

**PLEASANT HILL CITY COUNCIL  
REGULAR SESSION  
OCTOBER 11, 2016  
6:30 PM**

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

Mayor Kurovski called the Pleasant Hill City Council meeting to order on October 11, 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**

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

**3. NATIONAL COMMUNITY PLANNING MONTH PROCLAMATION**

Mayor Kurovski proclaimed that the month of October is hereby designated as Community Planning Month in the City of Pleasant Hill in conjunction with the celebration of National Community Planning Month.

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

There were none.

**5. CONSENT ITEMS**

Konrad/Mullen moved to approve the **CONSENT ITEMS**: Council Minutes - dated 09-27-16, Claims Listing - dated 10-11-16, Liquor License Renewal – Hy-Vee Market **Café**, 4815 Maple Dr., Liquor License Renewal – Casey’s General Store #2406, 1125 N. Hickory Blvd., Library Board Minutes dated 08-25-16, Public Works Dept Report - dated September 2016, Fire Dept Report - dated September 2016. ROLL CALL: AYES: Mullen, Gause, Cooper, Malone, Konrad. NAYS: None. Motion carried 5-0.

**6. BUSINESS ITEMS**

- a. **Resolution #101116-01** - Accepting an Offer for the Acquisition of Partial Fee Title and Temporary Construction Easement for the Pleasant Hill Boulevard / Vandalia Road Improvements Project  
Malone/Cooper moved to approve **Resolution #101116-01** - Accepting an Offer for the Acquisition of Partial Fee Title and Temporary Construction Easement for the Pleasant Hill Boulevard / Vandalia Road Improvements 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. Earlier this year, the City Council designated property needed for the roadway project and the City of Des Moines has been leading the acquisition process. The purpose of this agenda item is to accept the offer from Oak Ridge Estates Partnership for a portion of property necessary for the project. This property owner will be donating the property to the City. ROLL CALL: AYES: Mullen, Gause, Cooper, Malone, Konrad. NAYS: None. Motion carried 5-0.
- b. **Resolution #101116-02** – Termination of Agreement with Norfolk Southern Railway Company  
Cooper/Gause moved to approve **Resolution #101116-02** – Termination of Agreement with Norfolk Southern Railway Company. Senior Planner Madeline Sturms explained that at the September 27, 2016 City Council meeting, a resolution and agreement were approved with Norfolk Southern Railway Company. The intention of the agreement is for the Company to provide preliminary engineering services related to the rail crossing improvements needed as part of the Pleasant Hill Boulevard and Vandalia Road Improvements project currently under design. Norfolk Southern has now informed the City that the agreement prepared by the Company was in error. Norfolk Southern has realized that it leases the subject portion of railway to the Burlington Northern Santa Fe and any agreement needs to involve the lease holder. This is a resolution acknowledging the request to void the agreement and providing for the City action to formally terminate. The Burlington Northern Santa Fe railway will be preparing a similar agreement for the City Council to consider at a later date. ROLL CALL: AYES: Mullen, Gause, Cooper, Malone, Konrad. NAYS: None. Motion carried 5-0.
- c. Second reading of **Ordinance 809** - Rezoning A-1 Agricultural to R1-90 Single Family Residential – Lots 2, 3, and 4, in Block 4, Rising Sun  
Mullen/Konrad moved to approve the Second reading of **Ordinance 809** – Rezoning A-1 Agricultural to R1-90 Single Family Residential – Lots 2, 3, and 4, in Block 4, Rising Sun. Senior Planner Madeline Sturms explained there had

been no changes and no feedback received since the first reading. ROLL CALL: AYES: Mullen, Gause, Cooper, and Malone, Konrad. NAYS: None. Motion carried 5-0.

- d. Third reading of **Ordinance 808** – Amending Chapter 163 Fire Code  
Mullen/Malone moved to approve the Third reading of **Ordinance 808** – Amending Chapter 163 Fire Code. Assistant City Manager Ben Champ explained that this is due to the current Building Official resignation. Moving the Fire Code Official role to the Fire Chief is an appropriate change at this time and would match the assignments in the other metro cities. There have been no changes or comments since the second reading. ROLL CALL: AYES: Mullen, Gause, Cooper, Malone, Konrad. NAYS: None. Motion carried 5-0.
- e. **Resolution #101116-03** – Approval of a Site Plan for Tower Co for the Relocation of Wireless Communications Facilities in Sunrise Park at 5414 East Oakwood Drive  
Konrad/Malone moved to approve **Resolution #101116-03** – Approval of a Site Plan for Tower Co for the Relocation of Wireless Communications Facilities in Sunrise Park at 5414 East Oakwood Drive. Assistant City Manager Ben Champ explained that full control of the City's water system was transferred to Des Moines Water in 2005 and as the controlling entity the agency is no longer comfortable having the telecommunications equipment on the tower. The wiring and other apparatus makes cleaning, painting, and movement within and on the tower difficult and unsafe. Des Moines Water Works has recommended the City work to provide an alternate facility on the same site to improve safety and still meet the existing lease needs. This is a site plan for a new 190' tall monopole directly adjacent to the water tower with supporting equipment within a fenced in area, approved by the Planning and Zoning commission. ROLL CALL: AYES: Mullen, Gause, Cooper, Malone, Konrad. NAYS: None. Motion carried 5-0.
- f. **Resolution #101116-04** – Setting a Hearing for Consideration of a Lease agreement with Tower Co for the Relocation of Wireless Communication Facilities in Sunrise Park at 5414 East Oakwood Drive  
Malone/Cooper moved to approve **Resolution #101116-04** – Setting a Hearing for Consideration of a Lease agreement with Tower Co for the Relocation of Wireless Communication Facilities in Sunrise Park at 5414 East Oakwood Drive. Assistant City Manager Ben Champ explained this agenda item is to set a hearing for the consideration of a lease for the property to TowerCo for October 25, 2016 at 6:30 PM. ROLL CALL: AYES: Mullen, Gause, Cooper, Malone, Konrad. NAYS: None. Motion carried 5-0.
- g. **Resolution #101116-05** – Approval of a Site Plan for the Orange Planet at 5650 Metro East Drive  
Cooper/Gause moved to approve **Resolution #101116-05** – Approval of a Site Plan for the Orange Planet at 5650 Metro East Drive. Senior Planner Madeline Sturms explained that Pelds Engineering Company has been working with Edge Commercial on a site plan amendment for The Orange Planet. Holdahl Company, a woodworking, cabinet and furniture manufacturing company has recently moved into a portion of the building for warehousing and distribution use. The property is located at 5650 Metro East Drive and is in the I-2 Light Industrial Zoning District. The purpose of the site plan amendment is for the company to add new loading doors and additional pavement to the site for better circulation. No new utilities are being proposed as a part of this project. The amended site plan has been reviewed and recommended for approval by the Planning and Zoning Commission. ROLL CALL: AYES: Mullen, Gause, Cooper, Malone, Konrad. NAYS: None. Motion carried 5-0.
- h. **Resolution #101116-06** – Approval of Agreement for Professional Engineering Services for Copper Creek Drainage Study  
Cooper/Malone moved to approve **Resolution #101116-06** – Approval of Agreement for Professional Engineering Services for Copper Creek Drainage Study. Assistant City Manager Ben Champ explained the City Council has identified the need for drainage improvements within the Copper Creek area in the current budget year. To determine the exact nature of the improvements a drainage study of the area is needed to determine options and recommended solutions. City staff has been working with the City Engineer to develop the attached scope of services for the study The proposed project will review the existing drainage on the Copper Creek Golf Course from the existing inlet structure along the east side of the No. 1 fairway, under Andrews Drive, to the channel along the west side of the No. 9 fairway and to the channel outlet south of Copper Creek Drive. Residents along the No. 1 fairway have experienced localized flooding and the drainage channel adjacent to the No. 9 fairway is badly eroded and several pipe ends have been damaged or are at risk for damage. During intense storm events, water pools across a portion of Andrews Drive creating a hazard for traffic. The study will identify potential improvements to mitigate flooding and stabilize the drainage channel. This is a resolution approving a contract for the engineering services in the amount of \$14,000.00. The Engineer was available at the Council meeting to discuss the project and answer questions. ROLL CALL: AYES: Mullen, Gause, Cooper, Malone, Konrad. NAYS: None. Motion carried 5-0.

- i. **Resolution #101116-07** – Approval of an Agreement for Professional Engineering Services for the 43<sup>rd</sup> Street Patching and Overlay Project

Konrad/Mullen moved to approve **Resolution #101116-07** – Approval of an Agreement for Professional Engineering Services for the 43<sup>rd</sup> Street Patching and Overlay Project. Assistant City Manager Ben Champ explained the City Council has prioritized funding for needed patching and overlay improvements to SE 43<sup>rd</sup> Street in an area south of Vandalia Road. The roadway straddles the shared corporate boundary line of Pleasant Hill and Des Moines and the two cities share the responsibility for maintenance. The scope of services with the City Engineer, Snyder and Associates has been developed for the plans, specifications, bidding, and construction observation of the project. An April 1, 2017 construction start date is targeted with design beginning this fall and winter. The City of Des Moines has agreed in concept to Pleasant Hill acting as the lead agency for the project and reimbursing Pleasant Hill for half of the costs in 2017. Legal staff with the City of Des Moines will be formalizing a proposal for the arrangement. This area has a large amount of truck traffic and heavy industrial uses and coordination will be needed with the businesses during the project for flagging and detouring. The project will also be occurring in the same season as planned improvements to Vandalia Road and Pleasant Hill Boulevard. This is a resolution approving a contract for the engineering services in the amount of \$51,000.00. The Engineer was available at the Council meeting to discuss the project and answer questions. ROLL CALL: AYES: Mullen, Gause, Cooper, Malone, Konrad. NAYS: None. Motion carried 5-0.

**7. CLOSING COMMENT**

Fire Chief Tom Solberg announced the annual pancake breakfast would be this Saturday, October 15th from 6:30am -11:00am and invited everyone to attend.

Police Chief Al Pizzano said they had a very productive meeting last week with Senator Joni Earnst, and thanked Mayor Kurovski for arranging it. He said Senator Earnst was very receptive to the challenges law enforcement faces and was eager to help. Chief Pizzano also reminded everyone about the upcoming Cops & Coffee event coming up October 22nd at 9:00am-11:00am and invited everyone to attend.

Library Director John Lerdal reminded everyone about the big book sale to be held this weekend Friday - Saturday for some great bargains. Mr. Lerdal also announced the Halloween Party to be held October 21st at the Youth Center @ 6:30pm.

Assistant City Manager Ben Champ announced there would be a work session next Tuesday, October 18th at 5:30pm. DART will have a presentation.

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

Mullen/Konrad 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.

**9. ADJOURNMENT**

Malone/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 7:53 p.m.

---

Sara Kurovski, Mayor

ATTEST:

---

Dena J. Spooner, City Clerk/Finance Director