

**PLEASANT HILL CITY COUNCIL
REGULAR SESSION
JUNE 8, 2021
6:00 PM**

1. CALL TO ORDER/ROLL CALL

Mayor Sara Kurovski called the Pleasant Hill City Council meeting to order on June 8, 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/Cooper moved to approve the agenda. ROLL CALL: AYES: Murray, Grooters, Gause, Cooper, Konrad. NAYS: None. Motion carried 5-0.

3. PRESENTATION: Update from Bravo Executive Director

Bravo Executive Director Sally Dix gave an update on the state of the Arts in the Greater Des Moines area, emphasizing their vision, mission and priorities.

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

Altoona resident Bridget Ernst introduced herself to the City Council and community, and announced she is running for Southeast Polk Community School Board.

A caller identified as Kevin (last name or address not provided) expressed his interest in lighting off fireworks in the City of Pleasant Hill.

5. CONSENT ITEMS

Murray/Gause moved to approve the CONSENT ITEMS: Council Minutes - dated 05/25/2021, Council Minutes – dated 06/01/2021, Claims Listing - dated 06/08/2021, Approve liquor license renewal – Kum & Go # 24 – 5970 Morning Star Court, Tobacco permits: Kum & Go; Git N Go; Hy-Vee Food Store; Hy-Vee Gas; Fareway; Casey's Store #3333; Casey's Store #3718; Casey's Store #2406; Dollar General, Parks and Recreation Dept. Monthly Report – dated May 2021, Public Works Dept. Monthly Report – dated May 2021, Sound Permit – Sleepy Hollow Sports Park – August 26-28, 2021, **Resolution #060821-01** - Approve Tax Abatement Report – dated May 2021, **Resolution #060821-02** - Transfer from TIF to Water and Sewer Funds, Repay Internal Loan #6, **Resolution #060821-03** – Approval of Change Order No. 3 – NE 60th Improvements Project, **Resolution #060821-04** – Approval of Change Order No. 14 – Public Safety Improvements Project, **Resolution #060821-05** – Approval of Change Order No. 9 – Construction Management Services - Public Safety Improvements Projects, **Resolution #060821-06** – Approval of Change Order No. 10 – Construction Management Services – Public Safety Improvements Projects. ROLL CALL: AYES: Murray, Grooters, Gause, Cooper, Konrad. NAYS: None. Motion carried 5-0.

6. BUSINESS ITEMS

a. Update from Construction Manager – New Public Safety Facilities and Fire Department Renovation

Ryan Companies Construction Manager Jill Boetger gave an update on the punch list items for the new Public Safety Facility, as well as a revised completion date for the Fire Department Renovation of September 13, 2021.

b. Resolution #060821-07 – Reject Bids for the Monument Sign Project

Cooper/Murray moved to approve **Resolution #060821-07** – Reject Bids for the Monument Sign Project. City Manager Ben Champ explained that the bid responses were received by the City Council during a public hearing on May 25, 2021 and no additional action was taken. Given the limited response and costs well in excess of the estimate, it is recommended to reject all bids for the project at this time. Two bid responses were received but only 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 at this time. The City can work with the design team to modify the project for future bidding. This is a resolution rejecting all bids. ROLL CALL: AYES: Murray, Grooters, Gause, Cooper, Konrad. NAYS: None. Motion carried 5-0.

c. Resolution #060821-08 – Approval of Updated Event Pay for Police Department

Konrad/Gause moved to approve **Resolution #060821-08** – Approval of Updated Event Pay for Police Department. Police Chief Alfonso Pizzano explained that it was brought to his attention the event pay for members of the Pleasant Hill Police Department had to be re-evaluated, as it has not increased in five years. The current event rate paid to the officers has been \$43/hour for the last five years and the billing rate to customers has been \$55/hour, which covers the additional payroll taxes. It was requested the Pleasant Hill City Council consider raising the event pay rate for officers to \$50.00/hour, and the billing rate to customers to \$61/hour to cover the additional payroll taxes. ROLL CALL: AYES: Murray, Grooters, Gause, Cooper, Konrad. NAYS: None. Motion carried 5-0.

- d. Second Reading of **Ordinance 895** – Amending Code Chapter 102 Storm Water Construction Site Erosion and Sediment Control and Post-Constriction Stormwater Management
Gause/Konrad moved approve to Second Reading, and waive the Third Reading, of **Ordinance 895** – Amending Code Chapter 102 Storm Water Construction Site Erosion and Sediment Control and Post-Constriction Stormwater Management. City Manager Ben Champ 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. There have been no comments or questions since the previous reading. ROLL CALL: AYES: Murray, Gause, Cooper, Konrad. NAYS: Grooters. Motion carried 4-1.
- e. **Resolution #060821-09** – Approval of Amendment to Development Agreement with HRC Pleasant Hill, LLC
Cooper/Konrad moved to approve **Resolution #060821-09** – Approval of Amendment to Development Agreement with HRC Pleasant Hill, LLC. City Manager Ben Champ explained that The City Council has an adopted strategic plan that prioritizes long-term investments and has recently completed a housing market analysis and strategy report. The strategic plan identifies the importance of continuing to enhance the University Avenue corridor through new development sites and the redevelopment of underutilized sites. The purpose of this agenda item is to consider an amendment to an existing agreement with HRC Pleasant Hill, LLC for the development of a market rate multifamily residential housing development with a minimum private investment of \$18M. The City and the Developer have both taken actions outlined in the agreement including the Developers purchase of property and design development and the City’s amendment to the Urban Revitalization Plan and infrastructure improvements in the area. Due to supply chain challenges from the ongoing pandemic and other impacts to the construction industry, the Developer has notified the City it will be unable to meet the timeline for project completion. The amendment to the agreement provides a new substantial completion date of December 2023, but requires the immediate and nonrefundable payment of parkland dedication fees along with payment for proportionate infrastructure costs should the project not be able to meet the amendment terms. ROLL CALL: AYES: Murray, Grooters, Gause, Cooper, Konrad. NAYS: None. Motion carried 5-0.

7. CLOSING COMMENT

City Manager Ben Champ said there would be a work session next week on Tuesday, June 15, at 5:30pm to discuss Park & Recreation.

Communications Specialist Candace Bell was thrilled to share that the first sculpture was installed at the roundabout on Rising Sun Drive. They were also moving forward on the second sculpture.

Fire Chief Jamie Xayavong invited everyone to come outside after the meeting to see the new Rescue Boat.

8. ADJOURNMENT

Konrad/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 6:36 p.m.

Sara Kurovski, Mayor

ATTEST:

Dena Spooner, City Clerk/Finance Director