**PLEASANT HILL CITY COUNCIL**
**REVISED REGULAR SESSION MINUTES**
**FEBRUARY 24, 2026**
**6:00 PM**

## 1. CALL TO ORDER/ROLL CALL

Mayor Pro Tem Konrad called the Pleasant Hill City Council regular meeting to order on February 24, 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, Konnor Hodges, Alyson DeMoss, Mark Konrad. ABSENT: Mayor Kurovski.

## 2. APPROVAL OF AGENDA

Murray/DeMoss moved to approve the agenda, with the removal of item 5f to be voted on separately. City Manager Ben Champ said that due to a conflict of interest, he requested moving item 5f out of the Consent items to be voted on separately. ROLL CALL: AYES: Murray, Birch, Hodges, DeMoss, Konrad. NAYS: None. Motion carried 5-0.

## 3. PUBLIC HEARING

**a.** Zoning Map Amendment for property generally located in the 7000 block of SE 6th Avenue from A-1 to R-2

Mayor Pro Tem Konrad opened the Public Hearing for item 3.a. Public Hearing on Zoning Map Amendment for property generally located in the 7000 block of SE 6th Avenue from A-1 to R-2 at 6:01 pm. Senior Planner Brain Dunkelberger explained that the City Council has the authority, in accordance with City Code Chapter 166 *Procedures, Amendments, Enforcement, and Nonconformities*, Section 05 *Amendments,* to amend, supplement, or change the zoning district designations and/or boundaries established by the zoning map after proper public notices and hearings and after receiving a recommendation from the Planning & Zoning Commission. The City received a written request to change the zoning classification of property generally located in the 7000 block of SE 6th Avenue, then passed Resolution 011326-05 on January 13, 2026, to refer the request to the Planning & Zoning Commission. The subject property is currently zoned A-1 Agricultural/Open Space and is used for row crop production. Surrounding properties include additional row crop land to the south, acreage-style single-family properties to the southwest, east, and north, and undeveloped residential land to the northwest - platted as Peter's Ridge Subdivision in 2018. The Pleasant Hill corporate limits boundary borders most of the subject property. The Future Land Use Plan, as adopted in *Pleasant Hill 2050*, the City's comprehensive plan, designates the subject property as "Low Density Residential" which is defined as single-family detached dwellings with densities ranging from 1 to 5 dwelling units per acre. City Planning and Zoning Commission considered the request at their regular meeting on February 2, 2026, and found that it voted to recommend approval of the request. The first reading of this ordinance is to consider approval to change the zoning designation assigned to the subject property from A-1 Agricultural/Open Space to R-2 Single Family Attached Residential in accordance with the Future Land Use Plan and the Iowa Smart Planning Principles. The following Pleasant Hill residents spoke to voice their concerns about this project: Michael Bird, Charles Wallace, Raylon Meeks, Sherry Wallace, and Sarah Bird. Lowell Bauer, President of LBJ Enterprises, addressed the neighbors concerns as he spoke about the positive side of the proposed Hickory Glenn Ridge project. There was much discussion and councilmember questions. After hearing no further questions or comments from the Council or public, the Mayor Pro Tem closed the public hearing at 6:32 pm.

**i.** First Reading of **Ordinance #967 –** Consider zoning map amendment for subject property from A-1 to R-2

Murray/Hodges moved to approve First Reading of **Ordinance #967 –** Consider zoning map amendment for subject property from A-1 to R-2. ROLL CALL: AYES: Murray, Birch, Hodges, DeMoss, Konrad. NAYS: None. Motion carried 5-0.

**b.** Public hearing on proposal to enter into a General Obligation Equipment Acquisition Loan Agreement

Mayor Pro Tem Konrad opened the Public Hearing for item 3.b. Public hearing on proposal to enter into a General Obligation Equipment Acquisition Loan Agreement at 6:34 pm. City Manager Ben Champ explained that 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 of 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. Following is a resolution prepared jointly by the City's bond counsel and financial advisor to continue the process for issuance of a general obligation bond to fund future equipment needs with this public hearing on February 24, 2026. Specifically, the action provides for the debt service levy to be utilized to repay the bonds as part of the City's tax rate. Resident Mark Swanson inquired why the City was using a loan instead of saving up for equipment replacement, to which the City Manager explained that state legislators frown on Cities accumulating high reserves. After hearing no further questions or comments from the Council or public, the Mayor Pro Tem closed the public hearing at 6:36 pm.

i. **Resolution #022426-01** – Approve Resolution taking additional action on proposal to enter into a General Obligation Equipment Acquisition Loan Agreement and providing for the levy of taxes to pay General Obligation Fire Equipment Bonds, Series 2026A

Hodges/DeMoss moved to approve **Resolution #022426-01** – Approve Resolution taking additional action on proposal to enter into a General Obligation Equipment Acquisition Loan Agreement and providing for the levy of taxes to pay General Obligation Fire Equipment Bonds, Series 2026A. ROLL CALL: AYES: Murray, Birch, Hodges, DeMoss, Konrad. NAYS: None. Motion carried 5-0.

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

Pleasant Hill Chamber of Commerce Executive Director Becca Squires announced that they were bringing back "Coffee with a Cop". The first event will be on Tuesday March 17th at 7:30 – 8:30am at Caribou, with open communication. She looked forward to it beginning again and requested RSVP's.

## 5. CONSENT ITEMS

DeMoss/Birch moved to approve CONSENT ITEMS 5a-e and 5g-o: Council Minutes - dated 02-10-26, Council Work Session Minutes – dated 02-10-26, Claims Listing - dated 02-24-26, Liquor license renewal, Midwest Food and Liquor – 1250 Copper Creek Dr., Liquor license renewal, Elks Lodge #98 – 5420 NE 12th Ave., Expenditure Report - dated 01-31-26, Revenue Report - dated 01-31-26, Treasurer's Report - dated 01-31-26, Library Calendar – dated March 2026, Public Works Dept Monthly Report – dated January 2026, **Resolution #022426-02** – Transfer of funds from Employee Benefits to General Fund, **Resolution #022426-03** – Approve Equipment Quote for Carbon Reduction Program (CRP) Project, **Resolution #022426-04 -** Setting Public Hearing to Approve Plans and Specifications, Set Date to Accept Bids and Award Contract for Spring Creek Improvement Project, NE 64th St Improvements and Culvert Improvements , **Resolution #022426-05** – Establishing Fair Market Value of Property for the Spring Creek Stabilization Project. ROLL CALL: AYES: Murray, Birch, Hodges, DeMoss, Konrad. NAYS: None. Motion carried 5-0.

Birch/Murray moved to approve CONSENT ITEM 5f: Liquor license renewal, Copper Creek Club – 4825 Copper Creek Dr. ROLL CALL: AYES: Murray, Birch, DeMoss, Konrad. NAYS: None. ABSTAIN: Hodges. Motion carried 4-0-1.

**6. BUSINESS ITEMS**

a. **Resolution #022426-06 –** Approval of Applications for Prairie Meadows Community Betterment Grant Awards

Murray/DeMoss moved to approve **Resolution #022426-06 –** Approval of Applications for Prairie Meadows Community Betterment Grant Awards. Communications Specialist Candace Bell explained that the City of Pleasant Hill is pursuing two community enhancement projects through Prairie Meadows Community Betterment Grants. The first one is the Pleasant Hill Parks & Recreation Department applying for a Prairie Meadows Community Betterment Grant in the amount of $80,000 to fund a Regional Sports Facility Feasibility Study. If awarded the grant, the funds would retain a qualified consultant to evaluate indoor field and court facility options including indoor turf and court space, support areas, and parking that would expand year-round recreational access for youth, school-aged, and adult participants in Pleasant Hill and the broader Eastern Polk County region. The study will include community engagement, stakeholder interviews, demand analysis, benchmarking of comparable facilities, preliminary cost estimates, operating projections, and potential funding strategies. The Southeast Polk Community School District has expressed interest in partnering as a key stakeholder. Deliverables will include a final written feasibility report and public presentation to guide City Council decision-making on any future capital investment. Library Director Alex Coggeshel explained that the second one is for the Pleasant Hill Public Library applying for a Prairie Meadows Community Betterment Grant in the amount of $99,999 to fund improvements to the library's children's area. If awarded the grant, the funds would be used to replace existing shelving with cohesive, age-appropriate shelving including taller shelving along the perimeter walls for chapter books and lower, browsable picture-book bins centrally located for easier independent use by young children. All browsing bin shelving will be mounted on casters to allow flexible reconfiguration for programs and events. The project also includes mobile bench seating that doubles as shelving and an adaptable play structure that can be reimagined regularly to encourage creativity and repeat visits. The full cost of improvements totals $106,309.94. The library is asking the Friends of the Library organization to cover the remaining balance. As one of the only free, year-round gathering places for families in Pleasant Hill, these upgrades will position the library as a welcoming destination for play, learning, and community connection, with installation overseen by Library Furniture International. ROLL CALL: AYES: Murray, Birch, Hodges, DeMoss, Konrad. NAYS: None. Motion carried 5-0.

b. **Resolution #022426-07 –** Approval of Professional Service Agreement with Snyder and Associates for Sherrylynn and University Intersection Improvement Project

Murray/Hodges moved to approve **Resolution #022426-07 –** Approval of Professional Service Agreement with Snyder and Associates for Sherrylynn and University Intersection Improvement Project. Assistant City Manager/Community Development Director Madeline Sturms explained that The City Council has prioritized infrastructure improvements throughout the community in the current and upcoming fiscal year budgets. Among the projects planned for completion are improvements to the intersection of Sherrylynn Boulevard and University Avenue and further patching and overlay of Sherrylynn between the intersections with University and Jennifer Drive. This is a resolution that would approve the Professional Services Agreement with Snyder and Associates for the project. ROLL CALL: AYES: Murray, Birch, Hodges, DeMoss, Konrad. NAYS: None. Motion carried 5-0.

**7. CLOSING COMMENT & REGIONAL APPOINTMENT REPORTS**

Councilmember Birch said he received a positive email from a citizen complimenting the Fire Department on their speedy response to a fire a few weeks ago.

Councilmember DeMoss was pleased to announce that they have received 35 submissions thus far for the Artwork at Copper Creek Lake Park.

Mayor Pro Tem Konrad said he also received a positive email from a citizen complimenting Fire Chief Lee and Assistant Fire Chief Hill, and their crew, for the response to a recent fire.

**8. 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 6:49 p.m.

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Mark A. Konrad, Mayor Pro Tem

ATTEST:

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Dena Spooner, City Clerk/Finance Director