

Pleasantville City Council Meeting

April 18, 2023 at 5:30pm

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

Mayor Pennington opened the public hearing on the proposed FY2024 budget. City Clerk, Rachel Reed, explained that the proposed budgeted expenditures are higher than the revenue due to budgeting to use cash reserves from the local option sales tax fund for the water quality pond project and the trail extension. Cash reserves from CARES funding and the sewer fund for Adkins Development. Cash reserves for equipment replacement and parks. Cash reserves from the road use tax fund for downtown road work. The current fiscal year levy is 14.51774 and the new fiscal year 2024 will be 15.29014. This is due to an increase of .35 for employee insurance, work comp and IPERS. Also, an increase of .15 for property insurance and .27 for debt service levies. Judy Moon asked if there were additional projects budgeted for the FY2024 budget. Reed explained that the Adkins Development will be the largest project for FY2024, but, we have also budgeted for the pond project, trail extension, and additional downtown road improvements. With no other oral or written questions or comments, council member Koehn made a motion to close the hearing. Seconded by Patterson, all voting in favor motion carried.

Mayor Pennington opened the public hearing on a proposal to enter into a General Obligation Annual Appropriation Corporate Purpose Loan Agreement. Chip Schultz with Northland Securities, talked to the council about the timeline for the GO bonds. There will be a special council meeting held May 2nd for consideration of the bond purchase agreement, that will lock in the interest rates. May 16th authorize the issuance of the debt and May 31st the funds will be delivered to the city. Judy Moon asked how close the city is to the debt limit. Chip explained there is about 2,500,000 debt limit available, this debt is an annual appropriation debt, which means only the current year's principal payment would count towards the city's debt limit. With the debt being annual appropriation debt, it gives the city more financial flexibility. Council member Van Ness joined via zoom at this time. With no other written or oral questions or comments council member Patterson made a motion to close the hearing, seconded by Koehn. All voting in favor motion carried.

Mayor Pennington opened the public hearing on proposed designation of the 2023 Pleasantville Adkins Urban Renewal Area. Judy Moon asked what area is proposed to be the Urban Renewal Area. Police Chief/City Administrator, Joe Mrstik, explained that it is the parcel that is owned by Adkins and the parcel currently owned by Vermeer which is where the lift station will be located. With no additional written or oral comments, Mayor Pennington entertained a motion to close the hearing. Motion by Koehn, seconded by Patterson to close the public hearing. All voting in favor motion carried.

Mrstik informed the council that there are citizens interested in the city annexing Harrison Ln. He also informed the council that Officer Lawler will start back at the ILEA on May 1st. Officers Lawler and Eysink have been working on nuisance abatements and have made significant progress. Mrstik also updated the council about the Old East Elementary building, he has spoken to the potential developer, Kristen Peterson. Simmering-Cory has been working on the Catalyst Grant, we will need to have a developer's agreement in place prior to receiving the grant.

Public Works Director, Shawn Breazeale, informed the council that he is working on setting a city wide clean up date. He is planning June 10th or June 24th, it will depend on the availability of the roll-off dumpsters. Breazeale also informed the council that he is having an issue with the digesters at the WWTP being full again. This is going to require the sludge being hauled out again.

Parks and Rec Director, Jordan Flaws, there is a softball tournament scheduled for this weekend. It will be an all-weekend tournament, weather permitting. He also informed the council that the locate notices have been turned in to set the ballfield light poles. Ardent Lighting will be up before May 7th and then the electricity will need to be run to them.

Susan Tender asked about the Catalyst Grant for the Old East Elementary building. Mrstik informed her that the pre-application was submitted, and Simmering-Cory is working on the final application, however, there will need to be a Developers Agreement in place.

Library Director, JoEllen Glick, explained the summer programs that are planned at the library throughout the summer.

Mrstik explained that he would recommend the Pleasantville Betterment Organization and Halftime Bar & Grill be required to hire an officer for the Pig Out Celebration for the outdoor liquor license area and require the area to be fenced in. City Attorney, Bob Stuyvesant, recommended the council make a motion to remove the Special Outdoor Service Alcohol License for Halftime Bar & Grill from the consent agenda and have a separate motion to approve it with the requirements. Motion by Patterson, seconded by Lopez to remove the Special

Outdoor Service Alcohol License for Halftime Bar & Grill from the consent agenda and approve the remaining consent agenda as follows; approval of previous council meeting minutes, approval of March 2023 financial reports, approval of water consumption report for March 2023, approval of employee comp time, approval of Police Report, approval of Special Class B Retail Native Wine License renewal for Lakefront Living LLC, and approval of the following bills: All voting in favor, motion carried. Motion by Patterson, seconded by Koehn to approve the Special Outdoor Service Alcohol License for Halftime Bar & Grill and requiring them to hire an additional police officer and the outdoor service area to be fenced in for the Pig Out Celebration. All voting in favor motion carried.

VENDOR	REFERENCE	AMOUNT	VENDOR	REFERENCE	AMOUNT
A TEAM APPAREL	LL TEAM SHIRTS	4,545.45	LAKEFRONT LIVING, LLC	GOLF CART STICKERS	87.5
A TEAM APPAREL	additional shirt	15.25	LANCE EYSINK	PER DIEM-TRAINING	153.01
ADVANTAGE ADMINISTRATORS, INC	INSURANCE ADMINS	42	MARION COUNTY EXPRESS	PUBLICATIONS	572.83
ADVANTAGE ADMINISTRATORS, INC	PSF INS PLAN CLAIM	400	MCKAY INSURANCE	PROPERTY INS	77,207.44
AHLERS & COONEY, P.C.	LEGAL FEES	142.5	MEDIACOM	PH/INTERNET	134.88
AMERICAN WATER WORKS	MEMBERSHIP DUES	418	MEDIACOM	PHONE/INTERNET	329.95
OFFICE OF AUDITOR OF STATE	FY 21 FILING FEE	250	MEDIACOM	LIB PH/INTERNET	188.8
AXON ENTERPRISE, INC	TASERS	311.6	MENARDS DES MOINES	VENOM NITRILE/MIX	77.81
BAKER & TAYLOR	BOOKS	371.92	MICROBAC LAORATORIES INC	WA TESTING	416.75
BANLEACO	LED LIGHTING	297.11	MID AMERICAN ENERGY	BALL FIELD UTILITIES	10
BLANK PARK ZOO	MEMBERSHIP DUES	250	MID AMERICAN ENERGY	UTILITIES	4,651.29
BROWN SANITATION	RECYCLING	810	MIDWEST OFFICE TECH	COPY MACHINE	46.32
BSN SPORTS LLC	CATCHER GEAR	532.21	MOTOR PARTS AND	TORNADO SIREN/PD	
CAPITAL ONE BANK	MONITORS/PH/LL EQP	1,324.69	EQUIPMENT CORP	SPEED TRAILER	552.36
CASEY'S BUSINESS MASTERCARD	FUEL	2,660.08	MUNICIPAL SUPPLY INC	CURB BOX/VALVE	201.5
CITY OF PLEASANTVILLE	UTILITY-WATER BILLS	285.8	MUNICIPAL SUPPLY INC	VALVE/BOLTS	63.6
COLONIAL LIFE	COLONIAL PRETAX	62.18	TREASURER-STATE OF IA	STATE TAX	1,563.39
CONTRACTOR SOLUTIONS	PAINT/FLAGS	85.08	PELLA COOPERATIVE ELECTRIC	6108156371	2,179.65
COWDEN SANITATION	SANITATION SERVICES	295	PITNEY BOWES INC	POSTAGE	100
EFTPS	FED/FICA TAX	5,187.56	POSTMASTER		273.6
EFTPS	FED TAXES	116.27	QUILL CORPORATION	2 HP MOUSE	68.97
EFTPS	FED/FICA TAX	5,511.47	QUILL CORPORATION	ENVELOPES	160.97
ELITE PEST CONTROL	PEST CONTROL	40	QUILL CORPORATION	TOWELS/PAPER	668.14
ENTERTAINMENT GROUP, LLC	LIBRARY PROGRAM	475	SNYDER AND ASSOCIATES	ENGINEERING	2,624.50
FERGUSON ENTERPRISES LLC	16FT CORETAKER	142.4	STATE HYGIENIC LABORATORY	RADIUM TESTING	243.5
FERGUSON WATERWORKS	METERS	1,161.89	THE DES MOINES REGISTER	LIB SUBSCRIPTION	48
FERGUSON WATERWORKS	WATER METERS	14,767.50	TROY GILCHRIST	CELL STIPEND	20
FRIENDS OF GRIMES LIBRARY	SOFTWARE/AUTHENT	225	TYLER FLESHER	CELL STIPEND	20
GRAINGER	URINAL KITS/FUSE	376.38	VANWALL POWERSPORTS	OIL/FILTER/PLUGS	92.08
HACH	TEST KIT/CHLORINE	141.59	VERIZON	COMMUNICATIONS	120.03
HARVEY ELECTRIC	service call	285	WELLMARK BL CR/BL SH	GROUP INSURANCE	11,016.50
HAWKINS INC	CHLORINE/PHOSPHAT	1,965.36	Accounts Payable Total		158,208.29
HAWKINS INC	CHLORINE CYLINDER	30	Payroll Checks		32,029.98
HOUSE 2 HOUSE - JANICE DABB	CLEANING	75	***** REPORT TOTAL *****		190,238.27
MARION COUNTY HUMANE SOCIETY	ANIMAL CONTROL	417.5	GENERAL		82,982.82
I & S GROUP, INC	ENGINEERING	721.85	MEMORIAL HALL		4,919.21
IOWA STATE DEPT OF REV	SALES TAX	336.27	RECREATION		9,528.40
IOWA STATE DEPT OF REV	WA EXCISE TAX	1,303.96	ROAD USE TAX		16,544.99
IPERS	PROTECTED IPERS	6,964.31	EMPLOYEE BENEFITS		10,708.76
JASPER ENGINEERING & EQUIP	PUMP REPAIR PARTS	691.25	EQUIPMENT		311.6
JOELLEN GLICK	REIMB-SUPPLIES	163.97	WATER		27,236.92
JORDAN FLAWS	POTTING SOIL	44.91	WATER-STATE ST WA MAIN		721.85
JORDAN FLAWS	46 MILES-PRAIRIE CITY	27.14	SEWER		37,253.65
KARL CHEVROLET	TAHOE	44.47	STORM WATER		30.07
			TOTAL FUNDS		190,238.27

Revenue received during month of March 2023: General Fund \$17,657.21; Memorial Hall \$1574.32; Recreation \$1,339.39; Road Use Tax \$11,168.54; Employee Benefits \$5,463.67; Local Option Sales Tax \$21,851.77; Debt Service \$3,873.27; Capital Project-Adkins Dev. \$300,000; Jasper St. Reconstruction \$254,000; Water \$37,341.47; Water-State St WA Main \$107,547; Water Sinking \$12,700.18; Sewer \$46,954.41; Sewer Sinking \$28,119.84; Storm Water \$2,394.88

New Business:

Council member Van Ness left the meeting at this time.

Mayor Pennington started with #7 on the agenda. Josh Jenkins explained to the council that he does not intend to move forward to develop the property he purchased from the city at 105 E Dewitt. He would like to sell the lot to someone that will develop it or sell it back to the city. Attorney Stuyvesant recommended there be a lien search at minimum if the city is to buy to the lot back. Mrstik recommended that cost be covered by Mr. Jenkins. Mrstik also explained that the city will be able to sell the lot to somebody that will build a home. Jenkins informed

the council that since he purchased the lot, he did have it surveyed and the lot appraised. Mrstik does not recommend the council refund the cost of those services. Mr. Jenkins purchased the lot from the city for \$5090.00. Motion by Patterson, seconded by Lopez to purchase 105 E Dewitt from Josh Jenkins in the amount of \$5090 to come from the local option sales tax fund. All voting in favor motion carried.

Mayor Pennington moved to #18 on the agenda. Mrstik recommended the council approve to pay for the Stubbs property to be appraised. This will help the city determine if it is in the best interest of the city to potentially secure the R-2 district to have it developed vs. the property being sold and only one house being constructed there. The city previously had a conceptual layout completed of the property. Mrstik has been in contact with two different companies about a cost to have it appraised. He is currently waiting to hear back from one of them. Motion by Lopez, seconded by Patterson to approve up to \$1200 to have the Stubbs R-2 property appraised and for it to be paid from the local option sales tax fund. All voting in favor motion carried.

Old Business:

Mayor Pennington moved to #21 on the agenda. Becca Garr with the Pleasantville Betterment Organization talked to the council about the street closures for the Pig Out Celebration. The celebration will take place in the downtown area on June 3rd. It was discussed to close Jefferson, Jackson, and Washington around the square. Monroe street would remain open. Mrstik explained that he would like to make sure parking was made available for the downtown businesses. Motion by Patterson, seconded by Lopez to approve the street closures for the Pig Celebrations contingent upon the approval of the Chief Mrstik and PWD Breazeale. All voting in favor motion carried.

Mayor Pennington moved to #22 on the agenda. Paula Heaberlin talked to the council about a water leak at her property at 109 S Jefferson St. She explained that the house was under construction at the time and the furnace went out. At that time the water line in her basement froze and broke. It has been confirmed by Mrstik and Breazeale that there is no drain in her basement. She is asking the council for forgiveness of the sewer charges. Breazeale explained that Jeff Miller contacted him when he was working on the furnace and informed Breazeale that the meter had also frozen and broke. Breazeale explained that he did not confirm where the leak was and when it was repaired. Motion by Patterson, seconded by Lopez to approve the sewer adjustment in the amount of \$196.82 for Paula Heaberlin at 109 S Jefferson St. All voting in favor motion carried.

New Business:

Mayor Pennington moved to #8 on the agenda. Becca Garr explained to the council that the Pleasantville Betterment Organization received a proposal for a pavilion to be installed at the Jasper St. Park. Motion by Patterson, seconded by Koehn to accept the proposal document to the council packets. All voting in favor motion carried. The PBO received a \$20,000 grant for the cost of the pavilion. The quote was from Harvey Construction for \$21,000, but he said the final cost would be around \$20,000. Becca explained that the PBO would possibly need up to \$1,000 to help cover the cost. Reed informed the council that there is \$10,000 budgeted for the Jasper Street Park in the local option sales tax fund, which is still available. Motion by Patterson, seconded by Lopez to accept the design and location of the pavilion at the Jasper Street Park. All voting in favor motion carried.

Mayor Pennington moved to #6 on the agenda. Reed informed the council that the Girl Scout Troop was unable to attend the meeting this evening and will plan to be here at the May meeting. Motion by Patterson, seconded by Lopez to table the mobile pantry from the Girl Scout Troop. All voting in favor motion carried.

Engineer, Jordan Stoermer, explained all comments have been address on the plat of survey for the parcel split at 810 40th Ave and they recommend approval. Motion by Patterson, seconded by Koehn to approve the parcel split for 810 40th Ave. All voting in favor motion carried.

Motion by Koehn, seconded by Patterson to approve Resolution 23-21, approving and adopting the FY2024 budget. All voting in favor motion carried.

Motion by Lopez, seconded Koehn to approve Proclamation for Sexual Assault Awareness month. All voting in favor motion carried.

Motion by Patterson, seconded by Lopez to approve Resolution 23-22, taking additional action to enter into General Obligation Annual Appropriation Corporate Purpose Loan Agreement and authorizing the use of a Preliminary Official Statement for the sale of bonds. All voting in favor motion carried.

Motion by Koehn, seconded by Lopez to approve Resolution 23-23, to Declare Necessity and Establish an Urban Renewal Area, Pursuant to Section 403.4 of the Code of Iowa and Approve Urban Renewal Plan and Project for the 2023 Pleasantville Adkins Urban Renewal Area. All voting in favor motion carried.

Council member Van Ness re-joined the meeting at this time.

Motion by Patterson, seconded by Koehn to approve Ordinance No. 2304, providing for the division of taxes levied on taxable property in the 2023 Pleasantville Adkins Urban Renewal Area, pursuant to section 403.19 of the Code of Iowa. All voting in favor motion carried.

Motion by Lopez, seconded by Patterson to waive the 2nd and 3rd readings for Ordinance No. 2304, providing for the division of taxes levied on taxable property in the 2023 Pleasantville Adkins Urban Renewal Area, pursuant to section 403.19 of the Code of Iowa. All voting in favor motion carried.

Motion by Patterson, seconded by Lopez to approve Resolution 23-24, setting a public hearing for May 15, 2023 at 5:30pm at which time it will be proposed to approve a Development Agreement with Adkins Specialized Carriers, LLC and Marion County, Iowa including Annual Appropriation Tax Increment payments. All voting in favor motion carried.

Mayor Pennington moved to #20 on the agenda. Van Ness explained that the quote for the fireworks is the same cell count as the previous years. This helps maintain the time of the fireworks display at 25-27 minutes. Reed explained that the city had budgeted \$15,000 for the fireworks. Motion by Patterson, seconded by Koehn to approve \$15,000 to J&M Displays for fireworks. All voting in favor motion carried.

Mayor Pennington moved to #17 on the agenda. Breazeale informed the council that he has been looking at a stencil sprayer to spray cross walks, handicap parking stencil, and parking lines. He had purchased one from Menards and returned it as it was the wrong type of sprayer. He recommends the council approve \$1800 for the traffic stencil sprayer. Motion by Patterson, seconded by Koehn to approve \$1800 for a traffic stencil sprayer. All voting in favor motion carried.

Motion by Patterson, seconded by Lopez to approve the submission of the REAP grant for the trail extension. All voting in favor motion carried.

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

Mayor, Brandon Pennington

Attest: Rachel Reed, City Clerk