

Pleasantville City Council Meeting

April 15, 2025 at 5:30pm

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

Mayor Jurgens opened the public hearing for the proposed FY 2025-2026 budget. Council member Hurt stated that the revenue and expenses for the new budget are close to matching, and he gave thanks to Reed for the work done on the budget. Reed stated that the levy rate proposed is 16.97250 which is down from last year. With no other questions or comments, council member Hurt made a motion to close the hearing. Seconded by Koehn. All voting in favor, motion carried.

At this time Mayor Jurgens announced that he would swear in new police officer Josh Lenger.

Council member Hurt asked for an update on the issues that were brought to the council's attention by Mark Smith. Chief Choat will get photos of the issues/nuisances to Attorney, Bob Stuyvesant.

Public Works Director, Shawn Breazeale, explained to the council that he and Reed had a meeting with Metro Waste regarding their recycling program. More information will be provided for the May council meeting.

Jazmin Morrison with the Webb Shadle Library informed the council that they have hit 1000 Facebook followers. She explained that they have been selected to receive a \$10,000 grant through the American Library Association for small and rural communities to help with disability and accessibility needs in the community and the library. They will be holding a meeting May 1st at 7pm for community input on physical or intellectual challenges that need addressed. They were also selected to receive a grant from the American Library Association and United for Libraries and Penguin Random House Grants in the amount of \$1000 to help with their summer reading program. In addition to the grants they have been awarded, they received one of the \$1000 donations from the Weiler Foundation in honor of their 25th anniversary. Jazmin gave thanks to Jordan Van Ness for helping them select and facilitate the purchase of an AED. She explained that the Friends of The Webb Shadle Library funded the purchase of the AED as they felt it is a necessary need at the library. Jazmin also informed the council that they have planned 2 dates in April for the council and employees to meet with them at the library, this will be a great opportunity for the city and library to learn more about each other. The dates are April 29th at 10:30am and April 30th at 6pm.

Jennifer Smith at 104 N Sunset Dr. shared her concerns about excessive speeding on Sunset Dr. She explained the street is narrow and parking is allowed along the street therefore, she is concerned about the safety of the children in the neighborhood.

Motion by Patterson, seconded by Koehn to approve the consent agenda as follows; approval of previous council meeting minutes, approval of March 2025 financial reports, approval of water consumption report for March 2025, approval of employee comp time, approval of Police Report, approval of liquor license renewal for Checkerboard Restaurant, and approval of the following bills: All voting in favor, motion carried.

VENDOR	REFERENCE	AMOUNT	VENDOR	REFERENCE	AMOUNT
A TEAM APPAREL	LITTLE LEAGUE JERSEYS	2,492.50	MARION COUNTY EXPRESS	PUBLICATIONS	376.39
ACCESS SYSTEM	COPIER	196.37	MARTIN MARIETTA	ROCK	603.84
ADVANTAGE ADMINS	MEDICAL	1,600.00	MCKAY INSURANCE	CYBER LIABILITY	2,213.42
ADVANTAGE ADMINS	MEDICAL	148.48	MCKAY INSURANCE	INSURANCE	93,366.00
ADVANTAGE ADMINS	GROUP INS	47.25	MEDIACOM	LIB PH/INTERNET	452.05
ADVANTAGE ADMINS	MEDICAL	287.75	MEDIACOM	PH/INTERNET	505.81
ADVANTAGE ADMINS	MEDICAL	1,703.94	MENARDS ALTOONA	SUPPLIES	102.21
AUTOKRAFT	OIL CHANGE/BATTERY	359.14	MENARDS DES MOINES	FREEZER/PAINT/SOAP/BROOM	605.47
AUTOMATIC SYSTEMS CO.	TIMER/RELAY	133.01	MICROBAC LAORATORIES	TESTING	1,746.00
BAKER & TAYLOR	BOOKS	204.86	MID AMERICAN ENERGY	UTILITIES	4,095.59
BANLEACO	LED LIGHTS	297.11	MISSION COMMUNICATION	WW ELECTRIC PUMP YRLY FEE	563.4
BOBS CUSTOM TROPHIES	CHAMPION RINGS	1,484.00	GENUINE PARTS DBA NAPA	STREET SWEEPER PARTS	869.91
BROWN SANITATION	RECYCLING	720	NATE GUENTHER	UMP 4/19/25	100
CARGILL, INC.	SOFTENER SALT	4,774.38	PELLA COOPERATIVE	UTILITIES	4,098.30
CASEY'S BUSINESS	GAS/TRAINING	2,135.50	PEOPLES BANK	ACH FEE	10
CHRIS WEBER	UMP 4/19/25	250	PITNEY BOWES INC	POSTAGE	201
CITY OF PLEASANTVILLE	WATER UTILITY	440.1	POSTMASTER	WA BILLS	318.08
EFTPS	FED/FICA TAX	5,168.65	QUILL CORPORATION	RECEIPT BOOKS	40.77
EFTPS	FED/FICA TAX	99.1	QUILL CORPORATION	TRASHBAGS/PTOWEL/SOAP/TP	638.89
EFTPS	FED/FICA TAX	6,007.20	RACHEL REED	IMFOA/SAMS CLUB 168 MILES	117.6
EFTPS	FED/FICA TAX	341.48	RICH HUDNUTT	UMP-4/19/25	250
ELITE PEST CONTROL	LIB PEST CONTROL	40	RON AMMONS	UMP-4/19/25	100
FAMILY HANDYMAN	2 YR SUBSCRIPTION	15	SAFE BUILDING LLC	BUILDING PERMIT	292.69
FARM & HOME	GATORLINE/BOLTS/TRIMM	369.96	SANGOMA USA INC	PHONE SYSTEM	196.24
FORBES OFFICE	LIB COPY MACHINE	163.5	SIMMERING-CORY	CATALYST GRANT REPORT	300
FRANK DUNN CO	STREET PATCH	630	SMITH FERTILIZER	ROUND UP	296.4
FRIENDS OF GRIMES LIBRARY	ADVENTURE PASS/WEBSITE	225	STUYVESANT,STRONG,KRA	LEGAL FEES	2,252.25
FRIENDS OF THE LIBRARY	WINDOW REPLACEMENT	2,678.21	U S CELLULAR	PD/WWW COMMUNICATIONS	272.8
GALLS, LLC	BADGE	215.12	UTILITY EQUIPMENT CO	BLUE MARKING FLAGS/PAINT	352.92
GALLS, LLC	NEW HIRE UNIFORM	1,175.55	ACCOUNTS RECEIVABLE	POLARIS BATTERY/OIL/FILTER	223.7

GRAINGER	PK DR FOUNTAIN STRAINER	72.5	VERIZON	PD/WW COMMUNICATIONS	55.56
HACH	TESTING SUPPLIES	89.25	VISA	HATS/BALLS/DRAGMAT/HELMET	2,822.47
HAMM INC	RIP RAP	1,021.30	WINDSTREAM	LIB PH/INTERNET	215.31
HAWKINS INC	CHLORINE	20	Accounts Payable Total		160,561.23
HUMANE SOCIETY	ANIMAL CONTROL	417.5	Payroll Checks		37,587.76
I & S GROUP, INC	ENGINEERING	1,233.75	**** REPORT TOTAL ****		198,148.99
IA DEPT OF PUBLIC SAFETY	WARRENT SYSTEM	300	GENERAL		106,359.28
IOWA STATE DEPT OF REV	SALES TAX	391.73	ROAD USE TAX		18,514.15
IOWA STATE DEPT OF REV	WA EXCISE TAX	1,401.19	EMPLOYEE BENEFITS		18,167.32
JAZMIN MORRISON	REIMB-PUZZLES,3D,DOWEL	48.37	CAPITAL PROJ-PARK		1,070.73
JIM DEHEER	SINK	450	CAP PROJ-LIBRARY		2,678.21
LAKEFRONT LIVING, LLC	LITTLE LEAGUE SHIRTS	1,140.00	WATER		26,990.98
LAKEFRONT LIVING, LLC	LL TSHIRT	12	SEWER		24,339.00
MADISON NATIONAL LIFE INS	LIFE INS	424.4	STORM WATER		29.32
MARION COUNTY EXPRESS	PUBLICATIONS	481.01	TOTAL FUNDS		198,148.99

Revenue received during month of March 2025: General Fund \$36,607.92; Road Use Tax \$15,781.57; Employee Benefits \$5,494.91; Local Option Sales Tax \$22,321.86; Debt Service \$5,105.17; Capital Proj – City Hall \$1000; Capital Proj-Police Equip \$2,000; Capital Proj-Park Path \$10,000; Capital Proj-Pave Sunset \$6,000; Capital Proj-Pave Washington \$22,000; Equipment Replacement \$84,650; Capital Proj-Library \$2,695; Capital Improv-Mem Hall \$2,000; Capital Improv-Recreation \$3,500; Water \$37,932.64; Water Sinking \$13,318.84; Sewer \$45,069.53; Sewer Sinking \$26,415.50; Storm Water \$2,012.55.

New Business:

Mike Caulkins with the Pleasantville Youth Initiative explained to the council that the demolition of the old grocery store building is scheduled to start April 28th. The demolition will take about 2 weeks, and the project will take about 3 months. They would like to close Jefferson St. from Monroe south to the end of their property for the entire period. The street closure will only affect McKay Insurance, property owners will continue to have access to their property. Council member Hurt explained that he would like to see the street open back up after the demolition. He would like to see if Butch would allow them to utilize the empty lot adjacent to them for storage of materials instead of them using the street for that purpose while construction is ongoing. Motion by Patterson, seconded by Lopez to approve street closure on Jefferson St. from Monroe south to the end of their property line from April 24th to May 26th. All voting in favor motion carried.

Engineer, Joey Whitehouse, explained to the council that the parcel split requested is to create separate driveway access and should be acceptable for city consideration. Hurt asked if there would be an issue with the 911 address. Whitehouse explained that there is a notation in the survey that the lot will be combined with the back lot and have the same address. Motion by Hurt, seconded by Lopez to approve parcel split for 205 Indiana Dr. All voting in favor motion carried.

Whitehouse explained to the council that he will give a full presentation on the water plant engineering report at the next council meeting. He explained that the report will have a recommendation for an RO plant and include recommendations on wells and towers.

Council member Hurt recommended the council approve the budget with 3% COLA instead of the 5% that was factored in. Motion by Hurt seconded by Lopez to approve Resolution 25-11, approving FY 2026 budget with a 3% COLA. All voting in favor motion carried.

Reed explained to the council what amendments need to be made to both the revenue and expenses for this fiscal year. She recommended the council set the public hearing for the budget amendment for the May council meeting. Motion by Hurt, seconded by Lopez to set a public hearing for the FY 2025 budget amendment for May 20, 2025, at 5:30pm. All voting in favor motion carried.

Chief Choat recommended the council approve to hire Carter Riechman as a part-time police officer. Reichman is currently an officer in Monroe and is a School Resource Officer. He explained that he will be able to help cover shifts this summer. Motion by Lopez, seconded by Koehn to approve to hire Carter Riechman as a part-time police officer. All voting in favor motion carried.

Reed explained to the council that she has been working with Amy Bjork at Dorsey & Whitney to update the Urban Revitalization Plan. She explained this plan is required to allow tax abatement. The plan will include single-family new construction and additions on a 5-year sliding scale, and multi-family renovations at 100% for 10 years. The multi-family renovations are only for apartment complexes, this does not include duplexes or townhomes. She asked the council if they would like to include multi-family new construction, commercial new construction, and industrial new construction to the plan. The council recommended leaving out the multi-family, commercial, and industrial new construction. As development occurs the city can offer TIF. Reed explained that she will have a draft for the council to review at the May council meeting.

Old Business:

Hurt recommended the city not collect an additional 10%-20% of building permit fees to help keep the cost down for citizens. He explained that he feels it would be advantageous for the city to switch to a local

company. He asked if deck and fence permits would continue to be approved by the city and not contracted out. Reed explained that she has discussed this with Jason and that those permits would stay in-house to reduce costs to citizens. Motion by Hurt, seconded by Patterson to approve V&K as the building inspectors for the City of Pleasantville and to keep the building permits for decks, fences, and small sheds in-house. All voting in favor motion carried.

Motion by Hurt, seconded by Koehn to approve the bid from Cowden Sanitation for trash services for the City of Pleasantville. All voting in favor motion carried.

Reed informed the council that Breazeale received a verbal quote to directionally drill a pipe around the cul-de-sac on Linden Pl. to connect the sump pump to the existing storm intake, the quote was \$2500. Reed asked the council how they would like to proceed with a payment arrangement. The council agreed to move forward by contacting the property owner to see what a fair payment arrangement for him would be.

Jamie Adkins' attorney, Allison, introduced herself and explained that she represents Mr. Adkins. She explained Jamie Myers with Premier Commercial Services is also in attendance with them this evening, as they have been working with him to get guidance on how to make the project proceed forward. Allison explained, from Mr. Adkins's perspective, there are things the city needs to do for him to make progress. There are three things they would like to discuss; disconnecting the rural water line, switching the one homeowner over to the city's sewer system, and paving 35th Ave. Allison explained that Mr. Adkins is required under the agreement to build his building by December 31, 2025 and he will need electrical put in and the natural gas and water issue figured out before he can build it. She wants to make sure the city is aware that those items need to happen for the building to be constructed. The other issue is the payments that Mr. Adkins owes the city, until he can sell lots or get a loan, he will not be able to make the payments. She explained with a lawsuit against him, he is not able to get a loan. Mr. Adkins explained that he can't put driveways in on the residential lots along 35th Ave. because the rural water line is shallow. Mr. Adkins stated that the city sent him an invoice for a water service line that he agreed to pay for but hasn't because the property owner has not been switched over to city water. Mr. Adkins also explained that the property owner adjacent to his property has a septic system line that drains onto the lot where the water retention pond is supposed to go, so they will need switched to city sewer before the water retention pond can be put in. Allison explained the agreement doesn't specify who is responsible for installing the electric, but she feels the city should put the public utilities in for him to build his building. Attorney, Bob Stuyvesant, explained the city doesn't own gas and electric utilities so we have no control over them. Breazeale explained the city paid for electric to get across the 4-lane. He explained that gas is another issue as MidAmerican is saying that Pleasantville is at capacity and that the city will have to pay over 900,000 to upsize the transmission line. MidAm has informed the city that the distribution line from the main to Adkins Development will cost about \$300,000. Reed explained that MidAmerican had told another developer that it would be 2-5 years to get the transmission line upgrade completed. Council member Hurt asked who is responsible for knowing this information. Stuyvesant stated that it is the developer's responsibility. Hurt expressed that tax money has been put forward in good faith that this development would occur and what was agreed upon in the contract would take place. None of it has taken place and it's at the expense of our taxpayers. Stuyvesant asked if there was an agreement in place for who would pay to put the utilities in. Reed explained that, in the past, all the infrastructure and utilities have been put in by the developers. Reed and Breazeale explained they have been working with an attorney at Ahlers & Cooney on the rural water line issue. The development property was annexed before the contract was signed so it's the city's service territory, but we may have to pay them market value for their water line and easements. Hurt expressed that he has been on council for over a year, and this is the first meeting that he has seen Mr. Adkins attend. Allison explained that she is trying to open conversations to try to solve the problems and move forward with the project. Mr. Myers informed the council that he has been a developer most of his career and has experience with RISE grants. He explained that RISE grants typically cover the public utilities. The wording with the RISE grant the city received only calls for the city to provide lighting. Lighting requires power so he feels the city should cover the cost of the power and lighting. Mr. Myers asked if it would be an option to allow the development to have propane to continue with the development. Council member Patterson explained that the council has discussed this, and his opinion would be to allow the propane tanks and have the properties switch to natural gas once the line is available or when the propane lines or equipment fail or wear out. Mayor Jurgens explained that the city is responsible for electric for streetlights and Mr. Adkins is responsible for the electric to his development, he explained that MidAmerican needs additional information from Adkins on the estimated energy needs for the development. Mr. Myers explained that it is hard to determine the electrical needs without knowing the type of businesses that will be built there. He explained if there is a solution to manage this project to completion that he would help and be the middle person to work between the city and Mr. Adkins. Jurgens explained that the city is negative on this project over \$450,000 even after removing the seal coat road. Breazeale also explained that there were discussions to hold off on the seal coat road until after the construction because it would not uphold after having heavy equipment travel on it. Hurt asked Stuyvesant if he has reviewed the contract to see what they are

referring to when they say there are items the city hasn't completed. Stuyvesant explained that Jurgens and Breazeale have discussed most of it and that we don't have the funds without Adkins's payments. Allison asked how much money the city has into the project, Reed explained well over 6 million. Allison stated that she would have more conversations with Stuyvesant on how to problem solve and get a plan to move the project forward, but with the lawsuit against Mr. Adkins he is not able to get a loan. Stuyvesant explained that the city waited a long time to file the lawsuit as we were waiting for him to get a loan to pay the city.

The council discussed the street names that were shared for naming 35th Ave. and the no name cul-de-sac road in the Adkins Development. The council agreed to allow Mr. Adkins naming rights of the cul-de-sac road and to move forward with Brooks Drive for 35th Ave. Reed explained she would have a resolution for the council to vote on at the next council meeting.

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

Motion by Hurt, seconded by Lopez to approve to contract with Michelle Greene to market the city lot on W Pleasant St. for a minimum of \$210,000. All voting in favor motion carried.

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

Mayor, Kody Jurgens

Attest: Rachel Reed, City Clerk