

Pleasantville City Council Meeting

May, 2024 at 5:30pm

Mayor Kody Jurgens opened the meeting with council members Aaron Hurt, Rachel Lopez, Kyle Patterson, and Jordan Van Ness present. Council member Van Ness arrived at about 5:40pm. Council member Jon Koehn was absent.

Mayor Jurgens opened the public hearing on the proposed FY 2023-2024 budget amendment. There were no questions or comments. Motion by Patterson, seconded by Hurt to close the public hearing. All voting in favor motion carried.

Public Works Director, Shawn Breazeale, explained to the council that he does not plan to have seal coat work done on any streets this year. He explained Old Business Hwy 5 needs repair, this is an agenda item for the council to vote on this evening, and the road around the pond will need to be repaired once the pond project is complete. He also informed them that he will continue to investigate the water treatment system as the water loss report is higher than it should be. Breazeale explained that he is slowly returning to work, he will be on light duty for about another week. He expressed that he is very thankful for the health insurance that the city provides.

Parks and Rec Director, Jordan Flaws, informed the council that the softball tournaments the last couple of weekends have gone smoothly. He gave thanks to TJ, Troy, and Doug for their hard work at the fields.

Police Chief/City Administrator, Joe Mrstik, informed the council that Officer Emily Lawler is out at SRO training this week. He also provided the council with the following updates from the Marion County Economic Development Housing Study; it is anticipated that we will see a 9.3% growth until 2030, the available apartments are less than 1% and there is a need for additional apartments, the cost of housing went from an average of \$146K in 2018 to \$209K in 2023, on average homes are being built for \$250 per sq. ft., there are over 9200 workers that commute into Marion County to work, it is anticipated a 25% increase in workforce will be needed, the current trend is smaller homes and lot sizes to keep costs affordable, and the total demand for Pleasantville housing, rentals, and senior housing is 393 from 2024-2035.

Council Member Van Ness asked if Mrstik would put out information about the parking by the ballfields being limited. Contractors have hauled in additional storm water tubes that are being stored in the parking lot. Breazeale asked Van Ness if the contractors had cleaned up the mud on the road. Van Ness explained that they had, but more was tracked on the road today. Breazeale asked Van Ness to let him know if it becomes a problem at any time to let him know and he will get it cleaned up.

Council Member Hurt would like to have the previous minutes amended and add that the council discussed relocating the fireworks show. Motion by Hurt, seconded by Van Ness to approve the consent agenda as follows; approval of previous council meeting minutes, approval of April 2024 financial reports, approval of water consumption report for April 2023, approval of employee comp time, approval of Police Report, approval of Class C Retail Liquor License renewal for North End Tavern, approval of Class C Retail Alcohol License for temporary premise transfer for North End Tavern, and approval of the following bills: All voting in favor, motion carried.

VENDOR	REFERENCE	AMOUNT	VENDOR	REFERENCE	AMOUNT
ABBY K GLANN	WEBSITE UPDATES	105	NORTHCOTE MEATS INC.	CONCESSIONS FOOD	1,796.35
ADVANTAGE ADMINISTRATORS, INC	INS ADMIN	42	NORTHCOTE MEATS INC.	CONCESSIONS FOOD	975.65
BAKER & TAYLOR	BOOKS	133.71	PELLA COOPERATIVE ELECTRIC	6108156371	3,314.83
BANLEACO	LED LIGHTING	297.11	PEOPLES BANK	PETTY CASH	300
BLACK OAK PUMPING	SLUDGE HAULING	9,240.00	PEOPLES BANK	ACH FEE	10
BOBS CUSTOM TROPHIES, INC	LL AWARDS	689	PITNEY BOWES INC	POSTAGE	100
BROWN SANITATION	RECYCLING	720	POSTMASTER	WA BILL POSTAGE	298.92
CAPITAL ONE	WA TESTING/GOOGLE	101.46	RAMAEKER ENTERPRISES,INC	2 SIDED BOOKMARKS	85.6
CAPITAL ONE	SUITE/LOG ME IN	427.03	ROLL-OFFS OF DES MOINES	CLEAN UP DAYS	1,847.50
CASEY'S BUSINESS MASTERCARD	SUPPLIES	2,570.00	RON AMMONS	4/20 TOURNAMENT	225
CELESTE CRAFTY CORNER	CLEANING	512.5	RON AMMONS	TOURNAMENT	100
CENTER POINT LARGE PRINT	BOOKS	84	SAFE BUILDING LLC	BLDG PERMIT	385.27
CHRIS WEBER	TOURNAMENT	425	SCIENCE CENTER OF IOWA	ADVENTURE PASS	250
CITY OF PLEASANTVILLE	WATER UTILITIES	375.27	SMITH FERTILIZER AND GRAIN	WEED KILLER	321.54
DENNIS DEAVER	4/20 TOURNAMENT	90	SNYDER AND ASSOCIATES	RISE PROJECT	50,544.30
DOLLAR GENERAL-REGIONS 410526	SUPPLIES	67.95	SCISWA LANDFILL	CLEAN UP DAYS	407
EFTPS	FED/FICA TAX	5,401.84	STUBBS PETROLEUM	5 GAL OIL	1,151.55
EFTPS	FED/FICA TAX	253.24	STUYVESANT,STRONG,KRAPFL	LEGAL FEES	2,593.50
EFTPS	FED/FICA TAX	5,449.02	THE DES MOINES REGISTER	SUBSCRIPTION	42
ELITE PEST CONTROL	CH/MH/WA DEPT	135	TROY GILCHRIST	BRASS ADAPTER	48.02
FARM & HOME	SUPPLIES	516.31	TROY GILCHRIST	CELL STIPEND	20
FERGUSON WATERWORKS	WATER METERS	39,600.00	TYLER FLESHER	CELL STIPEND	20
GALLS, LLC	PD SUPPLIES	164.44	UMB BANK TRUST	ADKINS-GO BONDS	109,505.84
HACH	TESTING	199	U S CELLULAR	CELL PHONES	261.82

HAWKINS INC	SUPPLIES	20	U S CELLULAR	CELL PHONES	293.77
HAWKINS INC	SUPPLIES	20	VERIZON	PD/WW COMM	120.03
MARION COUNTY HUMANE SOCIETY	ANIMAL CONTROL	417.5	VERIZON	PD/WW COMM	120.03
I & S GROUP, INC	WA ENGINEERING	3,423.75	VISA	SURVEY MON/IMFOA	1,187.20
IA DEPT OF PUBLIC SAFETY	WARRANTS	300	WAGNER & MILLER PLUMBING	FURNACE/AIR UNIT	9,500.00
IOWA STATE DEPT OF REV	SALES TAX	373.96	WAGNER & MILLER PLUMBING	LEAK AT COESSION	99.55
IOWA STATE DEPT OF REV	WA EXCISE TAX	1,359.32	WAGNER & MILLER PLUMBING	LABOR/WA HEATER	166.04
IPERS	IPERS OVERPAYMENT	31,261.33	WELLMARK BL CR/BL SH	GROUP INSURANCE	10,870.50
JORDAN FLAWS	CONCESSIONS	511.88	WELLMARK BL CR/BL SH	GROUP INS	10,870.50
KERRY LUTHER	TV STICKER REIMB.	15	Accounts Payable Total		324,555.48
KYLE KRIER	TOURNAMENT	55		Refund Checks Total	
MADISON NATIONAL LIFE INS	LIFE INS	471.41	Payroll Checks		34,883.32
MADISON NATIONAL LIFE INS	LIFE INS	471.41	***** REPORT TOTAL *****		359,438.80
MARION COUNTY EXPRESS	PUBLICATIONS	515.16	GENERAL		44,183.42
MARION COUNTY EXPRESS	PUBLISHING	49.33	MEMORIAL HALL		1,507.70
MARION COUNTY RECORDER	RECORD DEED	64.2	RECREATION		8,811.41
MEDIACOM	PH/INTERNET	485.22	ROAD USE TAX		8,684.46
MENARDS DES MOINES	GARAGE DOOR	103.93	EMPLOYEE BENEFITS		48,480.95
MENARDS DES MOINES	CONDENSATE PUMP	61.84	DEBT SERVICE		109,505.84
MICROBAC LAORATORIES INC	WW TESTING	2,309.50	CAPITAL PROJ-ADKINS DEVEL		50,544.30
MID AMERICAN ENERGY	BALL FIELD LIGHTS	12.5	WATER		38,596.80
MID AMERICAN ENERGY	UTILITIES	4,094.34	SEWER		46,835.48
MUNICIPAL SUPPLY INC	WW HYDRANT	469.51	STORM WATER		2,288.44
MUNICIPAL SUPPLY INC	MONROE STORM	2,258.20	TOTAL FUNDS		359,438.80

Revenue received during month of April 2024: General Fund \$7,307.12; Memorial Hall \$595.00; Recreation \$583.71; Road Use Tax \$19,222.67; Local Option Sales Tax \$18,692.16; Debt Service \$3,022.00; Capital Projects-Adkins Development \$277,819.82; Capital Projects-WA Quality Proj \$73,000.00; Water \$36,905.90; State St. Water Main \$1,000.00; Water Sinking \$13,262.99; Sewer \$45,106.80; Sewer Sinking \$23,102.40; Storm Water \$2,082.16.

New Business:

Mrstik informed the council that Brian McMillin with Neapolitan Labs was scheduled to give a presentation for updating the city's website, but he contacted Mrstik and due to the storms, he is unable to connect via zoom. Motion by Patterson, seconded by Van Ness to table the possible action to approve updating the website. All voting in favor motion carried.

Mayor Jurgens explained that the PSA had come to the city last year and asked if they could hang sponsorship banners on the city's north ballfield fence for the year. The council approved allowing the PSA to hang banners and for the PSA to give the city \$200. Jurgens thought that it was discussed that the PSA would hang one banner, they now have multiple banners so the council needs to decide what the cost to the city should be to hang multiple banners. The council discussed \$150 per banner. Hurt expressed that he feels this should be discussed and voted on each year. Motion by Patterson, seconded by Van Ness to approve the PSA to hang sponsorship banners on the north ballfield fence and for the PSA to pay the city \$150 per banner for the year and for a signed agreement to be provided. All voting in favor motion carried.

The council briefly discussed the hot air balloon ride for the Webb Shadle Library. A representative for the library is not in attendance to discuss this with the council. Attorney, Bob Stuyvesant, explained that this would require council approval if they are going to launch from city property. He also explained that in addition to the city's insurance policy, the owner of the hot air balloon will need to add the city as an additional insurer to his/her policy. No action was taken.

Motion by Hurt, seconded by Patterson to approve amendment agreement for Administrative Services with Simmering-Cory for the State St. water main CDBG. All voting in favor motion carried.

Mrstik informed the council that there is no pay app this month for the Shadle Park Pond Project. He explained there was a meeting last week to go over the project status and schedule and weekly updates will be provided by Des Moines Dirt Worx going forward. The contractor mentioned they have about a week of grading and two weeks of storm pipe before finishing up the project. He explained the project has been delayed due to the weather. Hurt asked if this will effect the location of the fireworks display. Van Ness explained that there is enough of a buffer zone, so it will not affect the location of discharging the fireworks. Mrstik explained that the area around the pond will be fenced off to keep traffic away from the construction area. He said that he would get an arial view map put out that shows what will be fenced off and the recommended parking areas.

Mrstik informed the council that Mr. McMillin has connected to zoom for the website presentation. Motion by Patterson, seconded by Van Ness to remove from the table possible action to approve website update. All voting in favor motion carried.

Mr. McMillin gave a presentation to the council on updating the city's website. He explained the updated website will be a mobile-optimized, user-friendly site built with mint-chip labs. McMillin shared websites they have created for municipalities, including Marion County and Marion County Development, with mint-chip labs. He

demonstrated the ease of updating the contents and some key features. Council member Lopez asked what type of security they provide and how often they test for vulnerabilities. McMillin explained all sites are part of Amazon AWS Cloud. Each environment will be given an independent IP address so cross populating or cross mixing with other sites will not happen. He explained when a new client website is set up, site lock monitoring is done. Testing will be done for cross scripting, vulnerabilities, and risks. Lopez asked how often they run the tests. McMillin explained that site lock is configured to be a daily test. Lopez asked what other maintenance activities are done other than security testing. McMillin explained a tool they use is monso which monitors sites for accessibility to make sure sites have the right color contrast friendly with screen reader. They have another tool which is php, coding base to make sure the site is up to date with supportive versions. He explained the mint-chip lab platform is updated daily. Council member Hurt asked what analytics tool is available and if there is a way to link with social media accounts. McMillin explained a google analytics tool is used. He explained that they have not had great success with linking to social media accounts because they change too frequently for it to be cost effective for them to offer as a service. He explained their focus is to make sure every page is optimized for social sharing. Lopez asked about intro videos and a feedback feature. McMillin explained that he has not done an intro video but has done a first-time users overlay to introduce people to the site. He explained the city can have the report a concern form with a website feedback form. Mrstik expressed that he feels Mr. McMillin has put together a good product that is more user-friendly for the city. Lopez asked if there is any additional cost to the proposal with the extras the council has asked about. McMillin explained it is a \$5,000 project as they have a history of working with the city and will be able to pull content from the current site. The annual hosting price is about \$1,000 and that will include the analytics component and accessibility items that were discussed. McMillin will send a formal proposal for the council to review at the June council meeting.

Librarian, JoEllen Glick, arrived at the meeting to discuss the hot air balloon event. She explained the library would like to ask for permission to hold a fundraiser event and have hot air balloon rides. They would like to hold this event at the library or the soccer fields. She explained they would just have the balloon go straight up and back down. Stuyvesant explained that the owner of the hot air balloon will need to add the city as an additional insurer. JoEllen asked about a waiver form for those that want to ride. Stuyvesant explained that the owner of the balloon will have that waiver. Hurt expressed that will be regulated by the FAA as well. The council and mayor said that the soccer fields would be the best location for clearance and parking. The council showed they were in favor of the library board moving forward with planning the fundraiser and to make sure he/she adds the city as an additional insurer to their policy.

Public Works Director, Shawn Breazeale, explained that he received a quote from Craig Clark Construction for some streets and curbs that need repaired. The council asked about the rebar enforcement and depth of the concrete. Breazeale explained that Troy and TJ got the quote while he was off work, but he would call and get additional information for the council for the June meeting.

Motion by Van Ness, seconded by Patterson to approve Resolution 24-16, approving FY 2024 budget amendment. All voting in favor motion carried.

Engineer, Jordan Stoermer, provided an email update on the Adkins Development. Pay App #8 covers all work completed since last fall, major items include work along 35th St. Sanitary sewer work on 35th St. is finishing this week, and the water main work will begin after that is complete. All utility work on 35th St. is anticipated to be completed by early June. Rural water is reviewing their options to maintain and eliminate their water line. The Cul-de-sac road was just recently paved. The lift station foundation is getting poured in the next couple of weeks and the building will be delivered in June. Construction is anticipated to be completed by the end of June with final seeding completion in the fall. Hurt asked if there was a meeting held with Jamie Adkins. Mrstik explained that they had an informal meeting with Adkins, and he is trying to get his first payment to the city sooner than later. Hurt expressed without Adkin's contribution; we need to cut \$531,165 from the project. Hurt asked when the decision should be made to request a change order to accommodate the shortfall. Mrstik encouraged Hurt to attend a construction meeting, they are held every Friday. Jurgens explained that Adkins is still waiting on the decision of the rural water line for the grading for the residential lots. Hurt asked if the agreement requires him to have commercial buildings for the tax base to pay back the city for our debt. Mrstik explained that the development agreement includes a minimum assessment for Adkins lot. The minimum assessment on his lot is \$2,000,000. Patterson asked if the lot the city owns is ready to sell. Mrstik explained we are still up against the issue of getting natural gas to the property. Motion by Van Ness, seconded by Patterson to approve pay app #8 to Vanderpool Construction for W Pleasant St. & Hwy 5 Improvements Project in the amount of 282,415.04. All voting in favor, motion carried.

Mayor Jurgens explained the Memorial Hall basement ramp roof has a leak and the Legion members received a few quotes to have it repaired. The Memorial Hall committee has met and recommends the council approve the quote from Titan. Motion by Hurt, seconded by Patterson to approve the quote from Titan Roofing in the amount of \$5,515.11. All voting in favor motion carried.

Breazeale informed the council that he has not received a quote for the storm water repair on E Monroe St. No action was taken.

Breazeale explained Old Business Hwy 5 is in need of repairs. He contacted Sternquist Construction for a quote. The council would like the engineer to review the area before the repairs are done. Motion by Hurt, seconded by Patterson to approve the quote from Sternquist Construction in the amount of \$ 12,051 subject to ISG review. All voting in favor motion carried.

Stuyvesant explained to the council that Steve Timmons is interested in developing a housing development and he is asking for 11 variances. Stuyvesant doesn't recommend approving the variance request, he recommends the city change the ordinance and establish a PUD district. Engineer, Joey Whitehouse, listed the variances that were requested. He explained the BOA looks for special conditions or circumstances that are special to the land that makes it necessary to do. The only thing that has been decided is the housing market is what is making it necessary or feasible. His review and recommendations were to not approve the variances requested to the BOA in this R-1 district as he thought it would set a precedent for all R-1 districts. If the city has a PUD district it wouldn't set a precedent as there would be a specific area zoned for the PUD. Hurt asked if there could be a give and take with the variance requests. He expressed that he doesn't think these developments are going to be long term, that these homes are being built now because they are selling. The council discussed adopting a PUD district vs. collaborating with the developer to come to an agreement on allowing some of the variances. Mrstik asked for direction from the council to move forward with Mr. Timmons on the housing development. The council agreed he and the engineer should meet with Timmons to negotiate some of the variance requests. Stuyvesant explained that the council can work with Timmons to negotiate some of the variances. Then Timmons can re-apply for the variance requests to the BOA. The council can provide the BOA with information on what the city's stance is on the variances. If the BOA approves the variances and the council doesn't agree, it will have to go to district court. The council expressed their biggest concern is the street widths for access for fire trucks/emergency vehicles, snow removal, and parking. Mrstik stated he would get a meeting scheduled with Timmons and the engineer.

Lopez explained that she found the article that is included in the council packet that has good information regarding communication. She would like someone to work with her on ideas for guidelines on how the council communicates with each other and with the city manager. Hurt feels there is room for improvement with communication and is open to evaluating and setting guidelines. He expressed elected officials have a responsibility to the constituents to communicate in their interests. There will be times the council works together and times the council will disagree with things that will need to be discussed. Mrstik agreed and will be willing to work with Lopez. Hurt explained this will be willing participation. A policy can be drafted but cannot force everyone to comply when dealing with elected officials, but it is a matter of respect and being respectful. Lopez explained she feels it is an ethical perspective and it could strengthen the working relationships. Mayor Jurgens agreed that it can be a policy for current and future elected officials and employees to follow and build working relationships.

Old Business:

Mrstik informed the council that he met with Andrew Collins with Mid Iowa Planning Alliance to discuss the city's capital improvements plan. Collins explained they are interested in working with the city to update the plan. Mrstik will get him a copy of our current plan.

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

Mayor, Kody Jurgens

Attest: Rachel Reed, City Clerk