was asked by the Mayor and City Manager to provide a memorandum on the Warren County ruling regarding Open Meetings, so he will provide that in the near future.

Mayor Kurovski asked for an update on the upcoming Easter Egg hunt.

Recreation Manager Rick Courcier said the Easter Egg hunt would be held on Saturday, March 26th at 10:00a.m. at Doanes Park. He invited everyone to attend the fun event and thanked the Fire Department and Association for providing the candy and Easter Bunny. Mr. Courcier also thanked the Mayor and Council for proclaiming Arbor Day on April 22nd. He gave recognition to the Pleasant Hill Lion's Club for providing the little trees to be handed out at the schools so the students could be taught how to plant and maintain them.

**11. ADJOURNMENT**

Cooper/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 7:24 p.m.

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Sara Kurovski, Mayor

ATTEST:

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Dena J. Spooner, City Clerk/Finance Director