

**PLEASANT HILL CITY COUNCIL
REGULAR SESSION
JUNE 14, 2016
6:30 PM**

1. CALL TO ORDER/ROLL CALL

Mayor Kurovski called the Pleasant Hill City Council meeting to order on June 14, 2016 at 6:30 p.m. in the City Council Chambers. PRESENT: Jeff Mullen, Curt Gause, Dean Cooper, Mark Konrad and Mayor Sara Kurovski. ABSENT: Barb Malone.

2. APPROVAL OF AGENDA

Konrad/Gause moved to approve the agenda. ROLL CALL: AYES: Mullen, Gause, Cooper, Konrad. NAYS: None. Motion carried 4-0.

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

There were none.

4. CONSENT ITEMS

Cooper/Mullen moved to approve the **CONSENT ITEMS**: Council Minutes - dated 5-24-16, Claims Listing - dated 06-14-16, Public Works Department Report - dated May 2016, Police Department Monthly Report- May 2016, Park and Recreation Minutes dated 05-12-16, Tax Abatement Report dated May 2016, **Resolution #061416-01** – Payment Application No. 2 – Oakwood Drive Overlay Project, **Resolution #061416-02** – Payment Application No. 2 – 2016 Patching Project, **Resolution #061416-03** – Approval of Lien Schedule, Cigarette/Tobacco/Nicotine/Vapor Applications – Kum & Go #24, 5970, Morning Star Court; Git-N-Go #37, 1000 NE 56th St.; Hy-Vee Food Store, 4815 Maple Dr.; Hy-Vee Gas, 4910 Maple Dr.; Casey's #2406, 1125 N. Hickory Blvd.; Dollar General #4513, 4840 Maple Dr.; Fareway Store #138, 5500 East University Ave.; Casey's #3333, 5550 E. University Ave., Liquor License Renewal – Casey's General Store #3333, 5550 E. University, Liquor License Renewal – Git-N-Go Convenience Store, 1000 NE 56th Street, Liquor License Renewal – Kum & Go #24, 5970 Morning Star Court , **Resolution #061416-04** – Setting Hearing for Rezoning R-4 PUD to I-2 – Portion of 1460 Sloans Way. ROLL CALL: AYES: Mullen, Gause, Cooper, Konrad. NAYS: None. Motion carried 4-0.

5. BUSINESS ITEMS

a. Resolution #061416-05 – Approval of Preliminary Plat/Final Plat for Hillview

Cooper/Mullen moved to approve **Resolution #061416-05** – Approval of Preliminary Plat/Final Plat for Hillview. Assistant City Manager Ben Champ said the City has received a proposed final plat for a property located at 9179 SE 6th Avenue in unincorporated Polk County. The owner is proposing the property be subdivided into three buildable lots and two street lots. The plat shows no new water utility or sanitary sewer extension. Individual lots will be served by a septic system. Staff has reviewed the document and finds it to be in conformance with the requirements of a preliminary and final plat. The preliminary and final plats have been approved by the Planning and Zoning Commission and the preliminary plat and final plat have already been approved by Polk County. ROLL CALL: AYES: Mullen, Gause, Cooper, Konrad. NAYS: None. Motion carried 4-0.

b. Resolution #061416-06 – Setting Salaries for Non-Union City Staff Salaries and Fire Dept for FY17

Konrad/Gause moved to approve **Resolution #061416-06** – Setting Salaries for Non-Union City Staff Salaries and Fire Dept for FY17. City Manager Don Sandor said he would talk about items 5b and 5c at the same time since they are related. Prior to the beginning of each fiscal year the City Council needs to approve a salary resolution for non union employees to authorize the City Clerk's office to pay salaries based upon the amounts in the resolution. The union employees' salaries are not part of the resolution since their salaries have been approved at the time the union contracts are approved by Council. The Fire Department wages are based on a matrix of skill levels as opposed to individual salaries. There is a correction for longevity. The City Clerk's office is a separate resolution at the request of Councilmember Konrad since his spouse is on staff in the Clerk's office, therefore he can abstain from voting on that resolution. ROLL CALL: AYES: Mullen, Gause, Cooper, Konrad. NAYS: None. Motion carried 4-0.

c. Resolution #061416-07 – Setting Salaries for Clerk's Office Staff Salaries for FY17

Cooper/Mullen moved to approve **Resolution #061416-07** – Setting Salaries for Clerk's Office Staff Salaries for FY17. City Manager Don Sandor had no additional comments. ROLL CALL: AYES: Mullen, Gause, Cooper. NAYS: None. ABSTAIN: Konrad. Motion carried 3-0-1.

d. Resolution #061416-08 – Agreement with Ruth Mattix

Mullen/Gause moved to approve **Resolution #061416-08** – Agreement with Ruth Mattix. City Manager Don Sandor said often employees desire to retire but are unable to due to health insurance until age 65 when Medicare becomes effective. Due to this concern, the City began a program for employees that are least 63 years of age and has worked for the City for a minimum of 15 years, to provide health insurance until the employee is eligible for Medicare.

Ruth Mattix has expressed her desire to retire effective July 31, 2016. She has worked for the City since 1996 and is already 63 years of age. The proposed agreement with Ruth Mattix is modeled after the prior agreements and provides for single health insurance coverage only through January 31, 2018, at which time Ruth will become 65. The agreements do not include the dental or vision coverage although the employee can continue that coverage through COBRA at their own expense. The City's cost for 18 months of single coverage health insurance will be \$6,300, or \$350/month. Ruth will be responsible for the employee share of the premium (10%). This agreement is consistent with previous agreements the City has approved for long term retiring employees. Councilmember Mullen posed the question if a policy was needed going forward. ROLL CALL: AYES: Mullen, Gause, Cooper, Konrad. NAYS: None. Motion carried 4-0.

- e. **Resolution #061416-09** – Approval of Amended Site Plan for Central Plains Cement Company
Konrad/Gause moved to approve **Resolution #061416-09** – Approval of Amended Site Plan for Central Plains Cement Company. Assistant City Manager Ben Champ said the City Council approved a site plan for Central Plains Cement Company on April 26, to create a temporary cement terminal at the former mining operation on South Pleasant Hill Boulevard and owned by Oak Ridge Estates Partnership. Following additional feedback from the Army Corps of Engineers, the project engineer and the company have developed a revised site plan for the project. The temporary facility has been shifted within the site without changes to external access. The Planning and Zoning Commission have recommended approval. Company Engineer Wally Pelts said they will take out everything when they leave the property. ROLL CALL: AYES: Mullen, Gause, Cooper, Konrad. NAYS: None. Motion carried 4-0.

6. CLOSING COMMENTS

Councilmember Mullen said the MPO completed the Greater Des Moines Water Way trails map and have posted it to their website. A presentation would be coming in August at a future work session.

Councilmember Gause said the June 4th Fishing Derby was quite a success with 216 kids in attendance. Last year had 203 kids. Everyone seemed to enjoy it.

Mayor Kurovski talked about the Supervisor's Office meeting on minimum wage. The MAC meeting also discussed the minimum wage law, as well as the Warren County case. Chill on the Hill is going great, and she encouraged everyone to attend.

City Manager Don Sandor announced there would be a work session next week at 5:30pm.

Public Works Director Gary Patterson said the paving on the west end of Oakwood is done. The panel replacement on south Pleasant Hill Blvd was underway in preparation for the triathlon. Mr. Patterson also announce that the Triathlon still needed some volunteers.

7. **CLOSED SESSION;** Pursuant to Iowa Code Section 21.5.1 (j) To Discuss with Council the Purchase of Particular Real Estate
Mullen/Gause moved to move into Closed session : Pursuant to Iowa Code Section 21.5.1 (j) To Discuss with Council the Purchase of Particular Real Estate. ROLL CALL: AYES: Mullen, Gause, Cooper, Konrad. NAYS: None. Motion carried 4-0.
Council returned to open session. Mayor Kurovski announced no action was taken in closed session.
8. **ADJOURNMENT**
Konrad/Gause moved to adjourn the meeting. ROLL CALL: AYES: Mullen, Gause, Cooper, Konrad. NAYS: None. Motion carried 4-0. The meeting was adjourned at 7:15 p.m.

Sara Kurovski, Mayor

ATTEST:

Dena J. Spooner, City Clerk/Finance Director