

**PLEASANT HILL CITY COUNCIL
REGULAR SESSION
JANUARY 26, 2021
6:00 PM**

Given the Governor's prohibition on gatherings of ten or more persons during the COVID19 outbreak, some or all elected officials and staff may be participating in this meeting by electronic means. Meeting minutes will continue to be provided per the City's normal course of business. Members of the public may still attend the meeting in person subject to the ten-person limit or submit comments to the City Clerk prior to 4:30 PM on January 26, 2021. The meeting will also be available electronically through the following:

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1. CALL TO ORDER/ROLL CALL

Mayor Pro Tem Konrad called the electronic Pleasant Hill City Council meeting to order on January 26, 2021 at 6:00 p.m. via www.gotomeeting.com. The City Council Chambers was also open and available to the public to participate in the meeting. City Manager Ben Champ read the electronic meeting statement. PRESENT: Len Murray, Ross Grooters, Curt Gause, Dean Cooper, and Mark Konrad. ABSENT: Mayor Sara Kurovski.

2. APPROVAL OF AGENDA

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

3. PUBLIC HEARING

Mayor Pro Tem Konrad opened the Public Hearing for item 3a at 6:02p.m. Park and Recreation Manager Ryan Merritt explained that on January 7, 2021, an invitation to bid was sent out to local mowing contractors to provide mowing services for the City of Pleasant Hill. The contract information and application was also available for contractors on the City's website. ADA Mowing was the single bid at \$3,472.82 per week of mowing services for 129.9 acres, averaging \$26.75 per acre. Staff met with ADA Mowing representatives and inspected the equipment, finding all items suitable for meeting the conditions and standards defined in the contract. There was council discussion. After hearing no further comments or questions, the Mayor Pro Tem closed the public hearing at 6:05 p.m.

a. **Resolution 012621-01** - Approval of Mowing Contract Award to ADA Mowing

Grooters/Murray moved to approve **Resolution 012621-01** - Approval of Mowing Contract Award to ADA Mowing. ROLL CALL: AYES: Grooters, Gause, Cooper, Konrad, Murray. NAYS: None. Motion carried 5-0.

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

There were none.

5. CONSENT ITEMS

Cooper/Gause moved to approve the CONSENT ITEMS: Council Minutes dated 01-12-21, Work Session Minutes – dated 01-19-21, Claims Listing dated 01-26-21, Expenditure Report - dated 12-31-20, Revenue Report - dated 12-31-20, Treasurer's Report - dated 12-31-20, Public Works Dept. Monthly Report – dated December 2020, Fire Department Monthly Report – dated December 2020, Approve Liquor License Renewal, The Parc Event Center, 5374 E University, Approve Liquor License Renewal, Hills Bar & Grill, 4830 Maple Drive Ste #3, Approve Liquor License New for Mugsy's Pizza House, 1225 Copper Creek Drive Box 12, **Resolution #012621-02** – Transfer of funds from Storm Water Fund to Sewer Fund, **Resolution #012621-03** – Transfer of funds from Emergency Fund to Equipment Replacement Fund, **Resolution #012621-04** – Transfer of funds from Employee Benefits to General Fund, **Resolution #012621-05** – Approval of Payment Application No. 9 – Hickory Glen Park Phase I, **Resolution #012621-06** - Approval of Payment Application No. 3 – Fire Department Renovation Project, **Resolution #012621-07** – Approval of Payment Application No. 15 – Public Safety Improvements Project, **Resolution #012621-08** – Setting Date for Public Hearing to Consider Disposition of Property, **Resolution #012621-09** – Setting Date for Public Hearing to Consider Vacation of Street Right-of-Way – Morning Star Court. Councilmember Murray said he would have to abstain from item 5i. ROLL CALL: Passed unanimously with Murray abstaining only from item 5i.

6. BUSINESS ITEMS

- a. Update from Construction Manager – Public Safety Improvements Project
City Manager Ben Champ gave an update on the Public Safety Improvements, saying that both the Police and Fire Department have moved to the new east facility. The contractors have begun the renovations to the south complex, therefore, the Fire Department will operate out of the new east facility's fire auxiliary until the renovations to their headquarters at the south complex are completed.
- b. Second Reading of **Ordinance #888** – Amending Chapter 55, Animal Protection and Control
Gause/Murray moved to approve the Second Reading of **Ordinance #888** – Amending Chapter 55, Animal Protection and Control. Assistant Public Works Director Russ Paul explained that with Public Works no longer responsible for holding stray dogs and cats at our facility, the Animal Rescue League (ARL) of Iowa will be taking over this per the updated agreements. Based on the ARL agreement, the City will be charged \$35 for the first day and \$15 a day for each day after the first day for each domestic animal collected by Polk County. If the domestic animal goes unclaimed for a period of seven days, the City will be charged the full \$125. Given these are new expenses the City has not typically experienced at this level; city staff feel an adjustment to the impoundment fee is needed. In reviewing what surrounding communities are charging related to impoundment and holding fees, staff suggest we move our fee to a flat \$100 per domestic animal per collection. This fee will not completely offset the expense incurred by the City, but will put us more in line with other communities. City staff would then review this fee amount after one year to determine if additional adjustments are needed. Currently, Chapter 55 outlines the impoundment and holding fees in section 55.15 and 55.16. City staff would recommend the fee value language be removed from these sections and instead refer to a fee schedule. Upon the third reading of the amended Chapter 55, city staff would accompany it with a recommended fee schedule to be adopted via resolution. There have been no comments since the first reading. ROLL CALL: AYES: Murray, Grooters, Gause, Cooper, Konrad. NAYS: None. Motion carried 5-0.
- c. **Resolution #012121-10** – Fire Department Grant Application to FEMA Assistance to Firefighters Grant Program for Air Pack Replacement
Grooters/Murray moved to approve **Resolution #012121-10** – Fire Department Grant Application to FEMA Assistance to Firefighters Grant Program for Air Pack Replacement. Fire Chief Jamie Xayavong explained that the Federal Emergency Management Agency FEMA provides an Assistance to Firefighters Grant that will fund protective gear, emergency vehicles, training and other resources necessary for protecting the public and emergency personnel from fire and related hazards. The application window for FEMA's Assistance to Firefighters Grant is now open and the resolution provides for the submission to cover Self-Contained Breathing Apparatus (SCBA) in the amount of \$340,598. This funding will cover the 95% cost of this device with the city matching 5%. ROLL CALL: AYES: Grooters, Gause, Cooper, Konrad, Murray. NAYS: None. Motion carried 5-0.
- d. **Resolution #012621-11** – Consent to Rate Reduction by Primary Lender Wells Fargo for Canterbury Heights Senior Housing
Murray/Gause moved to approve **Resolution #012621-11** – Consent to Rate Reduction by Primary Lender Wells Fargo for Canterbury Heights Senior Housing. City Manager Ben Champ explained that in 2015, the City entered into an agreement with the Canterbury Heights Limited Partnership on the development of a high quality senior living facility. The project located in an area east of 56th Street and west of the Highway 5/65 bypass at 755 NE 56th Street consists of 62 units for persons 55 and older with amenities including underground parking, a community room, in-unit laundry, and free internet connectivity. This type of project is made possible through tax credit assistance from the Iowa Finance Authority (IFA). One of the components of the agreement is a \$575,000 loan from the City that is subordinate to the primary conventional financing for the project. Wells Fargo Bank has provided primary financing for the project and the Partnership has worked with the Bank to obtain a lower interest rate at this time. The modification to the Wells Fargo loan requires the consent of the City. The rate reduction from 5.55% to 4% will yield approximately \$16,000 per annum. This is a resolution consenting to the rate reduction in the Wells Fargo loan. ROLL CALL: AYES: Gause, Cooper, Konrad, Murray, Grooters. NAYS: None. Motion carried 5-0.

7. CLOSING COMMENT & REGIONAL APPOINTMENT REPORTS

Councilmember Grooters DART met for their annual budget workshop, and discussed the anticipated funding formula which should result in a decrease of 1.75 cents for Pleasant Hill's rate. He also thanked the Public Works Department for the job they did on the latest snow storm. He appreciated all their efforts.

Councilmember Murray said the Polk County Emergency Management are looking at the events from the past and future years that have been or may be cancelled due to Covid to see what they can reschedule. They are also working on their annual budget.

Councilmember Gause said there was not an update from Catch Des Moines outside of the presentation the City received from their Executive Director recently. The Public Arts Commission is reviewing the new sign/mural ordinance and said the art for the new roundabout should be installed during quarter one.

Councilmember Cooper said there was no changes from the Metro Waste Authority to report, and that there would be a survey.

Councilmember Konrad thanked the Public Works Department for doing an outstanding job on all the streets during this snow storm, and he was very pleased.

City Attorney Brad Skinner said he received the deed for Meacham Estate, and recommended the City adopt the deed by resolution because the will contains restrictions to include a park development.

City Manager Ben Champ reminded everyone that there would be another budget work session next week on Tuesday, February 2nd at 5:30pm, to discuss CIP.

8. ADJOURNMENT

Grooters/Gause moved to adjourn the Council meeting. ROLL CALL: AYES: Murray, Grooters, Gause, Cooper, Konrad. NAYS: None. Motion carried 5-0. The meeting was adjourned at 6:23 p.m.

Mark A. Konrad, Mayor Pro Tem

ATTEST:

Dena Spooner, City Clerk/Finance Director