

Pleasantville City Council Meeting

September 19, 2023, at 5:30pm

Mayor Brandon Pennington opened the meeting with council members Kody Jurgens, Rachel Lopez, Jon Koehn, and Kyle Patterson present. Jon Koehn was present via zoom.

City Administrator, Joe Mrstik, informed the council that there are volunteers willing to help clean out the Old East Elementary School. He contacted the city's insurance company, EMC, regarding the risk of asbestos and black mold exposure. EMC stated, if the city isolated those areas and didn't allow access to the area, that we could proceed with volunteers to assist with cleaning out the building. The council agreed to require the volunteers to wear masks for additional protection. Council Member Van Ness will get with Joe on the type of masks that should be required.

Parks and Rec Director, Jordan Flaws, informed the council that wrestling, and basketball registrations are open and will close next Monday.

Chamber Director, Don Dursky, informed the council that the chamber members have discussed purchasing a flagpole to place in the park on the square. He asked if the city would support the chamber by having electric run for a light for the flag. Public Works Director, Shawn Breazeale, explained that we would have to have Harvey Electric install the electrical. The council agreed to support the chamber.

Susan Tinder asked the council if there is any information for the cost of cleaning out the Old East Elementary. Mrstik and the council explained that cost would be the developer's responsibility. Breazeale informed her that the city uses Harrington, who is local. Susan and council member Lopez asked if there is a deadline to get the building cleaned out. Mrstik explained that the developer is working with the state on tax breaks and incentives, he believes the timeframe will be up to the state's requirements.

Sherri Heaberlin explained to the council that she is requesting a sewer adjustment on her current water bill of about \$200. She explained she had a hose attached to her outside water faucet that she left on to water her flowers and during the hot days, between Aug. 20-24, the hose burst, and water ran on the ground. She explained that her landlord had made a statement that there were no leaks in the crawl space and the water didn't go down the floor drain. After she received her August water bill, she came to City Hall, and it was explained to her that a certified plumber or the city public works would have had to verify the water leak to be eligible for a sewer adjustment. She asked why the city doesn't have a written policy regarding this. Breazeale was unavailable at the time of her stopping at city hall. She explained that she had never come to the city with a claim like this in the past. She had reviewed previous council meeting minutes and found 9 sewer adjustments that were approved by the city council. City Clerk, Rachel Reed, explained that in 2017 the city attorney informed the council that they did not need a written policy that these claims can be reviewed on a case-by-case bases. At that time the council also recommended the city staff follow the procedure that a certified plumber or public works would need to verify the leak for a possible sewer adjustment. Council members Patterson and Jurgens explained that it is more of a guideline that the city follows, not a written policy. Jurgens explained, if it was a written policy then they wouldn't even discuss her issue because it would not qualify. Jurgens is ok with adding it to the agenda for the October council meeting for discussion.

Motion by Patterson, seconded by Jurgens to approve the consent agenda as follows; approval of previous council meeting minutes, approval of August 2023 financial reports, approval of water consumption report for August 2023, approval of employee comp time, approval of Police Report, and approval of the following bills: All voting in favor, motion carried.

VENDOR	REFERENCE	AMOUNT	VENDOR	REFERENCE	AMOUNT
A TEAM APPAREL	FOOTBALL JERSEYS	350	MARION COUNTY RECORDER	RECORD DEED	44
A TEAM APPAREL	SOCCER SHIRTS	871.25	MARION COUNTY RECORDER	RECORDING	22
ACCESS SYSTEMS INC	COPIER	183.85	MEDIACOM	TELEPHONE	386.34
ADVANTAGE ADMINISTRATORS, INC	INSURANCE ADMINS	42	MEDIACOM	STREET DEPT	135.02
APRIL SCHRADER	PAPER TOWELS-REIMB	20.98	MEDIACOM	COMMUNICATIONS	329.95
BAKER & TAYLOR	BOOKS	177.73	MENARDS DES MOINES	SUPPLIES	32.96
BAKER & TAYLOR	BOOKS	827.95	MICROBAC LAORATORIES INC	WW TESTING	576.5
BANLEACO	LED LIGHTING	326.82	MID AMERICAN ENERGY	BALL FIELD UTILITIES	11.02
BLUE SOMBRERO	REC REGISTRATIONS	9	MID AMERICAN ENERGY	UTILITIES	5,050.29
BLUE SOMBRERO	REC REGISTRATIONS	3	MOTOR PARTS & EQUIP CORP	PUMP/ BATT/FILTERS	750.2
BOOK SYSTEMS, INC.	SUBSCRIPTION	1,190.00	MUNICIPAL SUPPLY INC	PLEASANT ST REPAIR	984.34
BOOT BARN, INC	WORK BOOTS	194.74	MUNICIPAL SUPPLY INC	HYDRANT EXT	446
BROWN SANITATION	RECYCLING	810	MUNICIPAL SUPPLY INC	HYDRANT REPLACE	6,123.00
BRUENING ROCK PRODUCTS INC	ROCK	1,803.32	NORTHCOTE MEATS INC.	CONCESSIONS	269.47
CAPITAL CITY EQUIPMENT CO	PARTS/SUPPLIES	628.8	ON TRACK CONSTRUCTION LLC	PAY APP 10	158,993.42
CAPITAL CITY EQUIPMENT CO	COUPLER	130.92	ON TRACK CONSTRUCTION LLC	PAY APP 11	197,664.13

CAPITAL ONE	TRAINING/EQUP/SUPP	4,808.48	TREASURER-STATE OF IA	STATE TAX	1,606.31
CAPITAL ONE	FB/VB/SOC/PH/AVG	2,554.71	TREASURER-STATE OF IA	STATE TAX	44
CASEY'S BUSINESS MASTERCARD	FUEL	1,928.99	TREASURER-STATE OF IA	STATE TAXES	1,631.99
CELESTE HUDSPETH	CLEANING	375	PELLA COOPERATIVE ELECTRIC	6108156371	1,842.45
CITY OF DES MOINES	DIGESTER SLUDGE	2,161.60	PELLA COOPERATIVE ELECTRIC	6108156371	1,704.54
CITY OF PLEASANTVILLE	WATER UTILITIES	691.25	PEOPLES BANK	PETTY CASH	100
CLOUSER PLUMBING TECH	VALVE REPLACEMENT	7,184.92	PEOPLES BANK	SPORTS PETTY CASH	250
COLONIAL LIFE	COLONIAL PRETAX	62.18	PITNEY BOWES INC	POSTAGE	372
COLONIAL LIFE	COLONIAL PRETAX	62.18	PLEASANTVILLE AUTO	TIRE REPAIR	22.43
DES MOINES AREA COMM COLLEGE	TEXTBOOK	100	POSTMASTER	WATER BILLS	294.27
DOLLAR GENERAL-REGIONS 410526	SUPPLIES	52.61	QUILL CORPORATION	PAPER TOWELS	153.72
EFTPS	FED/FICA TAX	5,744.56	QUILL CORPORATION	ENVELOPES	296.51
EFTPS	FED/FICA TAX	381.1	RAMAEKER ENTERPRISES,INC	VOLLEYBALL SHIRTS	891.75
EFTPS	FED/FICA TAX	226.72	SAFE BUILDING LLC	PERMITS	298.76
EFTPS	FED/FICA TAX	5,743.01	SILVERSMITH DATA	GPS SOFTWARE	7,212.00
EFTPS	FED/FICA TAX	5,415.37	SNYDER AND ASSOCIATES	RISE PROJECT	22,087.83
EFTPS	FED/FICA TAX	213.71	STACK PAY TRANSFER	REC REGISTRATION	30
ELITE PEST CONTROL	PEST CONTROL	196.4	STACK PAY TRANSFER	REC REGISTRATION	116.12
FARM & HOME	SUPPLIES	298.43	STACK PAY TRANSFER	REC REGISTRATIONS	40
FORBES OFFICE SOLUTIONS	LIB COPY MACHINE	143.63	THE DES MOINES REGISTER	SUBSCRIPTION	53
GRAINGER	THERMAL UNIT	75.1	THE DES MOINES REGISTER	SUBSCRIPTION	58
HACH	TESTING EQUIPMENT	153.79	TROY GILCHRIST	CEL STIPEND	20
HARVEY ELECTRIC	BALLFIELD LIGHTS	16,846.10	TYLER FLESHER	CELL STIPEND	20
HAWKINS INC	CHLORINE CYLINDER	20	U S CELLULAR	CELLS/ INTERNET	317.8
HAWKINS INC	CHLORINE	20	VANDERPOOL CONSTRUCTION	RISE PROJECT	560,193.57
MARION COUNTY HUMANE SOCIETY	ANIMAL CONTROL	835	VANDERPOOL CONSTRUCTION	PAY APP 4	940,636.48
I & S GROUP, INC	WATER MAIN	7,081.96	VERIZON	COMMUNICATIONS	120.03
IOWA LIBRARY ASSOCIATION	ILA CONFERENCE	220	VERIZON	COMMUNICATIONS	120.03
IOWA ONE CALL	LOCATES	54.1	WAGNER & MILLER PLUMBING	MH AIR	1,585.00
IOWA STATE DEPT OF REV	SALES TAX	436.46	WELLMARK BL CR/BL SH	GROUP INSURANCE	11,016.50
IOWA STATE DEPT OF REV	WA EXCISE TAX	1,556.97	WELLMARK BL CR/BL SH	GROUP INSURANCE	11,016.50
IPERS	PROTECTED IPERS	7,038.05	Accounts Payable Total		2,070,154.69
IPERS	IPERS	245.2		Refund Checks Total	
IPERS	PROTECTED IPERS	7,260.27	Payroll Checks		52,689.34
INDUSTRIAL PNEUMATIC SYSTEMS	SYNTHETIC OIL	143.4	***** REPORT TOTAL *****		2,122,844.03
INDUSTRIAL PNEUMATIC SYSTEMS	PM SERVICE KIT	1,267.83	GENERAL		54,526.45
JAZMIN MORRISON	LIBRARY IT WORK	15.14	MEMORIAL HALL		3,700.38
JORDAN FLAWS	MILEAGE	121.82	RECREATION		11,868.74
KLM ENGINEERING INC	WATERTOWER	3,000.00	ROAD USE TAX		54,470.90
KNOXVILLE HOSPITAL & CLINICS	EMPLOYEE APPT	25	EMPLOYEE BENEFITS		17,459.56
LAKEFRONT LIVING, LLC	HANDICAP ENGRAVE	15	LOCAL OPTION SALES TAX		18,690.01
LEGENDARY CONSTRUCTION SVC	LOST GRANT/GLADYS	500	BALLFIELD LIGHTS		1,904.00
LEXIPOL, LLC	LAW ENFORCE POLICY	2,677.41	CAPITAL PROJ-ADKINS DEVEL		1,522,939.88
MADISON NATIONAL LIFE INS	LIFE INS	464.99	EQUIPMENT		13,307.92
MADISON NATIONAL LIFE INS	LIFE/DISABILITY INS	464.99	WATER		30,341.47
MANATT'S INC	SEALCOAT/PATCHING	37,378.76	WATER-STATE ST WA MAIN		363,739.51
MARION CO TREASURER	105 E DEWITT	340	SEWER		29,864.77
MARION COUNTY EXPRESS	PUBLICATIONS	11.91	STORM WATER		30.44
			TOTAL FUNDS		2,122,844.03

Revenue received during month of August 2023: General Fund \$42,915.24; Memorial Hall \$200; Recreation \$6,473.24; Road Use Tax \$18,961.41; Local Option Sales Tax \$26,764.46; Water \$38,877.82; Water-State St. WA Main \$149,993.42; Water Sinking \$13,262.98; Sewer \$47,382.09; Sewer Sinking \$28,102.40; Storm Water \$2,337.21

New Business:

Reed informed the council that the invoice from Harvey Electric for the electrical for the ballfield lighting was more than double than what was quoted. He had initially quoted Flaws \$7000-\$8000 for the work and the invoice total is \$16,846.10. She explained, there is \$1904 remaining in the ballfield lighting fund so the remaining amount will have to be paid from the local option sales tax fund. The council had previously approved up to \$23,500 for the lighting project. However, the poles that were donated to the city were found to be rotten, so Flaws purchased used poles from a different company for \$5846. That was also a cost that was not initially planned for to be paid out of the ballfield lighting fund. The council asked Flaws why there was such a difference in the quoted amount and actual amount for Harvey Electric and if he received a written quote from Harvey. Flaws explained he did not receive a written quote, just a verbal quote. Flaws reached out to Harvey Electric for an explanation of the invoice and Harvey explained to him that the meter socket was considerably higher, the wire was higher, the digging was more invasive, and the trenching was higher as well. The council stressed that they want a written quote for projects from now on. Motion by Van Ness, seconded by Patterson to approve to pay \$1904 of the Harvey Electric bill from the ballfield light fund and the remaining to come from the local option sales tax fund. All voting in favor motion carried.

Engineer, Joey Whitehouse, explained that the State St. paving was scheduled to start today, but with the weather they are delayed until at least tomorrow. They will continue to backfill and prep the job site and the project should be completed and open to traffic by the end of 2-3 weeks. Patterson asked what caused the delays in having the project complete. Joey explained, it was a minor mix of a lot of things. The city added additional work to the project and the water main connections were significantly more difficult than planned. Jurgens explained that the city added about 170ft of water line that was not part of the project and there were issues at the school as well. There were valves and intakes that had to be fixed. Motion by Jurgens, seconded by Patterson to approve pay app #11 to On Track Construction in the amount of \$197,664.13 for the 2021 Watermain Improvements Project. All voting in favor motion carried.

Dudley Phipps asked about the intersection of State St. and Pleasant St. Joey explained that Inroads will be here Monday to start the first step of the base for that intersection. Dudley stated that he asked Inroads today when they would be back to Pleasantville, and they told him 3-4 weeks. Joey will follow up with them, but he was given an update today from On Track that Inroads would be here Monday to start the base coat. Dudley also talked to TK Concrete and they told him they would be done pouring tomorrow and it would be ready in 24 hours. Joey explained, the update he received today, they have a few days of pouring left. Joey stressed that he would follow up with the Primary contractor on the updates that he received. Dudley asked about section 2A of the project, which is the new approach on State St. off Old Business Hwy 5. He asked why that part was added to the project before completing the intersection of Pleasant and State Streets. The council explained this was always part of the project when the project was put out to bid. The concrete for the approach had to be done before the asphalt overlay. Breazeale explained the water lines that have been replaced were extremely old and the valves didn't work, making the tie-ins extremely difficult. The tie-ins at Pleasant and State Streets were done last because when first starting they tried to shut the water down and it shut down the Nursing Home and Casey's. They had come up with a plan to make sure those places would not lose water services. The best plan was to complete all the other tie-ins to the water main and do the tie-ins at Pleasant and State Street last. This would allow the water to flow around to keep the water services on to Casey's and the Nursing Home. Dudley asked about the city working through a punch list of items when the project is near completion. Breazeale explained there will be meetings when the project is near completion with the contractors, the city, and the engineer. They will do a walk through together and make a punch list of items that need completed. Concerns from property owners will need to be brought to the city's attention at that time. Engineer, Joey Whitehouse, explained the questions and concerns from property owners can be filtered through his email to be combined with the punch list, if those items are part of the project.

Ken Edwards, Son-In-Law to Carol Sage, met with Mrstik and Breazeale regarding the new sidewalk at Carol's property at 501 N State St. He explained during the reconstruction of the new sidewalk for the State St. project, the sidewalk now has a dip in it that goes about 8in down then 8in back up. He stressed their concern of the new sidewalk and it being a safety issue. Whitehouse explained that it is within code compliance. Ken expressed that they feel it doesn't look good as her yard now drops down as well. The city suggested sloping the yard back. Ken has concerns that this could kill the tree in her yard if that was done, as it could expose the tree roots. Ken asked if he could get the code compliance from Whitehouse, once he does, he will have an engineer double check to make sure it is within the code. He asked the council about a retaining wall for the yard as well. Van Ness asked if the sidewalk was in compliance prior to it being replaced. Van Ness explained, with the Jasper Street project the city had to compensate property owners for trees that had to be removed. This could be a similar situation. The council discussed if the sidewalk is in compliance, then a retaining wall could be installed, but they would have to determine who would be responsible for the cost of the wall.

Motion by Patterson, seconded by Jurgens to approve Resolution 23-32, approving a sanitary sewer easement with Klise Properties, LLC (Stoneridge Dental Office). All voting in favor motion carried.

Motion by Patterson, seconded by Jurgens to approve Resolution 23-33, authorizing the city clerk to make the following interfund transfers; from \$200,000 from the American Rescue Plan Fund to Capital Projects Fund-Adkins Development, and \$100,000 from the Sewer Fund to Capital Projects Fund-Adkins Development. All voting in favor motion carried.

Engineer, Jordan Stoermer, informed the council that pay app #4 to Vanderpool Construction includes paving of the right turn lanes and utility work that was allowed to be done to this point. Motion by Van Ness, seconded by Patterson to approve pay app #4 to Vanderpool Construction for W. Pleasant Street & Hwy 5 Improvements Project in the amount of \$940,636.48. All voting in favor motion carried.

City Clerk, Rachel Reed, informed the council that we received a proposal from MidAmerican Energy to run underground electrical services to the new lift station. The cost for this is \$75,741.32 and will be billed to the city once the work is complete. Reed explained the cost of this underground electrical service will have to come from the Adkins project fund. A portion of this will be refunded to the city as a credit to the lift station energy bill once a year. It is unlikely that the entire amount will be credited to the city, 50% of the annual service for a year

will be credited to the account. The lift station would have to use \$150,000 in electric charges over 6 years to get the entire amount refunded. Reed informed the council that the city has a punch list of items that will need completed prior to MidAmerican running the underground services which are all listed in the proposal, which includes furnishing and installing items and easements. Motion by Patterson, seconded by Van Ness to approve the MidAmerican proposal to construct underground electrical service to the new lift station in the amount of \$75,741.32. All voting in favor motion carried.

Reed informed the council that the attorney, Bill Miller, had sent a signed copy of the Development Agreement from Adkins Specialized Carriers, LLC. Marion County will have it on their agenda to set a public hearing to approve the agreement at their next meeting. Motion by Patterson, seconded by Lopez to approve Resolution 23-34, approving the Development Agreement with Adkins Specialized Carriers, LLC, and Marion County, authorizing annual appropriation tax increment payments and pledging certain tax increment revenues to the payment of the agreement. All voting in favor motion carried.

Reed informed the council that Marion County Emergency Management/911 Director, Jeff Anderson, emailed regarding the addresses on 35th Ave. for the new development within the city limits. He recommends the city name the east half of the street and give the lots addresses in accordance with our addressing grid. Reed explained that she will have a resolution on the agenda for the next council meeting for the council to consider naming the east half of the street.

Reed explained to the council that Library Board has submitted a petition to the city for the council to approve to have a public measure placed on the ballot. The petition for the public measure is to change 2 sections in the current ordinance. They would like section 23.02 changed to read; The Board of Trustees of the Library, hereinafter referred to as the Board, consists of five resident or nonresident members. It currently states three resident members and two nonresident members. The second section they would like to change is 23.04, they would like the terms of the members to commence on July 1st instead of January 1st, to be consistent with the fiscal year and to avoid a board change during budget time. Motion by Jurgens, seconded by Lopez to approve Resolution 23-35, approving the public measure to be placed on the November 7, 2023, ballot to amend Chapter 23-Library Board of Trustees. All voting in favor motion carried.

Stoermer informed the council that they have reviewed the Stubbs Commercial Plat 2 and have no additional comments. Motion by Van Ness, seconded by Patterson to approve Resolution 23-36, approving Stubbs Commercial Plat 2. All voting in favor motion carried.

Motion by Patterson, seconded by Jurgens to approve to set a public hearing to amend Chapter 165 regarding zoning regulations to add provisions for duplexes for October 17, 2023, at 5:30pm. All voting in favor motion carried.

Motion by Jurgens, seconded by Van Ness to approve Trick or Treat Night for Tuesday October 31st from 6-8pm and to approve closing the streets around the square, Jefferson St., Washington St., Monroe St., and Jackson St. for the Pleasantville Youth Initiative Event. All voting in favor motion carried.

Motion by Van Ness, seconded by Patterson to approve the FY 2023 Annual Urban Renewal Report. All voting in favor motion carried.

Stoermer recommended the council table setting the public hearing for the Pond Project until the next council meeting, that will allow some to look over the project again before sending it out for bid. Motion by Patterson, seconded by Lopez to table setting a public hearing for the Pond Project-WQI funding. All voting in favor motion carried.

Motion by Jurgens, seconded by Patterson to approve Resolution 23-37, approving the FY 2023 Annual Street Finance Report. All voting in favor motion carried.

Reed explained that Jeff Miller came to City Hall regarding a leak at 206 E Jasper St. He informed us that the property owner had a leak which was located under the house in a crawl space. Motion by Patterson, seconded by Jurgens to approve a sewer adjustment for 206 E Jasper St. in the amount of \$105.48. All voting in favor motion carried.

Motion by Jurgens, seconded by Patterson to enter into a closed session pursuant to IA Code Chapter 21.5.1(j). All voting in favor motion carried.

No action was taken from the closed session.

Motion by Jurgens, seconded by Patterson to adjourn the meeting. All voting in favor motion carried.

Mayor, Brandon Pennington

Attest: Rachel Reed, City Clerk