

# Pleasantville City Council Meeting

## November 21, 2023, at 5:30pm

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

Mayor Pennington opened the public hearing on the proposed plans, specifications, form of contract, and estimate of cost for the Shadle Park Pond Improvements Project. Aaron Hurt asked if there is a contingency for the project deadline. If they are late, is there a penalty for not getting the project done on time? Engineer, Jordan Stoermer explained there are liquidated damages, the completion deadline is mid-summer. They have a deadline to get it done by and they can start the project anytime after the council awards the contract. Judy Moon asked how the city is going to pay for the project. The council and engineer explained the city qualified for a Sponsored Project with the interest from the SRF loan for the digester. That amount is about \$78,000. The city was also approved for a Water Quality Initiative Grant for \$150,000. This is a 50/50 matching grant and the Sponsored Project funds are part of the city's 50%. The council also budgeted \$150,000 from the LOST fund. Judy asked if the pond would be stocked with fish once the project is done. Stoermer explained that he has been in contact with the DNR for the pond to be restocked. Judy asked if the dock was going to remain and if the project includes doing any work on the ditch further north. Jordan explained that the dock is going to stay in and that the pond will not look much different than it does now. He also explained the ditch furthest north was initially in the plans, but with the limited funding it had to be cut from the project. Mayor Pennington asked for any additional questions or comments. With no further questions or comment Council Member Patterson made a motion to close the public hearing. Seconded by Lopez, all voting in favor motion carried.

Council Member Lopez asked if there is any update on a policy for sewer adjustments added to the city's website. Mrstik explained that there are areas that were questions that have been added to the frequently asked questions list for guidance to citizens. Lopez expressed concerns with the recreation budget. She asked for a detailed breakdown of the expenses at the last council meeting and the council has not received that yet. Mrstik recommended scheduling a meeting with the parks and recreation board. Van Ness and Koehn are members of the board and agree to get a meeting scheduled.

Van Ness informed Breazeale that the concrete that was poured on Clark St. is holding water. Breazeale explained he will look at this issue.

Mrstik explained that he set up city email addresses for the mayor and council members. He also informed the council that Officer Lawler has started an EMT course.

Librarian, JoEllen Glick, informed the council of all the events that the library has scheduled for December.

Melissa and Craig Kaufman talked to the council about a water leak that they had at their rental property at 307 N Douglas. They had two different water leaks at this property, the first leak the council discussed and approved a sewer charge adjustment in the amount of \$498.74. They explained that the second leak was much larger, and it was confirmed by Jeff Miller, a certified plumber, that the leak did not enter the city's sanitary sewer system. Melissa expressed that she couldn't understand why the council approved a sewer adjustment for negligence, as someone intentionally left a water hose on, the hose broke, and the council approved an adjustment for that. Therefore, they are asking the council to consider an adjustment for their water leak which was proven by a plumber. Koehn explained that the council is trying to figure out a policy and part of that policy is a one-time adjustment. Breazeale did confirm to the council that both water leaks were repaired by a plumber, he feels it will be hard for the council to set a firm policy because every situation is different. This will be an agenda item for the December council meeting.

Susan Tinder, with the Friends of the Old East Elementary, informed the council that they had hired a company to clean out the building.

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

VENDOR	REFERENCE	AMOUNT	VENDOR	REFERENCE	AMOUNT
ABBY K GLANN	WEBSITE/FB LIBRARY	150	MARION COUNTY EXPRESS	PUBLICATIONS	494.98
ACCESS SYSTEMS INC	COPIER	183.85	MEDIACOM	LIB PH/INT	534.45
ACCESS SYSTEMS INC	OVERAGE	28.76	MEDIACOM	PH/INTERNET	329.95
ADVANTAGE ADMINISTRATORS, INC	SELF FUNDED PLAN	19.58	MENARDS DES MOINES	TOILET SEAT/HOSE	47.96
ADVANTAGE ADMINISTRATORS, INC	INS ADMINS	42	MENARDS DES MOINES	4X4 /BRAKE FLUID	41.37
ADVANTAGE ADMINISTRATORS, INC	SELF FUNDED PLAN	256	METERING & TECHNOLOGY	RURAL WA READER	127.84
ADVANTAGE ADMINISTRATORS, INC	INSURANCE ADMINS	42	MICROBAC LAORATORIES INC	WASTEWATER	444

ADVANTAGE ADMINISTRATORS, INC	SELF FUNDED PLAN	90.82	MICROBAC LAORATORIES INC	WW TESTING	580
ADVANTAGE ADMINISTRATORS, INC	SELF FUNDED PLAN	33.6	MID AMERICAN ENERGY	BALL FIELD LIGHTS	39.23
BAKER & TAYLOR	BOOKS	281.64	MID AMERICAN ENERGY	UTILITIES	3,660.39
BANLEACO	LED LIGHTING	297.11	NAPA AUTO PARTS	BELT/ROTOR/BRAKES	678.9
BEN ZOSS	REF	325	NORTHCOTE MEATS INC.	CONCESSIONS FOOD	1,149.44
BROCH ADAMS	REF	225	PELLA COOPERATIVE ELECTRIC	UTILITIES	1,588.30
BROWN SANITATION	RECYCLING	810	PEOPLES BANK	PETTY CASH-CONCES	275
CAPITAL ONE	SUPPLIES	984.63	PEOPLES BANK	ACH FEE	10
CAPITAL ONE	SUPPLIES	5,343.21	PITNEY BOWES INC	POSTAGE	65.67
CARGILL, INC.	SOFTENER SALT	4,867.10	PLEASANTVILLE AUTO	TIRE ROTATE	72
CASEY'S BUSINESS MASTERCARD	FUEL/SUPPLIES	1,868.98	PORTABLE PRO, INC.	FOOTBALL/SOCCER	200
CELESTE HUDSPETH	MH/LIB/CH/PD	475	POSTMASTER	POSTAGE	291.21
CITY OF PLEASANTVILLE	WATER UTILITIES	326.38	QUILL CORPORATION	PAPER	221.94
CITY OF URBANDALE	SALT STORAGE	1,019.30	QUILL CORPORATION	PAPER	19.99
CRAIG CLARK CONSTRUCTION INC	CLARK/POLK ST	5,940.00	QUILL CORPORATION	SHARP SUPPLIES	153.75
CONTINENTAL RESEARCH CORP	SLICK WILLY/SHIPPING	281.65	RACHEL REED	MI/M&IE REIM CONF	115.23
DEMCO INC	BOOKMARKS	53.88	RACHEL REED	BUDGET WORKSHOP	50.44
DOLLAR GENERAL	SUPPLIES	53.64	SAFE BUILDING LLC	ELECTRICAL PERMITS	150
DORSEY & WHITNEY LLP	LEGAL FEES	20,701.00	M. SHINN TRUCKING	SOFTNER SALT	739.48
EFTPS	FED/FICA TAX	5,361.28	SNYDER AND ASSOCIATES	ENGINEERING	1,350.50
EFTPS	FED/FICA TAX	5,413.91	SNYDER AND ASSOCIATES	DEV. ENGINEERING	25,317.00
ELITE PEST CONTROL	PEST CONTROL	40	SPORTS SIGN UP	REC REG FEES	168.98
ELITE PEST CONTROL	PEST CONTROL	113.6	STACK PAY TRANSFER	REGISTRATIONS	10
EMC INSURANCE	CLAIM#1768389	1,000.00	TK CONCRETE INC.	VALVE REPLACE	1,115.20
ERIC YATES	REF	450	TRENT JOLLY	REF	120
FARM & HOME	SUPPLIES	19.86	TRENT JOLLY	REF	100
FERGUSON WATERWORKS	BATTERY	8.99	TREVOR ZOSS	REF	350
HACH	WA TESTING	95.54	TREVOR ZOSS	REF	125
HAWKINS INC	CHLORINE	20	TROY GILCHRIST	CELL STIPEND	20
MARION COUNTY HUMANE SOCIETY	ANIMAL CONTROL	417.5	TYLER FLESHER	CELL STIPENDS	20
I & S GROUP, INC	ENGINEERING WATER	7,601.13	TYLER FLESHER	CELL STIPEND	20
IMPACT 7G	FULL ACM SURVEY	6,250.00	US SALE & SERVICE, LLC	DIGESTER	12,800.00
IOWA ONE CALL	LOCATES	87.4	U S CELLULAR	CELL PHONES	311.67
IOWA STATE DEPT OF REV	WA EXCISE TAX	1,601.09	U S CELLULAR	CELL/INTERNET	280.19
IOWA STATE DEPT OF REV	SALES TAX	501.3	VANDERPOOL CONSTRUCTION	W PLEASANT/ HWY 5	848,350.77
JONATHON FLAWS	REF	225	WELLMARK BL CR/BL SH	GROUP INS	11,016.50
JONATHON FLAWS	REF	200	WELLMARK BL CR/BL SH	GROUP INSURANCE	11,016.50
JORDAN FLAWS	MILEAGE-MENARDS	25.96	WHTIE CAP, L.P.	QUAD TIPS	78.85
LARRY FLAWS	REF	150	Accounts Payable Total		1,000,040.36
LARRY FLAWS	REF	200	600	WATER	118
LEE BRECHT	REF	150		Refund Checks Total	118
LYNN YATES	REF	225	Payroll Checks		32,205.52
MADISON NATIONAL LIFE INS	LIFE/DISABILITY	464.99	***** REPORT TOTAL *****		1,032,363.88
MARION COUNTY EXPRESS	YEARLY SUBSCRIPTION	65			

Revenue received during month of October 2023: General Fund \$192,933.02; Memorial Hall \$10,919.13; Recreation \$8,984.67; Road Use Tax \$18,841.57; Employee Benefits \$71,748.55; Local Option Sales Tax \$21,329.09; TIF \$46,048.08; Debt Service \$63,529.91; Water \$44,051.94; Water-State St. WA Main \$196,209.46; Water Sinking \$13,262.99; Sewer \$51,470.19; Sewer Sinking \$28,102.40; Storm Water \$2,351.33

New Business:

Andraya Stender and Julia Stender were present via zoom to discuss the Stubbs Outlot X located by the park. Andraya is a realtor for Julia Stender. She explained that they are asking for variances to make this lot a buildable lot. They are proposing and septic system for the sanitary sewer and have looked into options to drill a well for fresh water. They would also need access as there is not currently a public right-of-way to the property. The council discussed these issues with Julia and Andraya. Another issue that was discussed was the city's annual fireworks show, if there was a home built on that property, the city would have to downsize the show or try to find a different location. City Engineer, Jordan Stoermer, explained that it is possible to connect to the city utilities. He also explained that he would recommend W Jones St. be extended and updated to a 31 ft roadway with a turnaround or end with a cul-de-sac for emergency vehicles. Stoermer explained that the city's ordinance book lists the requirements for a residential site plan, and one would need to be submitted to the city showing the water and sewer connections and the upgrades to the public right-of-way. These costs are the responsibility of the developer; however, the city may choose to participate in any form they would like to. Once a site plan is submitted to the city, it is reviewed by the Engineer, approved by the Planning & Zoning Commission, and final approval from the city council. The council discussed the issues and advised if they wanted to move forward with the property a site plan needs to be submitted to the city and show the upgrades and connections.

Council member Patterson had to leave at about 6:45pm.

Motion by Jurgens, seconded by Lopez to approve Resolution 23-43, setting a public hearing for December 19, 2023, at 5:30pm on proposal to dispose of an interest in real property. All voting in favor motion carried.

Motion by Jurgens, seconded by Lopez to approve Resolution 23-41, approving plans, specifications, form of contract and estimate of cost for the construction of the Shadle Park Pond Improvements. All voting in favor motion carried.

Motion by Jurgens, seconded by Koehn to approve Resolution 23-42, awarding a contract for the Shadle Park Pond Improvements to Des Moines Dirt Worx in the amount of \$325,000. All voting in favor motion carried.

Motion by Jurgens, seconded by Koehn to set a public hearing for December 19, 2023, at 5:30pm to rezone parcel no. 1922603500 on W Pleasant St. from R-1 to C-1. All voting in favor motion carried.

Motion by Jurgens, seconded by Van Ness to approve parcel split for 501 and 505 Mustang Ln. All voting in favor motion carried.

Motion by Jurgens, seconded by Koehn to approve Resolution 23-38, setting a public hearing for December 19, 2023, at 5:30pm on the adoption of the proposed Code of Ordinances of the City of Pleasantville. All voting in favor motion carried.

No action was taken on the online posting services of the Code of Ordinances for the City of Pleasantville.

Stoermer explained the W Pleasant St. & Hwy 5 project is about done for the winter months. We will have one more pay app in Dec. Jurgens asked if Vanderpool Construction is aware that the city will pay the pay apps once we receive the county funding for this project. Stoermer explained that they discussed this with Vanderpool and they are aware. Motion by Jurgens, seconded by Van Ness to approve Pay App #6 to Vanderpool Construction in the amount of \$143,249.47. All voting in favor motion carried.

Engineer, Joey Whitehouse, informed the council that On Track Construction is working on State Street Project punch list items. He also explained that the change order is for additional work that was needed or requested during the construction. Jurgens explained that there is one item on the change order that was billed to the city, and it should have been billed to the school because they requested the work. Motion by Lopez, seconded by Jurgens to approve Pay App #13 to On Track Construction for the 2021 Watermain Improvements in the amount of \$18,166.23 and to bill the school \$3331.35 for the work they requested. All voting in favor motion carried.

Motion by Jurgens, seconded by Van Ness to approve Change Order #2 to On Track Construction for the 2021 Watermain Improvements in the amount of \$15,973.41. All voting in favor motion carried.

City Clerk, Rachel Reed, informed the council that the employee health insurance premium is decreasing by 1.45% which is about \$1753/yr. She explained she asked the insurance agent to get some quotes for vision insurance. The one company that Reed felt would be the best is VSP, they have the largest network and cover all the clinics that the employees currently go to. She provided the council with a spreadsheet to show what the cost of single plans would be and what the difference would be between a single plan and a family plan. If all employees signed up for the single plan the cost would be \$1420.80/yr. She asked if the council would consider vision insurance since the health insurance decreased. Motion by Jurgens, seconded by Lopez to approve the employee insurance renewal and approve option #3 VSP vision insurance. All voting in favor motion carried.

Motion by Jurgens, seconded by Lopez to set a public hearing for December 19, 2023, at 5:30pm to amend Chapter 165-Zoning Regulations. All voting in favor motion carried.

Motion by Lopez, seconded by Jurgens to approve Standard Title VI/Non-Discrimination Assurances with the US DOT. All voting in favor motion carried.

Motion by Jurgens, seconded by Lopez to approve Title VI Non-Discrimination Agreement with the IA DOT. All voting in favor motion carried.

Old Business:

Resolution 23-40, approving council appointments, was tabled until the next council meeting.

Motion by Jurgens, seconded by Van Ness to adjourn the meeting.

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Mayor, Brandon Pennington

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Attest: Rachel Reed, City Clerk