

**PLEASANT HILL CITY COUNCIL
REGULAR SESSION
FEBRUARY 23, 2021
6:00 PM**

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1. CALL TO ORDER/ROLL CALL

Mayor Pro Tem Mark A. Konrad called the electronic Pleasant Hill City Council meeting to order on February 23, 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

Murray/Gause 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 Mark A. Konrad opened the Public Hearing for item 3a at 6:02p.m. City Manager Ben Champ explained that changes to the budget process adopted by the State of Iowa now require cities with growth of more than 2% to hold two hearings, with the first hearing dedicated to the General Fund Tax and Special Revenue Levies only. With this change, the date to certify City budgets has been moved to March 31st to allow time for two public hearings to occur. This resolution approves the proposed FY22 maximum levy for the General Fund Tax and Special Revenue Levies for the Public Hearing held at the February 23, 2021 Council meeting. Additionally, the new budget process requires publication of this max levy form provided by the State of Iowa on the City's social media accounts and website, and then filed with the County Auditor. A 2nd public hearing must be scheduled following the 1st hearing which will also include the City's Debt Service Levy for a full proposed Total Property Tax Levy and Budget. The final version of the budget must be available for public inspection at least 10 days prior to the 2nd public hearing and at least 20 days before the certification due date, so the budget must be available by February 27th in the office of the City Clerk, Mayor and Library. After hearing no further comments or questions, the Mayor Pro Tem closed the public hearing at 6:04 p.m.

- a. **Resolution #022321-01**- Approval of FY22 Maximum Tax Levy on General Fund and Special Revenue Levies
Grooters/Cooper moved to approve **Resolution #022321-01**- Approval of FY22 Maximum Tax Levy on General Fund and Special Revenue Levies. ROLL CALL: AYES: Murray, Grooters, Gause, Cooper, Konrad. NAYS: None. Motion carried 5-0.

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

There were none.

5. CONSENT ITEMS

Murray/Gause moved to approve the CONSENT ITEMS: Council Minutes dated 02/09/2021, Work Session Minutes dated 02/16/2021, Claims Listing dated 02/23/2021, Expenditure Report - dated 01-31-2021, Revenue Report - dated 01-31-2021, Treasurer's Report - dated 01-31-2021, Approve Liquor License Great Escape – 655 NE 56th St Suite 100, Police Dept. Monthly Report – dated December 2020, Police Dept. Monthly Report – dated January 2021, Fire Dept. Monthly Report – dated January 2021, **Resolution #022321-02** – Transfer of funds from Emergency Fund to Equipment Replacement Fund, **Resolution #022321-03** – Transfer of funds from Employee Benefits to General Fund, **Resolution #022321-04** – Approval of Payment Application No. 16 – Public Safety Improvements Project, **Resolution #022321-05** – Approval of Change Order No. 11 – Public Safety Improvements Project, **Resolution #022321-06** - Approval of Payment Application No. 4 – Public Safety Improvements Project, **Resolution #022321-07** – Approval of Change Order No. 1 – Fire Department Renovation Project. ROLL CALL: AYES: Gause, Cooper, Konrad, Murray, Grooters. NAYS: None. Motion carried 5-0.

6. BUSINESS ITEMS

- a. Update from Construction Manager – Public Safety Improvements Project and Fire Department Renovation Project
Ryan Companies Project Manager Jill Boetger provided an update on the Public Safety Improvements Project and Fire Department Renovation Project saying that both the Police Department and Fire Department have been in the new facility for a month now. They are working through the punch list items to wrap up that project. The Fire Department Renovation project has been underway for about a month. Everything is now emptied out of the Fire Department, a temporary wall has been installed between the Library and Fire Department to help control noise, and the demolition portion is ongoing.
- b. **Resolution #022321-08** – Approving Project Services Agreement with Terracon Consultants for Fire Department Renovation Project
Cooper/Grooters moved to approve **Resolution #022321-08** – Approving Project Services Agreement with Terracon Consultants for Fire Department Renovation Project. City Manager Ben Champ explained that the City Council has an agreement with Ryan Companies US to provide construction management services for the renovation of the south complex housing the police, fire, and library departments and the construction of a new public safety facility. The Ryan Companies project manager developed a task order with Terracon Consultants, Inc. for the required materials testing and International Building Code special inspection services needed for the fire department renovation portion of the project. Terracon has already been retained by the City for other portions of the public safety project and is a leading national geotechnical firm with a significant local presence. ROLL CALL: AYES: Cooper, Konrad, Murray, Grooters, Gause. NAYS: None. Motion carried 5-0.
- c. **Resolution #022321-09** – Set Public Hearing for FY22 Budget
Gause/Murray moved to approve **Resolution #022321-09** – Set Public Hearing for FY22 Budget. City Manager Ben Champ said this is a continuation of the public hearing discussion above. This resolution sets the 2nd public hearing for the proposed FY22 budget which will also include the City's Debt Service Levy for a full proposed Total Property Tax Levy at \$11.50 and Budget to be held at the March 9, 2021 Council meeting. Notice of the public hearing must be published not more than 20 days nor less than 10 days prior to the hearing, which would be between February 17th and 27th. The final version of the budget must be available for public inspection at least 10 days prior to the public hearing and at least 20 days before the certification due date, so the budget must be available by February 27th in the office of the City Clerk, Mayor and Library. ROLL CALL: AYES: Konrad, Murray, Grooters, Gause, Cooper. NAYS: None. Motion carried 5-0.
- d. Appointment of Sam Reed to the Library Board
Murray/Grooters moved to approve Appointment of Sam Reed to the Library Board. City Manager Ben Champ said appointments are made annually to represent the City to various boards and commissions. Some of the appointments are Mayoral and some are made by the City Council. The City currently has an opening on the Library Board. At this time the Mayor would like to appoint Sam Reed to the Library Board to fill a current opening within a current term to expire June 30, 2024. ROLL CALL: AYES: Murray, Grooters, Gause, Cooper, Konrad. NAYS: None. Motion carried 5-0.
- e. Appointment of Len Murray to represent the City to the EPIC Board
Cooper/Gause moved to approve Appointment of Len Murray to represent the City to the EPIC Board. City Manager Ben Champ said the City currently is in need of a new liaison from the City Council to the East Polk Innovation Collaborative (EPIC). At this time Councilmember Len Murray has volunteered to replace Dean Cooper as the liaison to EPIC as follows: EPIC: Appointment of Len Murray to serve as the City Council representative for the remainder of the calendar year. Councilmember Murray said he is happy to take the position, and asked the City Attorney if it would be more appropriate for him to abstain on this vote, to which Attorney Brad Skinner said that would be preferable. ROLL CALL: AYES: Grooters, Gause, Cooper, Konrad. NAYS: None. ABSTAIN: Murray. Motion carried 4-0-1.
- f. **Resolution #022321-10** Approval of Change Order No. 1 – NE 60th Street and Miller Drive Improvements Project
Murray/Grooters moved to approve **Resolution #022321-10** Approval of Change Order No. 1 – NE 60th Street and Miller Drive Improvements Project. City Manager Ben Champ said the City Council has prioritized funding for the reconstruction of NE 60th Street, improvements to the 60th and University Avenue intersection, relocation of Morning Star Court, construction of a new section of Martha L Miller Drive. The City Engineer has completed the plans and specifications and the contract has been awarded to Absolute Concrete Construction. At this time, the project engineer has developed a change order to reflect a request from the City to add additional length to the right turn lane for east bound traffic on University Avenue turning right onto NE 60th. The change detailed in the communication from the engineer would add approximately 226' to the turn lane. The Iowa Department of Transportation has reviewed and consented to the turn lane extension on the project. Snyder and Associates Project Engineer Brandon Niebuhr answered Councilmembers questions. ROLL CALL: AYES: Gause, Cooper, Konrad, Murray, Grooters. NAYS: None. Motion carried 5-0.

7. CLOSING COMMENT & REGIONAL APPOINTMENT REPORTS

Councilmember Grooters reminded everyone about the City's public meeting on Thursday, February 25th at 5:30pm to discuss the Meacham property potential park project.

Councilmember Curt Gause said the State Legislature was back in session. Since he is on the Metro Advisory Committee and the Iowa League of Cities, they would be looking at bills that may affect cities. He also said the February 8th MAC meeting received a COVID update from Des Moines Mayor Frank Cownie.

City Attorney Brad Skinner said he should have the deed from the Meacham Estate ready for the council to review at a March council meeting.

City Manager Ben Champ said there would be a work session next week on Tuesday, March 2nd, at 5:30 pm, not about the budget this time, but to discuss the Central Iowa Water Trails project and potential updates to the zoning code. He also said the City's was able to make use of the new changeable message board trailer to help alert traffic to a brief emergency closure of the railroad crossing at 56th Street due to a broken rail section. He highlighted the importance of the available text alerting system through the city's website that sent out an alert to the emergency closure along with the City's social media channels.

Police Chief Alfonso Pizzano wanted to extend his thanks to the Mayor and Council for their support of the new Public Safety Facility. He said everything was going well at the new building, and that all members of the Police Department are very appreciative of all the Mayor and Councilmember's support.

8. ADJOURNMENT

Murray/Cooper 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 6:37 p.m.

Mark A. Konrad, Mayor Pro Tem

ATTEST:

Dena Spooner, City Clerk/Finance Director