

**PLEASANT HILL CITY COUNCIL
REGULAR SESSION
JULY 12, 2016
6:30 PM**

1. CALL TO ORDER/ROLL CALL

Mayor Kurovski called the Pleasant Hill City Council meeting to order on July 12, 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/Malone moved to approve the agenda, with the exception of items 4j and 4k to be pulled. City Manager Don Sandor announced that items 4j and 4k were being pulled from agenda. ROLL CALL: AYES: Mullen, Gause, Cooper, Malone, Konrad. NAYS: None. Motion carried 5-0.

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

There were none.

4. CONSENT ITEMS

Malone/Konrad moved to approve the **CONSENT ITEMS**: Council Minutes - dated 6-28-16, Claims Listing - dated 07-12-16, Public Works Department Report - dated June 2016, Tax Abatement Report dated June 2016, **Resolution #071216-01** – Approval of Lien Schedule, Liquor License Renewal – Great Caterers, 1250 NE 56th Street, Liquor License Renewal – Hy-Vee Gas, 4910 Maple Dr., Library Board Minutes dated 05-26-16, **Resolution #071216-02** – Approval of Final Payment Application and Change Order No. 1 – Four Mile Creek Bank Stabilization Project. ROLL CALL: AYES: Mullen, Gause, Cooper, Malone, Konrad. NAYS: None. Motion carried 5-0.

5. BUSINESS ITEMS

a. **Resolution #071216-05 – Resolution Approving Retirement Policy**

Cooper/Gause moved to approve Resolution #071216-05 – Resolution Approving Retirement Policy. City Manager Don Sandor said this resolution formalizes into a policy a previous practice the City used in past few years for long term employees wanting or needing to retire prior to being eligible for Medicare and have found that the cost of continuing health insurance coverage until Medicare is prohibitive. The City initiated a program that an employee with a minimum of 15 years of service with the City and at least 63 years of age could retire and the City would pay the health insurance premium until the employee became 65 years of age or eligible for Medicare. Since this practice has been used multiple times it is proposed that the policy be written and adopted by Council for future reference. The proposed policy provides for major medical coverage only and the employee will still be responsible for the employee share of the premium. ROLL CALL: AYES: Mullen, Gause, Cooper, Malone, Konrad. NAYS: None. Motion carried 5-0.

b. **Resolution #071216-06 – Approval of Site Plan for Elder Corporation Office Addition**

Malone/Konrad moved to approve **Resolution #071216-06** – Approval of Site Plan for Elder Corporation Office Addition. Assistant City Manager Ben Champ summarized that Elder Corporation is proposing an addition to their office building located at 5088 E University Ave. The company has been headquartered in Pleasant Hill for many years and is in need of additional space. In November of last year, the City Council approved a site plan for Elder Corporation to expand their existing facilities for the storage of materials and equipment resulting from a growth in business and employees. The site work to add additional storage and enhance the vehicular

circulation is nearing completion. They are now proposing an addition to their office building to add an additional 3,000 SF of office space to the north side of the existing 4,165 SF building. The site is within the I-2 Light Industrial zoning district and all current and proposed uses are appropriate for the district. The building expansion will be constructed over an area that is currently paved so no additional stormwater detention will be required. No additional parking or landscaping will be required as the site already exceeds the minimum requirements. The Planning and Zoning Commission recommended approval. ROLL CALL: AYES: Mullen, Gause, Cooper, Malone, Konrad. NAYS: None. Motion carried 5-0.

- c. **Resolution #071216-07** – Approval of Site Plan for Accurate Hydraulics Building Addition
Cooper/Gause moved to approve **Resolution #071216-07** – Approval of Site Plan for Accurate Hydraulics Building Addition, subject to any final engineering comments and compliance with architectural standards. Assistant City Manager Ben Champ said Associated Engineering Company of Iowa has submitted site plan documents for a building addition to Accurate Hydraulics & Machine Services which is located at 1455 Metro East Drive. The Planning and Zoning Commission and the City Council approved a site plan for the development of a new facility for Accurate Hydraulics in the Metro East Business Park in the Fall of 2013. In July of last year the Commission also approved a parking lot addition of roughly 3,700 SF for the company. They are now proposing to add a 3,200 SF building addition to their site. The site is zoned I-2 Light Industrial zoning district. No additional parking is needed and the owner is proposing to add additional landscaping to the site to meet the requirements. The I-2 district does have architectural standards which require the buildings to have an upgraded **façade** for portions visible within 250' of a public street or highway. Building elevations have not yet been submitted for review with compliance of the architectural standards but it is expected to be consistent with the existing building on site. The Planning and Zoning Commission recommended approval, subject to any final engineering comments and compliance with architectural standards. ROLL CALL: AYES: Mullen, Gause, Cooper, Malone, Konrad. NAYS: None. Motion carried 5-0.
- d. Second Reading of **Ordinance 805** –Ordinance to Establish Pleasant Hill Public Arts Commission
Konrad/Malone moved to approve the Second Reading of **Ordinance 805** –Ordinance to Establish Pleasant Hill Public Arts Commission. City Manager Don Sandor said this second reading is the same as the first reading, and that no comments have been received orally or written. ROLL CALL: AYES: Mullen, Gause, Cooper, Malone, Konrad. NAYS: None. Motion carried 5-0.
- Konrad/Mullen made an additional motion to waive the third reading and authorize the Mayor to sign the approval of **Ordinance 805** –Ordinance to Establish Pleasant Hill Public Arts Commission, and become effective after publication. ROLL CALL: AYES: Mullen, Gause, Cooper, Malone, Konrad. NAYS: None. Motion carried 5-0.
- e. Second Reading of **Ordinance 806** – Rezoning R-4 Planned Unit Development to I-2 Light Industrial-Portion of 1460 Sloans Way
Mullen/Gause moved to approve the Second Reading of **Ordinance 806** – Rezoning R-4 Planned Unit Development to I-2 Light Industrial-Portion of 1460 Sloans Way. Assistant City Manager Ben Champ said this second reading is the same as the first reading, and that no comments have been received since last reading. This ordinance will bring zoning into compliance. ROLL CALL: AYES: Mullen, Gause, Cooper, Malone, Konrad. NAYS: None. Motion carried 5-0.

6. CLOSING COMMENTS

City Manager Don Sandor announced there will be a work session next week on Tuesday, July 19th at 5:30 p.m. He also announced that the news will feature a spot on the Iowa State Fair on Thursday at 9:20am featuring Joni Bell's Restaurant, the Rib Shack.

Police Chief Alfonso Pizzano wanted to alert everyone on how much support the police department had received over the last week with phone calls, banners, letters, and donuts. They appreciated everyone's support during these trying times.

7. CLOSED SESSION: Pursuant to Iowa Code Section 21.5.1 (j) To Discuss with Council the Purchase of Particular Real Estate

Konrad/Malone 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, Malone, Konrad. NAYS: None. Motion carried 5-0.

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

8. CLOSED SESSION: Pursuant to Iowa Code Section 21.5.1 (i) To Evaluate the Professional Competency of an individual whose performance is being considered

Malone/Gause moved to move into Closed session : Pursuant to Iowa Code Section 21.5.1 (i) To Evaluate the Professional Competency of an individual whose performance is being considered. 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

Konrad/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 7:15 p.m.

Sara Kurovski, Mayor

ATTEST:

Dena J. Spooner, City Clerk/Finance Director