PLEASANT HILL CITY COUNCIL
REGULAR SESSION
FEBRUARY 10, 2026
6:00 PM

1. CALL TO ORDER/ROLL CALL

Mayor Kurovski called the Pleasant Hill City Council regular meeting to order on February 10, 2026, at 6:00 p.m. The Council Chambers were open and available to the public to participate in the meeting. PRESENT: Len Murray, Andrew Birch, Alyson DeMoss, Mark Konrad. Konnor Hodges arrived to the meeting at 6:04 pm. ABSENT: None.

2. APPROVAL OF AGENDA

Murray/DeMoss moved to approve the agenda. ROLL CALL: AYES: Murray, Birch, DeMoss, Konrad. NAYS: None. Motion carried 4-0.

3. PUBLIC INPUT (5 MINUTES FOR ITEMS NOT ON THE AGENDA)

There was none.

4. CONSENT ITEMS

Konrad/DeMoss moved to approve the CONSENT ITEMS: Council Minutes - dated 01-27-26, Council Work Session Minutes – dated 01-27-26, Claims Listing - dated 02-10-26, Community Development Annual Report – dated 2025, Parks Department Monthly Report – dated January 2026, **Resolution #021026-01-** Approve the January 2026 Tax Abatement Applications and Minimum Assessment Agreement, **Resolution #021026-02 –** Set Public Hearing for Rezoning Request for Property from A-1 to R-2, **Resolution #021026-03** – Approval of Temporary Easements and Warranty Deed for Shadyview Blvd and University Ave Intersection Improvement Project, **Resolution #021026-04 –** Set the Fair Market Value for Property related to the NE 70th Street and Elevation Dr Intersection Project. ROLL CALL: AYES: Murray, Birch, DeMoss, Konrad. NAYS: None. Motion carried 4-0.

5. BUSINESS ITEMS

a. **Resolution #021026-05** – Accept Public Improvements in Hawthorn Townhomes Plats 1 & 2 and Authorize Release of Performance Bond

Murray/Birch moved to approve **Resolution #021026-05** – Accept Public Improvements in Hawthorn Townhomes Plats 1 & 2 and Authorize Release of Performance Bond. Assistant City Manager/Community Development Director Madeline Sturms explained Hawthorn Townhomes are generally located between Martha Miller Drive and Meacham Drive, and it is directly east of the Forge65 Apartments. The final plat was originally submitted to City Council for review and approval on July 11, 2023, via Resolution 071123-02. At that time, the developer requested the final plat be considered prior to the completion of all public improvements to facilitate a transaction of the property and to begin construction of the townhomes and internal site improvements. In accordance with guidance set by City Code Chapter 175: Subdivision Regulations, a performance bond in the estimated amount of the proposed public improvements (sanitary sewer and water mains) was submitted to guarantee their installation or cover the cost of completing the public improvements. Hawthorn Townhomes Plat 2 was then submitted to City Council for review and approval on May 14, 2024, via Resolution 051424-07, which included minor adjustments to the lot widths. At this time, construction of all public improvements required by the plat and the performance bond have been completed and have been accepted by the City. The performance bond may be released after Council approval of the resolution. The City has also received the required maintenance bonds for the new sanitary sewer main and all appurtenances within the subdivision. Although the City is in receipt of the maintenance bond, the term of the bond shall begin on the date of formal acceptance of the public improvements and remain in effect for a period of four years. ROLL CALL: AYES: Murray, Birch, DeMoss, Konrad. NAYS: None. Motion carried 4-0.

b. **Approve Special Event Application** – Wedding Cookout at Copper Creek Lake Park
DeMoss/Murray moved to approve **Special Event Application** – Wedding Cookout at Copper Creek Lake Park. Parks and Recreation Manager Ryan Merritt explained that the applicant is requesting approval to host a wedding cookout with a DJ at the Copper Creek Lake Park shelter on Sunday, April 26, 2026. The event will include amplified sound provided by a DJ. The special event request and amplified sound permit have been reviewed and confirmed by all applicable departments. ROLL CALL: AYES: Murray, Birch, DeMoss, Konrad. NAYS: None. Motion carried 4-0.

c. **Resolution #021026-06 –** Approve Submission of AARP Community Challenge Flagship Grant Application
DeMoss/Konrad moved to approve **Resolution #021026-06 –** Approve Submission of AARP Community Challenge Flagship Grant Application. Parks and Recreation Manager Ryan Merritt explained that the Pleasant Hill City Council has consistently supported grant applications that advance park improvements, placemaking, and amenities that enhance accessibility, safety, and community use of public spaces. The Parks and Recreation Division is requesting to submit an application to the 2026 AARP Community Challenge – Flagship Grant Program for the Doanes Park Playground Gateway Project. The proposed project includes the design and installation of a permanent entrance and art structure at the primary entrance to the newly developed Doanes Park playground. The gateway structure will serve as a welcoming feature that improves wayfinding, visibility, and sense of arrival for park users of all ages, with a particular emphasis on accessibility, readability, and comfort for older adults and multigenerational visitors. The project aligns with AARP's Livable Communities goals by enhancing a public space that supports social connection, physical activity, and inclusive community use. If awarded, grant funding would be used for design, fabrication, and installation of the gateway structure, with the City assuming responsibility for long-term ownership and maintenance. ROLL CALL: AYES: Murray, Birch, Hodges, DeMoss, Konrad. NAYS: None. Motion carried 5-0.

d. **Resolution #021026-07 –** Approve Submission of T-Mobile Hometown Grant Application
Murray/Birch moved to approve **Resolution #021026-07 –** Approve Submission of T-Mobile Hometown Grant Application. Parks and Recreation Manager Ryan Merritt explained the Pleasant Hill City Council has consistently supported grant applications that advance park improvements, placemaking efforts, and amenities that enhance accessibility, equity, and community use of public spaces. The Parks and Recreation Division is requesting to submit an application to the 2026 T-Mobile Hometown Grant Program for a court mural project at Sunrise Park. The proposed project would transform the existing combined futsal and basketball court into a vibrant, mural-style surface, along with repairing existing surface cracks. Sunrise Park is a 7.5-acre neighborhood park located nearby to Pleasant Hill Elementary School and serves a diverse population. The court mural is intended to create a more welcoming, inclusive, and engaging recreational space that encourages multi-generational and gender-inclusive play while strengthening community identity and pride. If awarded, grant funding would support artist fees, surface preparation, specialty sport-court paint materials, protective coatings, restriping, signage, and a community engagement and launch event. ROLL CALL: AYES: Murray, Birch, Hodges, DeMoss, Konrad. NAYS: None. Motion carried 5-0.

e. **Resolution #021026-08 –** Approve award of contract for Turf Chemical Application
Konrad/Hodges moved to approve **Resolution #021026-08 –** Approve award of contract for Turf Chemical Application. Parks and Recreation Manager Ryan Merritt explained on January 13, 2026, an invitation to bid was sent out to local contractors to provide turf chemical application services for the City of Pleasant Hill. The contract information was also available for contractors on the City's website. The City received four (4) bids, and upon review, only one (1) bid was determined to meet the minimum qualifications to bid as outlined in the bid documents. Kelly George Turf & Irrigation was the lowest responsive and responsible bid at $43,784.05 per season (note: the total seasonal cost will be less as the treatment process varies by season/conditions and some treatments may only occur once every three years or even less frequently). Staff met with Kelly George Turf & Irrigation representatives and inspected the equipment, finding all items suitable for meeting the conditions and standards defined in the contract. The period of the contract for turf chemical application services covers three (3) turf seasons starting in 2026 and ending in 2028. The contract is based on one-application-season

increments with a renewal option for two (2) subsequent seasons. The renewal option is subject to continued satisfactory performance by the contractor to consistently meet all contractual obligations. ROLL CALL: AYES: Murray, Birch, Hodges, DeMoss, Konrad. NAYS: None. Motion carried 5-0.

f. **Resolution #021026-09 –** Approve award of contract for Turf Mowing Application
Konrad/DeMoss moved to approve **Resolution #021026-09 –** Approve award of contract for Turf Mowing Application. Parks and Recreation Manager Ryan Merritt explained on January 13, 2026, bid documents were made available on the City's website to provide mowing and trimming services for approximately 140.2 acres of publicly owned property, along with nuisance mowing services, for the City of Pleasant Hill. A bid opening was conducted on February 4, 2026, at 2:00 PM, and five (5) bids were received. Based on submitted pricing, MB Lawn Care, LLC was identified as the apparent low bidder ($3,420.10 per week of mowing services for 140.2 acres, averaging $24.39 per acre). As required within the RFQ, staff completed a post-bid review, including verification of minimum qualifications and a site inspection. The review materials were evaluated by legal counsel to determine compliance. As with all service contracts, ongoing performance will be monitored in accordance with the terms of the agreement. A company representative from MB Lawn Care was present at the meeting to answer any questions or concerns. ROLL CALL: AYES: Murray, Birch, Hodges, DeMoss, Konrad. NAYS: None. Motion carried 5-0.

g. **Resolution #021026-10 -** Set Public Hearing on Proposal to Enter into a General Obligation Equipment Acquisition Loan Agreement and to Borrow Money Thereunder
Murray/Birch moved to approve **Resolution #021026-10 -** Set Public Hearing on Proposal to Enter into a General Obligation Equipment Acquisition Loan Agreement and to Borrow Money Thereunder. City Manager Ben Champ explained during the preparation discussions for the fiscal year 2026-2027 budget, the need was shared for the issuance of a general obligation (GO) bond to fund equipment purchases for the next few years with the primary purpose being the replacement of a retiring fire truck. The City's equipment replacement fund does not have an ongoing dedicated source of funds adequate to the needs of the City and relies on the periodic issuance of GO bonds. At this time, the City is proposing to issue a $1.6M bond to assist in covering equipment items over the next few years. This is a resolution prepared jointly by the City's bond counsel and financial advisor to begin the process for issuance by setting the public hearing for February 26, 2026. ROLL CALL: AYES: Murray, Birch, Hodges, DeMoss, Konrad. NAYS: None. Motion carried 5-0.

h. **Resolution #021026-11 –** Approval of 2026 Strategic Priorities
DeMoss/Murray moved to approve **Resolution #021026-11 –** Approval of 2026 Strategic Priorities. City Manager Ben Champ explained that the City Council has worked to develop the 2050 Comprehensive Plan through a broad collaborative process to guide the future vision for the community. As a next step in that process, the City Council has met to discuss and prioritize the next important actions to support in the near-term budgeting and decision making. The Council met on December for a facilitated work session to review the Plan and discuss the needs, desires, opportunities and challenges facing the City. The discussion is highlighted in the document and highlights a community facing increasing external challenges but with a knowledge that the community has significant needs that must be accommodated regardless. This is a resolution that approves this first set of priorities from the Comprehensive Plan that can be used to influence budget decisions this year and should be considered as a guide for key decisions throughout the year and beyond. ROLL CALL: AYES: Murray, Birch, Hodges, DeMoss, Konrad. NAYS: None. Motion carried 5-0.

i. **Resolution #021026-12 –** Approval of Professional Services Agreement with Axiom Consultants for Public Works and Parks Site Selection
Murray/Birch moved to approve **Resolution #021026-12 –** Approval of Professional Services Agreement with Axiom Consultants for Public Works and Parks Site Selection. Assistant City Manager Madeline Sturms explained the City of Pleasant Hill has prioritized the relocation of the existing Public Works and Parks Facilities in the adopted Comprehensive Plan and Strategic Priorities previously considered on the Council agenda. The current facilities are impacted by a variety of concerns including flooding, access and security, and an inability to protect equipment and vehicles from the elements. To provide high-quality community services, facilities and infrastructure for future growth (Goal 9.1 of the

Pleasant Hill 2050 Comprehensive Plan) a new shared facility should be constructed for efficiency and quality of service. The professional services agreement with Axiom Consultants is for the site selection process to determine the appropriate location for the facility that serves the long-term needs of the community. Axiom is a well-qualified firm that will be able to bring fresh perspective and expertise to the effort. The firm operates in the Des Moines market and has a strong history in the work the City is looking for. The consultant will engage with an architect to determine building massing, understand any adjacencies that may come with a specific site, and provide findings on a select number of sites that are recommended for the building location. The process will include cost estimating, site plan concept development, and continue through to assist the City with architect selection for the next phase of the project. Brian Boelk, a representative from Axiom Consultants, briefly spoke about his company and the services they offer, as well as answer any questions. ROLL CALL: AYES: Murray, Birch, Hodges, DeMoss, Konrad. NAYS: None. Motion carried 5-0.

j. **Resolution #021026-13 –** Approval of Search Contract with Sagency, LLC
DeMoss/Konrad moved to approve **Resolution #021026-13 –** Approval of Search Contract with Sagency, LLC. City Manager Ben Champ explained the City of Pleasant Hill will have a vacancy in the City Clerk/Finance Director role effective July 1, 2026 resulting from a planned retirement of the current role holder. This is a key leadership position for the City overseeing both the financial operations and the administration of all records of the City. The City has utilized professional search services in the past for department heads and other highly responsible hires. Pleasant Hill has worked with Sagency, LLC for the recent searches for the Library Director and the Economic Development Specialist with great success. The agreement has been developed with Sagency, LLC to immediately begin the search process for the City Clerk/Finance Director. Over the last two months, staff with assistance from Human Pivot human resources consulting have evaluated the role and are recommending recruitment of the City Clerk/Finance Director role in its current form while supporting additional upgrades or modifications to the department. Moving forward with the search agreement at this time will allow a robust recruitment and hiring process toward a timely hire with a goal of a brief overlap for continuity. ROLL CALL: AYES: Murray, Birch, Hodges, DeMoss, Konrad. NAYS: None. Motion carried 5-0.

k. **Resolution #021026-14 –** Approval of Professional Services Agreement with Bolton and Menk
Murray/Hodges moved to approve **Resolution #021026-14 –** Approval of Professional Services Agreement with Bolton and Menk**.** Assistant City Manager/Community Development Director Madeline Sturms explained that the City of Pleasant Hill has a capital improvement program that includes plans for the future reconstruction of NE 70th Street in an area between University Avenue and the corporate boundary with the City of Altoona. The plans include the urbanization and widening of the roadway, realignment of the intersection with NE 12th Avenue, the incorporation of pedestrian/multimodal pathways, street lighting, and other safety and utility work. The City currently has the roundabout for an intersection with the upcoming Elevation Drive under final design with bidding and construction planned for the 2027 construction season. The City of Altoona has coordinating plans for the reconstruction of the same roadway (known as 1st Avenue South) from the corporate limits to 36th Street (County NE 27th Avenue). Altoona has previously submitted an application to the US Department of Transportation's Better Utilizing Investments to Leverage Development (BUILD) grant program and is planning to submit the project again this round. Pleasant Hill has proposed a joint application for both projects to highlight regional cooperation and a larger public benefit. Staff has coordinated this possibility with Altoona staff and the consultant working for Altoona resulting in the scope of services with Bolton and Menk. The firm would coordinate and incorporate the Pleasant Hill work into a joint application. The resolution approves a professional services agreement with Bolton and Menk. Madison Burke, a representative from Bolton and Menk, was present at the meeting to speak about the project and potential grant funding, as well as answer questions or address concerns. ROLL CALL: AYES: Murray, Birch, Hodges, DeMoss, Konrad. NAYS: None. Motion carried 5-0.

l. **Resolution #021026-15** – Approval of Support for Joint US Department of Transportation BUILD Grant with City of Altoona

DeMoss/Birch moved to approve **Resolution #021026-15** – Approval of Support for Joint US Department of Transportation BUILD Grant with City of Altoona. Assistant City Manager/Community Development Director Madeline Sturms explained that the City of Pleasant Hill has a capital improvement program that includes plans for the future reconstruction of NE 70th Street in an area between University Avenue and the corporate boundary with the City of Altoona. The plans include the urbanization and widening of the roadway, realignment of the intersection with NE 12th Avenue, the incorporation of pedestrian/multimodal pathways, street lighting, and other safety and utility work. The City currently has the roundabout for an intersection with the upcoming Elevation Drive under final design with bidding and construction planned for the 2027 construction season. The City of Altoona has coordinating plans for the reconstruction of the same roadway (known as 1st Avenue South) from the corporate limits to 36th Street (County NE 27th Avenue). Altoona has previously submitted an application to the US Department of Transportation's Better Utilizing Investments to Leverage Development (BUILD) grant program and is planning to submit the project again this round. Pleasant Hill has proposed a joint application for both projects to highlight regional cooperation and a larger public benefit. Staff has coordinated this possibility with Altoona staff and the consultant working for Altoona resulting in the scope of services with Bolton and Menk. The firm would coordinate and incorporate the Pleasant Hill work into a joint application. The resolution approves the BUILD grant submission and provides support for the joint application. ROLL CALL: AYES: Murray, Birch, Hodges, DeMoss, Konrad. NAYS: None. Motion carried 5-0.

m. **Third Reading of Ordinance #966 –** Amending Chapter 115: Definitions, Rights of Interment Certificate Holder(s), Rules for Visitors, Monuments, Plantings and Decorations

Murray/Birch moved to approve the **Third Reading of Ordinance #966 –** Amending Chapter 115: Definitions, Rights of Interment Certificate Holder(s), Rules for Visitors, Monuments, Plantings and Decorations. Parks and Recreation Manager Ryan Merritt explained the proposed updates to Chapter 115 (Cemetery) focus on improving clarity, consistency, and safety while preserving respectful memorial practices at Oakwood Cemetery. Key changes include clearer standards for on-memorial decorations and floral arrangements; a fourteen (14) day grace period following burials for funeral and sympathy items; updated flag allowances consistent with current federal guidance; refined placement zones and definitions; and improved rules for lighting and prohibited items. Cleanup periods have been standardized to three annual windows to reduce disruption and avoid major holidays. New notice, storage, and appeal procedures are also included to improve transparency and communication with families. The Parks and Recreation Commission/Cemetery Committee reviewed these proposed updates at its Thursday, December 11 meeting. The proposed changes were also shared with residents in attendance at the November 13 Parks and Recreation Commission meeting. The Commission formally supported the updates and recommended Council review. There have been no comments or questions since the previous readings. ROLL CALL: AYES: Murray, Birch, Hodges, DeMoss, Konrad. NAYS: None. Motion carried 5-0.

6. CLOSING COMMENT

Mayor Kurovski attended the first session of an online education program from Central Iowa Water Works. The program provided information on supplying drinking water to central Iowa, especially with the high nitrate levels. She said it was very informative and encouraged the councilmembers to view the upcoming online sessions. She also attended the Greater Des Moines Convention & Visitors Bureau meeting and said they were planning numerous upcoming projects through 2029-2030.

Public Works Director Russ Paul said the traffic signal enhancement project along E. University Avenue will begin on Monday, February 16th. He said there is a strategic plan on this enhancement project, starting east and working west; however, there may be intermittent times when the signals will flash or be out entirely. He is working closely with the contractor, his staff, and the police department to provide necessary traffic control. He is also working with Communications Specialist Candace Bell to get the necessary information and messaging out to the public.

7. ADJOURNMENT

DeMoss/Murray moved to adjourn the Council meeting. ROLL CALL: AYES: Murray, Birch, Hodges, DeMoss, Konrad. NAYS: None. Motion carried 5-0. The Regular City Council meeting was adjourned at 6:39 p.m.

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Sara Kurovski, Mayor

ATTEST:

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Steven A. Johns, Deputy City Clerk