

**PLEASANT HILL CITY COUNCIL  
REGULAR SESSION  
FEBRUARY 13, 2018  
6:30 PM**

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

Mayor Sara Kurovski called the Pleasant Hill City Council meeting to order on February 13, 2018 at 6:30 p.m. in the City Council Chambers. PRESENT: Ross Grooters, Curt Gause, Dean Cooper, Barb Malone, and Mark Konrad. ABSENT: none.

**2. APPROVAL OF AGENDA**

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

**3. PUBLIC HEARING – DEVELOPMENT AGREEMENT WITH CHRISTENSEN DEVELOPMENT 1 LLC**

Mayor Kurovski opened the Public Hearing for the Development Agreement with Christensen Development 1 LLC at 6:31 p.m. City Manager Ben Champ explained the City's legal counsel has prepared this resolution to approve a development agreement with Christensen Development 1, LLC regarding the property located at 5401 East University Avenue. The former water park property would be acquired by the developer, completely cleared of all structures, and redeveloped with uses envisioned in the City's Comprehensive Plan. Christensen intends to quickly close on the property, clear and prep the site for development in the next few months, and begin building construction as soon as possible. The unique property has existing structures and topographic challenges that create financial obstacles to the redevelopment of the site to its full potential of highest and best uses. Pleasant Hill residents and the City Council have identified the redevelopment of the University Avenue corridor as a top priority in the adopted Comprehensive Plan, budgeting process, and strategic planning efforts. Christensen plans to develop the property in a series of buildings with commercial uses that may include a combination of restaurant, retail, office, and residential buildings. The agreement provides economic development incentives that will reduce the financial hardships of the unique property situation and allow the property to be acquired and cleared. Christensen anticipates that at least \$15 Million will be invested into the property over the next few years. The development agreement provides an economic development loan in the amount of \$2.25 Million that will be forgiven when the property reaches a minimum of \$4 Million in total assessed valuation. Mayor Kurovski acknowledged this was an important item for the City of Pleasant Hill and shared her thoughts of sentiment about the legacy of White Water with fond memories. However, she said the redevelopment along the University Avenue corridor is a #1 priority, and this is just the beginning. She welcomed comments and questions. Councilmember Cooper echoed her sentiments, adding that the City was lucky and fortunate to have a developer like Mr. Christensen to help them be competitive in the market place, and that the City needs to be aggressive to grow and increase their tax base. Councilmember Grooters said he had a chance to meet Mr. Christensen and had no doubt he will make the project the best it can be for the community in a good way. Pleasant Hill Planning and Zoning Chairman Mark Ackelson said this came from a long range plan to move Pleasant Hill forward, and thanked everyone involved including City leadership for moving it forward, to Mr. Smith for agreeing to sell. Mr. Ackelson welcomed Christensen Development to the community. He said the project was consistent with the comprehensive Plan, and is what the citizens have been saying they wanted and have been asking for, adding that it will provide jobs, housing, restaurants, retail development, and set a new high standard for Pleasant Hill. Resident Patrick Hoyer said there is an old saying that if you're not growing, you're dying. He said the community desperately needed this project, and it will solve problems of new stores and restaurants. He has seen Christensen projects in the East Village and was impressed with them, so wanted to voice his support. Former City Mayor Mike Richardson echoed others, and appreciated the hard work to get this development project brought forward. He had heard great things of this developer group, and he felt it was a better use of the area, similar to the Fareway and Caseys projects. He also noted that if the City is not willing to invest in itself, how can they expect others to. Rising Pleasant Hill citizen Nick Lueder gave an impressive speech in favor of building a new water park for the next generation, with mini-golf and go-carts. Young Mr. Lueder was successful in getting 500 signatures on a petition to save the water park, although he admitted most of them were from other kids. Even though most of the folks in the room did not share his same goal, they all acknowledged his potential future in politics and applauded his efforts. Pleasant Hill resident Ray Sears announced that he wanted to make it very clear that he was not against the project, however, he did have some concerns. Mr. Sears said he did not like taxpayers paying towards the redevelopment, and that he was hesitant to grant sainthood to Mr. Christensen just for coming to the City. He also had some questions about the contract documents and the forgivable loan terms. Pleasant Hill Chamber President Julia Johnson said she was super excited about the project, and felt it will add visibility to the City, add businesses, restaurants, and more variety. Good Government for Pleasant Hill PAC representative Sherm Ploeger said he believed this was the right project in the right area where it would be most visible to travelers. He thanked everyone for bringing the project forward. Resident Regina Glawe acknowledged the opinions of others, and wished young Nick Lueders all the best in opening a future water park somewhere. She said generally the Council meeting forums were for concerns and disagreements, but rarely for praise and agreements so she was happy to say she felt she represented about 10,000 citizens that are happy and support the vote of yes for this project as it will be beneficial to all who live here. Lastly, Christensen Development representative Angie Pfannkuch thanked the Mayor, Councilmembers, and the Smiths, and said they had received so much interest from the retail market that they were excited to move forward. Hearing no further comments or questions from the public, the Mayor closed the public hearing at 7:00p.m.

a. **Resolution #021318-01**-Approval of Development Agreement with Christensen Development 1 LLC  
Cooper/Grooters moved to approve **Resolution #021318-01** – Approval of Development Agreement with Christensen Development 1 LLC. Councilmember Konrad said that when he had first met with the developer, Mr. Christensen was nervous about asking for the money, acknowledging that it was a substantial sum, and they asked lots of questions. In regards to some people’s concerns about workforce housing, Councilmember Konrad said it will house the retail and service employees that serve the community as well as recent college graduates, all who need somewhere to live and grow their families. He said TIF was designed at the state house for this type of project. He also said that they need to increase the tax base to maintain the current tax rate, and he thanked everyone for coming out. Councilmember Grooters asked a few questions about how the Fareway project compared to this project. City Manager Ben Champ said the Iowa Finance Authority has high standards on projects and it is a competitive application process. City Attorney Brad Skinner said he respectfully disagreed with Mr. Sear’s concerns with the legal documents, stating that there were no inconsistencies, and that the City has no control over the Developer’s private dealings. ROLL CALL: AYES: Grooters, Gause, Cooper, Malone, Konrad. NAYS: None. Motion carried 5-0.

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

Pleasant Hill resident Ray Sears said he had previously requested the City consider a way to share Road Use Tax for people living on private streets. Mr. Sears acknowledged that the City is not allowed to spend Road Use Tax money on private streets, but he would like that request pursued because he felt they were getting no benefit and that it was not fair. He requested an equitable solution. Mr. Sears also pointed out that in regards to the Local Option Sales Tax, stabilizing the tax rate is in the hands of the officials and that even though they haven’t raised the tax rate for a dozen years, doesn’t mean people are not paying more taxes.

Pleasant Hill resident Craig Smith addressed the Council to encourage them and the town to continue to look ahead so they can continue to grow, using the example of when Hy Vee came to town. He agreed with the City that if they don’t use TIF on developments, the developers will go somewhere else.

#### 5. CONSENT ITEMS

Malone/Grooters moved to approve the CONSENT ITEMS: Council Minutes dated 01-23-18, Claims Listing dated 02-13-18, New Liquor License – The Hills Bar and Grill, 4830 Maple Dr., #3, New Liquor License – Copper Kitchen, 1225 Copper Creek Dr., Ste. A, Liquor License Renewal – PARC Event Center 5374 NE 12<sup>th</sup> Ave., Liquor License Renewal – Great Escape, 655 Ne. 56<sup>th</sup> Street, Public Works Dept. Monthly Report – dated January 2018, **Resolution #021318-02** – Accept Offer to Purchase Easements, Permanent Easement for Storm Sewer Right of Way, Permanent Easement for Surface Water Flowage and Temporary Easement for Construction and Construction Related Activities with Landus Cooperative. ROLL CALL: AYES: Grooters, Gause, Cooper, Malone, Konrad. NAYS: None. Motion carried 5-0.

#### 6. BUSINESS ITEMS

##### a. **Resolution #021318-03** – Set Public Hearing for FY19 Budget

Konrad/Gause moved to approve **Resolution #021318-03** – Set Public Hearing for FY19 Budget.

City Manager Ben Champ explained City budgets must be certified by March 15<sup>th</sup> each year to the County Auditor after a public hearing and approval by the Council. This resolution sets the public hearing for the proposed FY 19 budget for the March 13, 2018 Council meeting. ROLL CALL: AYES: Grooters, Gause, Cooper, Malone, Konrad. NAYS: None. Motion carried 5-0.

##### b. **Resolution #021318-04** – Approval of Site Plan for 1060 SE 68<sup>th</sup> St – Cell Tower

Gause/Malone moved to approve **Resolution #021318-04** – Approval of Site Plan for 1060 SE 68<sup>th</sup> St – Cell Tower. Community Development Director Madeline Sturms said a site plan for a proposed communications tower has been presented to be placed on property at 1060 68<sup>th</sup> Street. The property is owned by John McNeece and the proposed tower will be located on a leased utility easement maintained by Verizon Wireless. The property is currently vacant and zoned A-1 Agricultural. ROLL CALL: AYES: Grooters, Gause, Cooper, Malone, Konrad. NAYS: None. Motion carried 5-0.

##### c. **Resolution #021318-05** – Approval of Final Plat for Furland Acres

Grooters/Konrad moved to approve **Resolution #021318-05** – Approval of Final Plat for Furland Acres, correcting the address to SE 68<sup>th</sup> Street. Community Development Director Madeline Sturms explained the City has received a proposed final plat for property located directly to the north of 6780 SE 68<sup>th</sup> Street in unincorporated Polk County. The parcel is currently owned by Susan Furland. Pleasant Hill has received the plat for review because it is within two miles of the City’s corporate boundary. The property is not buildable because it was created outside of the subdivision process and currently considered an outlot. The property owner is platting the property so that it will become a buildable lot. ROLL CALL: AYES: Grooters, Gause, Cooper, Malone, Konrad. NAYS: None. Motion carried 5-0.

##### d. **Resolution #021318-06** – Approval of Final Plat and Voluntary Annexation Agreement for Welch Acres

Cooper/Malone moved to approve **Resolution #021318-06** – Approval of Final Plat and Voluntary Annexation Agreement for Welch Acres. Community Development Director Madeline Sturms explained the City has received a proposed final plat for property located at 6790 SE Vandalia Drive in unincorporated Polk County. The parcel is currently owned by Chad and Kerry Welch. Pleasant Hill has received the plat for review because it is within two miles of the City’s corporate boundary. The

property is currently being used as a single family residence zoned Rural Residential in the County. The property owner is proposing to subdivide the parcel into 5 separate buildable single family residential lots. The preliminary plat for Welch Acres was approved by the Commission and Council in October 2017 and the property owner has submitted a petition for future voluntary annexation which is required for approval of the final plat. ROLL CALL: AYES: Grooters, Gause, Cooper, Malone, Konrad. NAYS: None. Motion carried 5-0.

- e. **Resolution #021318-07 – Approval of Site Plan Amendment for Morgan Oaks Roll Offs**  
Konrad/Grooters moved to approve **Resolution #021318-07 – Approval of Site Plan Amendment for Morgan Oaks Roll Offs**. Community Development Director Madeline Sturms explained the attached sketch plan amendment has been submitted for a proposed addition to the property on 4600 Vandalia Road. The property is located within the City's I-3 Heavy Industrial District that provides for the current use of the property for storing roll-off dumpsters. The amendment includes additional paved surfacing, fencing, and a proposed additional storage use for portable toilets for this location. The property's original site plan was approved by Planning and Zoning Commission and City Council in 2017 and site plan amendment was approved in January 2018, however, questions were raised from the Commission regarding the allowable uses for the site in accordance with the approved Site Plan. The Planning and Zoning Commission considered the sketch plan amendment at the February 5, 2018 meeting and recommended approval subject to the addition of three evergreen trees whose location to be determined between Staff and Morgan Oaks to provide additional screening of the portable toilets from the public right-of-way. ROLL CALL: AYES: Grooters, Gause, Cooper, Malone, Konrad. NAYS: None. Motion carried 5-0.
- f. **Resolution #021318-08 – Approval of Right of Way License to SEP School District**  
Cooper/Konrad moved to approve **Resolution #021318-08 – Approval of Right of Way License to SEP School District**. Assistant Public Works Director Russ Paul explained that in November 2015 council approved chapter 143, Right-of-way management, with the intent to provide a process and safeguard for future utility work and improvements in the public right-of-way. In December of 2015, Southeast Polk Community School District submitted plans for installing fiber to connect all school buildings together in and around Pleasant Hill. This project was completed during the fall of 2017 and Southeast Polk is now seeking a license to operate this fiber utility. Licenses have a max term of five (5) years before renewal is issued. ROLL CALL: AYES: Grooters, Gause, Cooper, Malone, Konrad. NAYS: None. Motion carried 5-0.
- g. **Resolution #021318-09 – Approval of Submittal of Wellmark Large Match Grant Application for Youngstown Trail Phase 2**  
Grooters/Gause moved to approve **Resolution #021318-09 – Approval of Submittal of Wellmark Large Match Grant Application for Youngstown Trail Phase 2**. Community Development Director Madeline Sturms explained that the City Council has identified additional trail development in the community as a priority in capital improvement budgeting sessions and has previously allocated funds for trail design and construction. The 2,400 linear feet of Phase 1 of the Youngstown Trail opened in 2016 creating a trail connection from Gay Lea Wilson Trail at NE 56<sup>th</sup> Street to E Oakwood Drive. Phase 2 of the Youngstown Trail will connect Pleasant Hill Boulevard with the Gay Lea Wilson Trail crossing Parkridge Avenue at Fourmile Creek Bridge. In an effort to secure funding and begin construction for Phase 2, the Council directed staff to seek out grant opportunities to leverage City dollars. The Wellmark Foundation offers a Large Match Grant Program which could provide funding toward the development of the trail. ROLL CALL: AYES: Grooters, Gause, Cooper, Malone, Konrad. NAYS: None. Motion carried 5-0.
- h. Approve the following requests for Springtime Hill Climb, Saturday, April 7, 2018
  1. Special Events Application and Use of Youth Center
  2. Application for Street Closing Permits – 8:00 a.m. to 12:00 p.m. for 5k/10k RunKonrad/Malone moved to approve the Springtime Hill Climb, Saturday, April 7, 2018, Special Events Application and Use of Youth Center and Application for Street Closing Permits – 8:00 a.m. to 12:00 p.m. for 5k/10k Run. Park and Recreation Manager Rick Courcier explained that Ned Looney, Executive Director of Caring Hands Outreach Center, Inc, is planning a 5K and 10K run in Pleasant Hill called "Springtime Hill Climb". This is the seventh year that this event has taken place in Pleasant Hill and the second year that Caring Hands will be the organization that will be coordinating the event. Caring Hands has been and will continue to work with city staff for assistance in planning the event. The event will be held on Saturday, April 7, with the run to start at 8 AM at Doanes Park. Event organizers are planning for 200 participants to register for this event. ROLL CALL: AYES: Grooters, Gause, Cooper, Malone, Konrad. NAYS: None. Motion carried 5-0.
- i. **Resolution #021318-10 – Approval of Submittal of Prairie Meadows Betterment Grant Application for Batting Cages**  
Malone/Grooters moved to approve **Resolution #021318-10 – Approval of Submittal of Prairie Meadows Betterment Grant Application for Batting Cages**. Park and Recreation Manager Rick Courcier explained that in 2016, the City of Pleasant Hill Parks and Recreation needed to remove a batting cage at Doanes Park due to unsafe conditions. Since then the Parks and Recreation and the Pleasant Hill Little League has been seeking alternative funding sources to construct a new batting cage. The Prairie Meadows Betterment Grant funds medium to small sized projects ranging from \$100 to \$99,999. The Parks and Recreation with the endorsement of the Pleasant Hill Little League would like to submit an application to the Prairie Meadows Betterment Grant in the amount of \$5,000 that would go towards the construction of a new batting cage. The application window for the Prairie Meadows Betterment Grant is now open and the attached resolution provides for the submission of the grant to go towards the construction of a new batting cage in Doanes Park. ROLL CALL: AYES: Grooters, Gause, Cooper, Malone, Konrad. NAYS: None. Motion carried 5-0.
- j. **Resolution #021318-11 – Approval of Mowing Contract Award to ADA Mowing**

Gause/Konrad moved to approve **Resolution #021318-11** – Approval of Mowing Contract Award to ADA Mowing. Park and Recreation Manager Rick Courcier explained that on January 15, 2018, 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 from January 8 through February 1 with a public bid opening on February 2. Six contractors submitted bids for the mowing contract with ADA Mowing being the lowest responsive and responsible bidder. Staff has met with ADA Mowing representatives and has inspected the equipment and has found ADA Mowing suitable for meeting the conditions and standards defined in the contract. The City of Pleasant Hill manages contract mowing for approximately 93 acres of public ground. The period of the contract that services are needed is from 2018 – 2020. ROLL CALL: AYES: Grooters, Gause, Cooper, Malone, Konrad. NAYS: None. Motion carried 5-0.

k. **Resolution #021318-12** – Authorizing Internal Loan No. 5 to Tax Increment Fund

Cooper/Konrad moved to approve **Resolution #021318-12** – Authorizing Internal Loan No. 5 to Tax Increment Fund. City Manager Ben Champ explained the City Council has created the Pleasant Hill Urban Renewal Area Tax Increment Revenue Fund into which all incremental property tax revenues received from the Urban Renewal Area are deposited. These funds are used for eligible projects generally including but not limited to roadway, utility, public facility, and park improvements in support of economic development and the comprehensive plan. The City Council has planned improvements to existing parks including Hickory Glen Park and Christensen Development projects. An internal debt is needed to allow these improvements to be paid from incremental property tax revenues. The City has previously used this internal loan process for efficient and flexible financing of projects. This is a resolution providing for an internal loan from the Water Fund to the Tax Increment Fund in the amount of \$1,000,000.00 and from the Sewer Fund to the Tax Increment Fund in the amount of \$1,500,000 for park improvement purposes and Christensen Development projects. ROLL CALL: AYES: Grooters, Gause, Cooper, Malone, Konrad. NAYS: None. Motion carried 5-0.

l. **Resolution #021318-13** – Approval of Job Description for Police Administrative Assistant

Malone/Grooters moved to approve **Resolution #021318-13** – Approval of Job Description for Police Administrative Assistant. City Manager Ben Champ explained that the Police Department has prepared this job description for the position of Police Administrative Assistant. The revised and updated position description replaces the existing job title of Records Management Clerk / Communications Officer. The long term employee in the role has announced retirement and the written job description has not been updated for several years. Staff has taken the opportunity to review and update the document prior to posting the position for recruitment. The title of the position has been changed and the format and duties of the description have been modified to match the form of other more current descriptions within the City. Outdated items have been removed and updated technological references have been inserted along with appropriate duty descriptions. The position will be vacant at the end of April and following approval, the updated description will be used for immediate posting to begin the hiring process. ROLL CALL: AYES: Grooters, Gause, Cooper, Malone, Konrad. NAYS: None. Motion carried 5-0.

7. **CLOSING COMMENT**

Attorney Brad Skinner thanked Attorney Robert Josten for his expertise in preparing the Christensen Development legal documents. The City would not have been able to accomplish this project without his help. Mr. Skinner also noted that Road Use Tax is regulated by the state legislature on what it can legally be used for, and those strict regulations are not something Cities can mess around with.

Mayor Sara Kurovski thanked everyone for coming out that evening and the Council for their brave actions in moving the City forward. She said she planned many more conversations like this in the future.

City Manager Ben Champ said there would not be a work session next week.

8. **ADJOURNMENT**

Malone/Konrad moved to adjourn the meeting. ROLL CALL: AYES: Grooters, Gause, Cooper, Malone, Konrad. NAYS: None. Motion carried 5-0. The meeting was adjourned at 7:46 p.m.

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Sara Kurovski, Mayor

ATTEST:

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Dena J. Spooner, City Clerk/Finance Director