

**PLEASANT HILL CITY COUNCIL
REGULAR SESSION
MAY 25, 2021
6:00 PM**

1. CALL TO ORDER/ROLL CALL

Mayor Sara Kurovski called the Pleasant Hill City Council meeting to order on May 25, 2021 at 6:00 p.m. The Public Safety Building's Community Room was open and available to the public to participate in the meeting. PRESENT: Len Murray, Ross Grooters, Curt Gause, Dean Cooper, and Mark Konrad. ABSENT: None.

2. APPROVAL OF AGENDA

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

3. PUBLIC HEARING

a. Public Hearing for the Plans, Specifications, Bidding, and Contract Award for the Pleasant Hill Monument Signage Project for Public Safety Facilities, Hickory Glen Park, and City Complex.

Mayor Sara Kurovski opened the Public Hearing for item 3a - Public Hearing for the Plans, Specifications, Bidding, and Contract Award for the Pleasant Hill Monument Signage Project for Public Safety Facilities, Hickory Glen Park, and City Complex at 6:01p.m. City Manager Ben Champ explained that the design and construction management teams for Hickory Glen Park, the new Public Safety Facilities, and the Fire Department Renovation have been working together to efficiently coordinate the signage needs for the projects into a single bid package. Confluence Landscape Architects have been retained by the City as part of each of the projects and the firm has now completed the plans and specifications for the work. A bid letting was held on May 18, 2021. Two bid responses were received but only one was a complete and responsive submission. The single viable bid is significantly over the designers cost estimate for the work and the design team is working with the construction manager to review options for moving forward. The resolution does not award the project at this time. After hearing no comments or questions, the Mayor closed the public hearing at 6:02 p.m.

i. **Resolution #052521-01** – Approval of Plans, Specification, and Receipt of Bids for the Monument Signage Project for Public Safety Facilities, Hickory Glen Park, and City Complex

Grooters/Gause moved to approve **Resolution #052521-01** – Approval of Plans, Specification, and Receipt of Bids for the Monument Signage Project for Public Safety Facilities, Hickory Glen Park, and City Complex. City Manager Ben Champ said they would continue to reach out to the bidding community and will re-bid. 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 was none.

5. CONSENT ITEMS

Murray/Cooper moved to approve the CONSENT ITEMS: Council Minutes - dated 05-11-2021, Claims Listing - dated 05-25-2021, Expenditure Report - dated 04-30-21, Revenue Report - dated 04-30-21, Treasurer's Report - dated 04-30-21, Public Works Dept. Monthly Report – dated April 2021, Police Department Monthly Report – dated April 2021, Approve liquor license renewal – Caseys General Store # 3333 – 5550 E. University, Approve liquor license renewal – Caseys General Store # 3718 – 1175 NE 75th Street, Approve liquor license renewal – HyVee Food Store – 4815 Maple Drive, Approve liquor license renewal – HyVee Gas – 4910 Maple Drive, **Resolution #052521-02** – Transfer of funds from Emergency Fund to Equipment Replacement Fund, **Resolution #052521-03** – Transfer of funds from Employee Benefits to General Fund, **Resolution #052521-04** – Transfer of Funds from TIF to Debt Fund, **Resolution #052521-05** – Transfer of Funds from Fund 121 to Debt Fund, **Resolution #052521-06** – Transfer of Funds from Fund 121 to Equipment Replacement Fund 1, **Resolution #052521-07** – Approval of Payment Application No. 20 – Public Safety Improvements Project, **Resolution #052511-08** – Approval of Payment Application No. 7 – Fire Department Renovation Project. ROLL CALL: AYES: Murray, Grooters, Gause, Cooper, Konrad. NAYS: None. Motion carried 5-0.

6. BUSINESS ITEMS

a. **Resolution #052521-09** – Approval of Artist Contract with Juanjo Novella

Grooters/Konrad moved to approve **Resolution #052521-09** – Approval of Artist Contract with Juanjo Novella. Communications Specialist Candace Bell said the Public Arts Advisory Commission developed a strategic plan and partnered with the Greater Des Moines Public Art Foundation to manage a national call to artists for its first sculpture in 2019. The result of this call to artists ended with two highly-qualified artists and two magnificent pieces of art. The first sculpture will be installed at the new round a bout soon; however, PAAC decided the opportunity to install a second sculpture in a location already designated to host art was great. The second location for a sculpture is Hickory Glen Park. The artist of this sculpture is internationally-renowned, Juanjo Novella. Novella's sculpture, titled "Pleasant Hill

Gate", is a 26-foot piece that is intended to be an open door which welcomes all. The sculpture is inspired by nature and is based on the design of a leaf with the added elements of a doorway. The total to commission this sculpture is \$100,000. The City received a \$50,000 grant from Bravo Greater Des Moines in 2019 to be used by June 30, 2020. Due to the pandemic, Bravo Greater Des Moines extended the grant deadline to June 30, 2021. The Pleasant Hill Arts Foundation and Public Arts Advisory Commission partnered to raise the remaining \$50,000 through other grants and fundraising throughout the community. Ms. Bell was pleased to announce with pride and joy that they achieved that goal. PAAC member Suzanne Cantrell thanked the Mayor and Council for their vision and support, and said the residents of Pleasant Hill also really engaged to help with all donation amounts. ROLL CALL: AYES: Murray, Grooters, Gause, Cooper, Konrad. NAYS: None. Motion carried 5-0.

- b. Update from Construction Manager – New Public Safety Facilities and Fire Department Renovation
Project Manager Jill Boetger of Ryan Companies gave an update on the two public safety projects, walking through the punch list items on the new Public Safety Building, and the constructions schedule on the Fire Dept. renovation.
- c. **Resolution #052521-10** – Approval of Contract with Saxton, Inc. for Fire Department Renovation Furnishings
Murray/Gause moved to approve **Resolution #052521-10** – Approval of Contract with Saxton, Inc. for Fire Department Renovation Furnishings. City Manager Ben Champ explained that the City Council selected Saxton, Inc. as the vendor to provide furnishings for both public safety projects. A contract has now been developed with Saxton for the needed renovation furnishings with a value of \$52,970.85. A down payment for the order will be made immediately after approval of the contract and the materials will be ordered for timely arrival for the project. ROLL CALL: AYES: Murray, Grooters, Gause, Cooper, Konrad. NAYS: None. Motion carried 5-0.
- d. Update from Project Architect – City Hall Security and Safety Updates
Architect Dana Peterson of Ethos Group gave an update on the security renovation project for City Hall. She reviewed with the Mayor and Council the design process, site survey, asbestos testing, and engineer team/staff meetings. The schedule going forward will include a bidding window of July 28- August 17th with a target start date of September 17, 2021.
- e. Approve Midwest Beatdown Custom Motorcycle Show Special Event Application
Murray/Konrad moved to approve the Midwest Beatdown Custom Motorcycle Show Special Event Application. City Manager Ben Champ explained that SMART Cycle Sound and Performance, a Pleasant Hill business, is proposing a special event to be held on June 12, 2021 along Sloans Way. The event organizer, Andy Smith, has introduced the item at the last Council meeting and provided a detailed overview of the special event at the May 25, 2021 Council meeting. More than 300 people are anticipated to attend the event that will bring enthusiasts of custom motorcycles to Pleasant Hill for the one-day program. Smith has obtained signatures of support from the adjacent businesses for the sound and street closure permits. Over the last two weeks, Smith has worked with the City and the Police Chief to address operations of the event and the need for a minimum of two off duty police officers. The event application has been reviewed and recommended by all necessary departments. He also answered all of the Councilmembers' questions. ROLL CALL: AYES: Murray, Grooters, Gause, Cooper, Konrad. NAYS: None. Motion carried 5-0.
- f. Third Reading of **Ordinance 892** – An Ordinance Amending Chapter 103 Storm Water Management Utility
Gause/Grooters moved to approve Third Reading of **Ordinance 892** – An Ordinance Amending Chapter 103 Storm Water Management Utility. City Manager Ben Champ explained that this is the third reading, and there have been no comments or questions since the previous readings. ROLL CALL: AYES: Murray, Grooters, Gause, Cooper, Konrad. NAYS: None. Motion carried 5-0.
- g. Third Reading of **Ordinance 893** - An Ordinance Amending Chapter 98 Sewer Service Charges
Grooters/Cooper moved to approve third Reading of **Ordinance 893** - An Ordinance Amending Chapter 98 Sewer Service Charges. City Manager Ben Champ explained that this is the third reading, and there have been no comments or questions since the previous readings. ROLL CALL: AYES: Murray, Grooters, Gause, Cooper Konrad. NAYS: None. Motion carried 5-0.
- h. Third Reading of **Ordinance 894** - An Ordinance Amending Chapter 108 Recycling Collection Fees
Konrad/Cooper moved to approve third Reading of **Ordinance 894** - An Ordinance Amending Chapter 108 Recycling Collection Fees. City Manager Ben Champ explained that this is the third reading, and there have been no comments or questions since the previous readings. ROLL CALL: AYES: Murray, Grooters, Gause, Konrad. NAYS: None. Motion carried 5-0.
- i. **Resolution #052521-11** – Approval of Preliminary Plat for Arbor Lake Plat 2
Cooper/Murray moved to approve **Resolution #052521-11** – Approval of Preliminary Plat for Arbor Lake Plat 2. Community Development Director Madeline Sturms explained that the City has received a preliminary plat for approximately 19-acres of vacant land generally located south of Arbor Lake Plat 1 on Arbor Woods Drive, the last

remaining section of the Community at Arbor Lake PUD to be developed. The parcel is owned by Arbor Lake Development, LLC with plans to subdivide the property for residential development. The proposed uses on the property meet the current zoning of PUD Planned Unit Development and the latest draft of the Community at Arbor Lake PUD Master Plan approved in 2014 as an amendment to the original 2006 Plan. The preliminary plat for Arbor Lake Plat 2 provides 27 single family detached residential lots ranging between 75' to 100' in width. Staff has reviewed the document, finding it to be in conformance with the requirements of a preliminary plat. Planning & Zoning Commission recommended approval of the item at their May 3rd meeting. ROLL CALL: AYES: Murray, Grooters, Gause, Cooper, Konrad. NAYS: None. Motion carried 5-0.

- j. **Resolution #052521-12** – Approval to Purchase Tempus Pro Cardiac Monitor-Defibrillators
Murray/Gause moved to approve **Resolution #052521-12** – Approval to Purchase Tempus Pro Cardiac Monitor-Defibrillators. Fire Chief Jamie Xayavong explained that the Pleasant Hill Fire Department is a provider of Advanced Life Support out-of-hospital emergency medical care. A cardiac monitor-defibrillator is carried on each of the two paramedic ambulances and are essential to the provision of this care level. The two existing Zoll cardiac-defibrillator units are in the need of continuous repairs and have reached the end of their useful life and need to be replaced. The Pleasant Hill Fire Department has researched and tested a couple monitors and have found that the Tempus Pro by Phillip would benefit members and community the best. The Tempus Pro made by Phillip monitor-defibrillator will be utilized by Pleasant Hill Fire Department paramedics to effectively monitor patients needing advanced life support, provides advanced life support treating patients in cardiac arrest, and provides CPR guidance and post event review. The Tempus Pro is a next generation cardiac monitor that provides ability to measure carbon monoxide and oxygen levels of a patient. The Tempus Pro also provides field personnel improved diagnostic tools regarding diagnosis of cardiac events, such as heart attacks. ROLL CALL: AYES: Murray, Grooters, Gause, Cooper, Konrad. NAYS: None. Motion carried 5-0.
- k. **Resolution #052521-13** – Approval of Agreement with Iowa Department of Transportation for a Revitalize Iowa's Sound Economy Program (RISE) Project
Cooper/Konrad moved to approve **Resolution #052521-13** – Approval of Agreement with Iowa Department of Transportation for a Revitalize Iowa's Sound Economy Program (RISE) Project. Community Development Director Madeline Sturms explained that the City Council has prioritized development of the University Avenue Corridor over a series of years and has invested significantly in the development of the Commerce Park. The City received funding through the DOT RISE program in 2013 for the initial development of the roadway with additional funds available for an east/west roadway when a development warranted the roadway construction. The area was designated a certified site in February 2020 which makes the roadway eligible for a greater cost-share through the Iowa DOT's RISE grant program. The City's request for funding has been approved for a cost share of the project at 60% of the eligible project costs to construct the infrastructure to facilitate development on the property. The project will include the construction of 1,395 feet of an east/west roadway from NE 75th Street in the total amount of \$1,341,200. ROLL CALL: AYES: Murray, Grooters, Gause, Cooper, Konrad. NAYS: None. Motion carried 5-0.
- l. **Resolution #052521-14** – Approve Salaries for Non-Union City Staff Salary Matrix for FY22
Gause/Murray moved to approve **Resolution #052521-14** – Approve Salaries for Non-Union City Staff Salary Matrix for FY22. City Manager Ben Champ explained that the fiscal year 2021-22 will be the City's fifth year using a matrix system for non-union employees. The current cost of living adjustment for both the Police and Public Works Union Contracts is 3% effective July 1, 2021. The City Council reviewed and included an anticipated 3% adjustment to the matrix in the approved fiscal year 2021-22 budget. There are two separate resolutions. First is a resolution to approve a 3% adjustment to the salary matrix for all non-union employees. The second resolution provides for a 3% adjustment to positions within the Fire Department that are not included in the salary matrix as the part time and paid on call staff wages are built up based on certifications achieved. ROLL CALL: AYES: Murray, Grooters, Gause, Cooper, Konrad. NAYS: None. Motion carried 5-0.
- m. **Resolution #052521-15** – Approve Salaries for the Fire Dept. Matrix for FY22
Grooters/Konrad moved to approve **Resolution #052521-15** – Approve Salaries for the Fire Dept. Matrix for FY22. City Manager Ben Champ explained this is the partner resolution to the previous item. ROLL CALL: AYES: Murray, Grooters, Gause, Cooper, Konrad. NAYS: None. Motion carried 5-0.
- n. **Resolution #052521-16** – Approval of Contract for Professional Services for the 2021 Street Repair Project
Konrad/Murray moved to approve **Resolution #052521-16** – Approval of Contract for Professional Services for the 2021 Street Repair Project. Assistant Public Works Director Russ Paul explained that the City Council has identified the need to continue an annual street repair project for concrete patching throughout the community and has allocated funds for this project. The scope of services has been developed for the design, bidding, and project management of a concrete patch program in an area west of Pleasant Hill Blvd, north of Parkridge Ave. and south of the E. University Ave. The resolution approves a contract for engineering services in the amount of \$58,000.00. ROLL CALL: AYES: Murray, Grooters, Gause, Cooper, Konrad. NAYS: None. Motion carried 5-0.

- o. **Resolution #052521-17** – Approval of Payment Application No. 1 and Changer Order No. 1 – Adaptive Traffic Signal Communications Project
Konrad/Gause moved to approve **Resolution #052521-17** – Approval of Payment Application No. 1 and Change Order No. 1 – Adaptive Traffic Signal Communications Project. Assistant Public Works Director Russ Paul explained that the in October of 2016 council approved the submittal of an Iowa’s Clean Air Attainment Program (ICAAP) grant application with the Iowa Department of Transportation (IDOT) for funding for updating the traffic signal system to an adaptive traffic signal control system, which responds to the volume of traffic. Systems are installed in West Des Moines and Clive to help facilitate traffic flow and reduce gas emissions. Back in August 2020, council approved selecting Iowa Signal Inc. to upgrade the communication and detection portion of the adaptive signal project. Since that time, a significant portion of that work has been completed. The Contractor has submitted Payment Application No. 1 for work completed through May 1, 2021. Change Order No. 1 will look to utilize 2020-21 fiscal year funds to install an advance flasher system prior to the NE 64th St and E University Ave intersection (eastbound traffic). Along with adding advance detection upgrades at E University Ave intersections with NE 80th St and NE 75th St. This work looks to continue improvements in safety and efficiency for vehicles traveling through this corridor. ROLL CALL: AYES: Murray, Grooters, Gause, Cooper, Konrad. NAYS: None. Motion carried 5-0.
- p. Update and Approval of Dock Construction at Copper Creek Lake Park
Murray/Cooper moved to Update and Approval of Dock Construction at Copper Creek Lake Park. Parks and Recreation Manager Ryan Merritt explained that the City of Pleasant Hill has received a request from SUP Red Rock LLC to install a temporary docking system for watercraft rental access to Copper Creek Lake. Dock installation experts have surveyed the lake and identified the north side as the best location for placement. The dock construction proposal has been shared with the Parks and Recreation Commission along with the Fire Department and no concerns were identified. ROLL CALL: AYES: Murray, Grooters, Gause, Cooper, Konrad. NAYS: None. Motion carried 5-0.
- q. First Reading of **Ordinance 895** – Amending Code Chapter 102 Storm Water Construction Site Erosion and Sediment Control and Post-Constriction Stormwater Management
Cooper/Grooters moved approve to First Reading of **Ordinance 895** – Amending Code Chapter 102 Storm Water Construction Site Erosion and Sediment Control and Post-Constriction Stormwater Management. Community Development Director Madeline Sturms explained that the proposed modifications to City Code Chapter 102 now include stormwater design criteria which details design standards that were developed over a two-year period by the Capital Crossroads Local Governance Collaboration. The committee included representatives from local governments including Mayors and Elected officials as well as technical staff and representatives from the development community and design engineers. The proposed additions to the design criteria will provide consistency across metro cities in their development standards and address the challenges of urban development seen from increased stormwater runoff. The intent of the ordinance is to minimize damage to property, control stream channel erosion, reduce local flooding, and help protect our natural resources. Councilmember Grooters thanked Mayor Kurovski for all her hard work on the Capital Crossroads committee over the last two years developing these modifications. ROLL CALL: AYES: Murray, Grooters, Gause, Cooper, Konrad. NAYS: None. Motion carried 5-0.

7. CLOSING COMMENT AND REGIONAL REPORTS

Councilmember Grooters said DART is working on updating the half-price fare program for another year due to COVID complications.

Councilmember Cooper said at the last Metro Waste Authority meeting they considered canceling the residential recycling program due to high costs, but then decided not to.

Councilmember Konrad said he attended the last MPO meeting as an alternate, and there was a spirited debate between the DOT and their partners over Highway 65. He also said the 1500 block of MLK is taking shape fast.

Councilmember Gause said the Convention and Visitors Bureau Catch Des Moines is seeing post-Covid events start to pick back up.

Councilmember Murray said the Chamber of Commerce is getting ready for Chill on the Hill. He also said the Polk County Emergency Commission has been training for the Fair and also doing airport exercises for emergency situations.

City Manager Ben Champ announced there will be a work session next week to discuss economic development, on Tuesday, June 1st at 5:30pm.

Fire Chief Jamie Xayavong said that one of their lieutenants was deployed overseas. Additionally their call volume has increased over last year; therefore, she will promote two others to stand by as lieutenants: Greg Beckwith and Boyd

Jones. They will be badged later this year. She also announced that their new rescue boat has arrived, and everyone has been trained on operating it.

Project Engineer Brandon Niebuhr from Snyder and Associates gave an update on the 60th Street project, discussing the underground utilities and testing.

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 7:30 p.m.

Sara Kurovski, Mayor

ATTEST:

Dena Spooner, City Clerk/Finance Director