

# Pleasantville City Council Meeting

## August 20, 2024 at 5:30pm

Mayor Kody Jurgens opened the meeting with council members Aaron Hurt, Rachel Lopez, Jon Koehn, Kyle Patterson, and Jordan Van Ness present.

Mayor Jurgens opened the public hearing on proposing disposal of interest in real property by sale. Judy Moon asked which property this was. Reed explained it is a small non-conforming lot adjacent to the old city hall building. Judy also asked what Michelle intended to do with the lot. Mayor Jurgens explained that she would like to have an outdoor patio area for the public to use. With no other oral or written comments or concerns Councilman Patterson made a motion to close the public hearing. Seconded by Koehn, all voting in favor motion carried.

City Clerk, Rachel Reed, explained that there is information included in the council packets that was provided by Marion County Economic Development regarding the housing needs study that was completed. Hurt asked for this information to be shared on the city's website. Reed informed the council that her and Breazeale have been working with the DNR for restocking the pond. The restocking of the pond will most likely be in the Spring due to the availability of fish from hatcheries.

Public Works Director, Shawn Breazeale, informed the council that the school wanted millings from the Jasper St. project so he traded them for playground mulch.

Motion by Hurt, seconded by Patterson to approve the consent agenda as follows; approval of previous council meeting minutes, approval of July 2024 financial reports, approval of water consumption report for July 2024, 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
ACCESS SYSTEMS INC	COPY MACHINE	197.51	MEDIACOM	LIB PH/INTERNET	209.45
ADVANTAGE ADMINISTRATORS, INC	INS	31.86	MEDIACOM	LIB PH/INTERNET	375.96
ADVANTAGE ADMINISTRATORS, INC	INS	42	MEDIACOM	PH/INTERNET	329.95
ADVANTAGE ADMINISTRATORS, INC	MEDICAL	5.57	MENARDS DES MOINES	MULCH	31.76
ADVANTAGE ADMINISTRATORS, INC	MEDICAL	32.41	MICROBAC LAORATORIES INC	WW TESTING	886.25
ADVANTAGE ADMINISTRATORS, INC	MEDICAL	37.43	MID AMERICAN ENERGY	BALLFIELD	10
AMERICAN LEGION POST 108	LOST GRANT	660.34	MID AMERICAN ENERGY	UTILITIES	5,819.14
BAKER & TAYLOR	books	98.61	MID IOWA PLANNING ALLIANCE	DUES	252
BANLEACO	LED LIGHTING	297.11	NAPA AUTO PARTS DIV OF	GENERATOR	1,353.23
BOB GRIPP	REPAIRS	2,300.00	MUNICIPAL SUPPLY INC	REPAIR COOPLINGS	2,199.50
BROWN SANITATION	RECYCLING	810	MUNICIPAL SUPPLY INC	HYDRANT/GASKET/PIP	1,652.75
BRUENING ROCK PRODUCTS INC	ROCK	1,823.69	NORHLAND SECURITIES	SERVICES	550
CAPITAL ONE	GOOGLE GSUITE	77.04	TREASURER-STATE OF IA	STATE TAXES	1,789.88
CASEY'S BUSINESS MASTERCARD	GAS/FUEL	2,027.23	TREASURER-STATE OF IA	STATE TAX	1,759.10
CASEY'S BUSINESS MASTERCARD	GAS/WA TRANING/TLT	2,071.27	PEOPLES BANK	ACH FEE	10
CELESTE CRAFTY CORNER	CLEANING	500	PITNEY BOWES INC	POSTAGE	201
CELESTE CRAFTY CORNER	CLEANING	487.5	PLEASANTVILLE BETTERMENT ORG	LOST GRANT	2,500.00
CITY OF PLEASANTVILLE	WA-UTILITY BILLS	505.3	PLEASANTVILLE CHAMBER	LOST GRANT	1,000.00
CJ COOPER & ASSOCIATES INC	SCREENING	50	PLEASANTVILLE YOUTH INITIATIVE	LOST GRANT	3,000.00
CRAIG CLARK CONSTRUCTION INC	CURB/PATCH/STREET	17,049.00	POSTMASTER	WATER BILL POSTAGE	314.16
COLONIAL LIFE	COLONIAL PRETAX	70.18	PRAIRIE AG SUPPLY	MOWER BLADES	208.82
COLONIAL LIFE	COLONIAL PRETAX	70.18	QUILL CORPORATION	SOAP REFILL	78.99
DISPLAY SALES	BANNER BRACKETS	1,152.65	RIDDELL/ALL AMERICAN SPORTS	FOOTBALL HELMETS	4,608.95
DISPLAY SALES	175TH BANNERS	910	SAFE BUILDING LLC	ELECTRICAL/PLUMBIN	150
DOLLAR GENERAL-REGIONS 410526	GARBAGE BAGS	21	SANGOMA USA INC	PHONE SYSTEM	196.01
EFTPS	FED/FICA TAX	5,876.90	PLEASANTVILLE SENIOR CENTER	LOST GRANT	3,000.00
EFTPS	FED/FICA TAX	5,727.11	SILVERSMITH DATA	ANNUAL FEE	2,036.00
EFTPS	FED/FICA TAX	5,850.31	SIMMERING-CORY	GRANT ADMINS	15,200.00
ELITE PEST CONTROL	PEST CONTROL	315	SMITH & LOVELESS,INC	VALVE	392.13
ETC GRAPHICS INC	LOST GRANT	500	SMITHSONIAN	SUBSCRIPTION	14.99
FARM & HOME	SUPPLIES	69.12	MARION CO SPECIAL OLYMPICS	LOST GRANT	600
FERGUSON ENTERPRISES LLC	2 6FT ANTENNAS	88.81	THE DES MOINES REGISTER	SUBSCRIPTION	37
FERGUSON WATERWORKS	PIT METER	230.03	TROY GILCHRIST	CELL STIPEND	20
FRIENDS OF WEBB SHADLE LIBRARY	LOST GRANT	2,500.00	TYLER FLESHER	CELL STIPEND	20
FRONTIER AUTO AND TRUCK	DOOR HANDLE	40	USA BLUE BOOK	SUPPLIES	856.72
GALLS, LLC	CUSTOM COLLAR	37.46	U S CELLULAR	COMMUNICATIONS	542.18
GRAINGER	GP MOTOR	241.93	U S CELLULAR	COMMUNICATIONS	348.68
HAWKINS INC	SUPPLIES	10	VERIZON	COMMUNICATIONS	120.03
HAWKINS INC	CHLORINE	30	VERIZON	COMMUNICATIONS	120.03
HIRTA PUBLIC TRANSIT	LOST	500	VISA	SUPPLIES	1,124.61
MARION COUNTY HUMANE SOCIETY	ANIMAL CONTROL	417.5	VSP	VISION	194.44
I & S GROUP, INC	PRELIM WATER PLANT	7,531.76	VSP	VISION	194.44
IA DEPT NATURAL RESOURCES	NPDE	210	WAGNER & MILLER PLUMBING	SERVICE CALL	90

IMPACT	LOST GRANT	1,500.00	WAGNER & MILLER PLUMBING	POLICE TOILET	110.45
IOWA ONE CALL	LOCATES	50.7	WELLMARK BL CR/BL SH	GROUP INSURANCE	12,048.68
IOWA PUMP WORKS	PUMP REPAIR	7,867.51	WHITE CAP, L.P.	REBAR	90.76
IOWA STATE DEPT OF REV	WA EXCISE TAX	1,767.39	Accounts Payable Total		162,978.95
IOWA STATE DEPT OF REV	SALES TAX	394.11	Payroll Checks		53,730.31
IPERS	PROTECTED IPERS	7,440.55	***** REPORT TOTAL *****		216,709.26
IPERS	PROTECTED IPERS	7,391.53	GENERAL		62,875.44
INDUSTRIAL PNEUMATIC SYSTEMS	SYNTHETIC OIL	144.78	MEMORIAL HALL		3,005.27
INDUSTRIAL PNEUMATIC SYSTEMS	SERVICES/SUPPLIES	1,304.50	RECREATION		5,812.70
JULIE COWDEN	WATER	7.96	ROAD USE TAX		33,218.92
CAPITAL CITY EQUIPMENT CO	SKIDLOADER GLASS	452.84	EMPLOYEE BENEFITS		13,758.43
LAKEFRONT LIVING, LLC	POLOS/SWEATSHIRTS	240	LOCAL OPTION SALES TAX		17,822.99
LAKEFRONT LIVING, LLC	CITY SHIRTS	186	EQUIPMENT		1,200.00
LEXIPOL, LLC	PD POLICIES	2,838.05	WATER		35,424.57
MADISON NATIONAL LIFE INS	LIFE INS	471.41	WATER-STATE ST WA MAIN		14,000.00
MADISON NATIONAL LIFE INS	LIFE INS	471.41	SEWER		29,051.71
MARION COUNTY EXPRESS	PUBLICATIONS	293.36	STORM WATER		539.23
MCCORMICK EQUIPMENT	STRAW/GRASS SEED	209	TOTAL FUNDS		216,709.26
MCKAY INSURANCE AGENCY, INC	POLICY CHANGE	1,796.00			

Revenue received during month of July 2024: General Fund \$30,279.13; Memorial Hall \$322.81; Road Use Tax \$19,177.73; Employee Benefits \$2,222.75; Local Option Sales Tax \$27,255.59; Debt Service \$2,620.14; Capital Proj. Adkins Development \$143,527.22; Water \$48,795.38; Water Sinking \$13,318.83; Sewer \$53,944.68; Sewer Sinking \$26,415.50; Storm Water \$2,222.63.

#### New Business:

Attorney, Bob Stuyvesant, informed the council that he tried to contact Adkin's attorney but was not able to contact him. He did leave him a message informing him of the meeting this evening. Jamie Adkins was present via zoom. Mayor Jurgens asked Jamie the \$300,000 payment that was due to the city on August 1<sup>st</sup>. Jamie informed the council that he met with his yesterday to get everything processed. He was not able to get ahold of them today, but it is his understanding that he would have the payment for the city this week. Mayor Jurgens asked with which bank he is working. Jamie informed them that he is working with Lance Hoffman at TruBank. Jamie explained that he is ready to start dirt work on the property. He is waiting to hear back from MidAmerican on the design plan for the electrical. Jamie has also talked to REC; they will service the south 6 residential lots. Council member Hurt expressed that the city has extended good faith in this project, and we should receive good communication from Jamie. He recommends the council allow him an additional 10 business days, until September 3, to receive the payment in full. If payment has not been received, have the city attorney take action to do what is needed to recover the funds. Motion by Hurt, seconded by Lopez to allow Jamie Adkins until September 3<sup>rd</sup> to pay the city the first payment of \$300,000 and if the payment is not received to take further legal action. All voting in favor motion carried.

Councilman Van Ness asked Breazeale if the punch list items have been completed by Vanderpool on the W Pleasant St. and Hwy 5 Improvements Project. Breazeale informed the council that they are still working on the punch list items. Breazeale stated that he was informed that Jamie was going to pay for the copper water line that was installed to the house on the west side of 35<sup>th</sup> Ave. The cost to run this line was \$2700. Jamie explained that he did state that he would pay the city back for that cost. Reed explained that she would get an invoice out to Adkins Specialized Carriers. Jamie asked when water and sewer would be available. Breazeale informed him that water and sewer are both stubbed to each property. We are also waiting on the contractor to get the electricity hooked up to the lift station. Motion by Hurt, seconded by Van Ness to approve pay app #11 to Vanderpool Construction for W Pleasant St. & Hwy 5 Improvements Project in the amount of \$754,231.58. All voting in favor motion carried.

Motion by Patterson, seconded by Lopez to approve Resolution 24-21, directing the sale of an interest in real property to Michelle Greene in the amount of \$1930. All voting in favor motion carried. Motion by Patterson, seconded by Van Ness to approve an economic development grant to Michelle Greene in the amount of \$1930. All voting in favor motion carried.

Motion by Van Ness, seconded by Patterson to approve Resolution 24-22, appointing Nicholas Clark as a Library Board of Trustees with the term ending 2028. All voting in favor motion carried.

Motion by Patterson, seconded by Koehn to approve pay app #6 to Des Moines Dirt Worx for the Shadle Park Pond Project in the amount of \$96,328.58. All voting in favor motion carried.

Patterson explained the subcommittee met with Des Moines Dirt Worx as there was about \$100,000 of additional dirt/muck that was removed from the pond that was not planned for. The subcommittee, Des Moines Dirt Worx, and engineer agreed to a contract change order of \$24,100. Mayor Jurgens explained that he met with Reed, and they recommended the council approve to use the remaining ARPA funding for the additional cost. Hurt asked if we have been receiving lien waivers. Reed stated that we have not. Hurt would recommend that we

request a lien waiver before we issue the payment for the change order. Motion by Hurt, seconded by Patterson to approve change order #3 to Des Moines Dirt Worx in the amount of \$24,100 and not to collect penalties due for the delayed project. All voting in favor motion carried.

Hurt explained items that he has found that have not been completed by the contractor for the pond project. Breazeale explained these items were discussed during the final walk through today. There are 5 panels on the walking trail that they will replace and 1 panel that the city will replace. Robert Dixon from Des Moines Dirt Worx informed the council that the erosion control, seeding, and the replacement of the walking trail panels will be done by the end of the week. Van Ness explained half of the seeding will be done now and the other half will be completed in the Spring. Motion by Hurt, seconded by Lopez to approve pay app #7 to Des Moines Dirt Worx for the Shadle Park Pond Project in the amount of \$22,895 contingent upon the punch list items being completed. All voting in favor motion carried.

Reed explained that this is the final pay app for the State Street water main project. This project has been complete, and all punch list items have been completed. Motion by Van Ness, seconded by Patterson to approve pay app #15 to On Track Construction for the 2021 Watermain Improvements in the amount of \$4,000. All voting in favor motion carried.

Motion by Hurt, seconded by Van Ness to approve Resolution 24-23, approving interfund transfers. All voting in favor motion carried.

Old Business:

Breazeale informed the council that he has not received a quote back from either contractor that he contacted for the storm water repair on E Monroe St. Motion by Patterson, seconded by Hurt to table the issue. All voting in favor motion carried.

Motion by Lopez, seconded by Koehn to adjourn the meeting. All voting in favor motion carried.

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Mayor, Kody Jurgens

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Attest: Rachel Reed, City Clerk