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

1. CALL TO ORDER/ROLL CALL

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

2. APPROVAL OF AGENDA

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

3. PRESENTATION: BRAVO

BRAVO Executive Director Sally Dix gave a presentation on how BRAVO provides significant funding and support to maximize the impact of arts, culture and heritage in advancing regional priorities.

4. Public Hearing

a. Spring Creek Stabilization Project

Mayor Kurovski opened the Public Hearing for item 4.a. Spring Creek Stabilization Project 2 at 6:10 pm. City Manager Ben Champ explained that the City Council has prioritized funding for the construction and reconstruction of storm sewer and sanitary sewer improvements throughout the community working through a robust storm water capital improvements program. Snyder and Associates has developed the plans and specifications for the Stormwater Improvement projects including bank stabilization at Spring Creek, culvert improvements at NE 64th Street and along the Gay Lea Wilson Trail. The City applied for a USDA Natural Resource Conservation Service (NRCS) Emergency Watershed Protection (EWP) program grant for the repair of the stream bank on Spring Creek and Evans Blvd to protect the infrastructure on the surrounding property and was awarded 75% of the project costs associated with the improvement. The project requires temporary access from adjacent property owners in order to construct the improvements. The bid opening was held on March 4th at 2:00 pm at City Hall and six bids were received for the project and shown on the attached bid tabulation. The lowest responsive and responsible bidder is TK Grading and Seeding LLC in the amount of $200,593.50. After hearing no further questions or comments from the Council or public, the Mayor Pro Tem closed the public hearing at 6:11 pm.

i. Resolution #031026-01 – Approve Temporary Easements for the Project

Hodges/Konrad moved to approve **Resolution #031026-01 –** Approve Temporary Easements for the Project. ROLL CALL: AYES: Murray, Birch, Hodges, Konrad. NAYS: None. Motion carried 4-0.

ii. Resolution #031026-02 – Approve Plans and Specifications, Receive Bids and Award Contract for Spring Creek Stabilization and NE 64th Stabilization

Konrad/Murray moved to approve **Resolution #031026-02** – Approve Plans and Specifications, Receive Bids and Award Contract for Spring Creek Stabilization and NE 64th Stabilization. ROLL CALL: AYES: Murray, Birch, Hodges, Konrad. NAYS: None. Motion carried 4-0.

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

Chamber of Commerce Executive Director Becca Squires reminded everyone that "Coffee with a Cop was scheduled for next Tuesday, 7:30am-8:30am at Caribou Coffee in Pleasant Hill.

Stacey Carpenter wanted to discuss an issue with RE/MAX and a staff member.

6. CONSENT ITEMS

Murray/Hodges moved to approve the CONSENT ITEMS, with the correction for a typo in item 6a's minutes: Council Minutes - dated 02-24-26, Council Work Session Minutes – dated 02-24-26, Council Special Session Minutes – dated 03-03-26, Claims Listing - dated 03-10-26, Public Works Department Monthly Report – dated February 2026, Parks Monthly Report – dated February 2026, **Resolution #031026-03** – Approve Tax Abatement Report – dated February 2026, **Resolution #031026-04** – Ordering Construction and Setting a Public hearing to approve plans, specs, bids, award contract for Shadyview Blvd and University Ave Intersection Improvement Project, **Resolution #031026-05 –** Set Public Hearing for proposed street right-of-way vacation – NE 52nd Ct., **Resolution #031026-06** – Approval of Application for FY27 Community Project Funding Request. City Manager Ben Champ explained that item 6a's minutes had a typo in the first reading of Ordinance 967. A reference to number 965 was corrected to 967, and the minutes were re-issued. ROLL CALL: AYES: Murray, Birch, Hodges, Konrad. NAYS: None. Motion carried 4-0.

7. BUSINESS ITEMS

a. Approve 2026 Farmer's Market Special Event Application

Hodges/Konrad moved to approve 2026 Farmer's Market Special Event Application. Parks and Recreation Manager Ryan Merritt explained that Berean Church is proposing their annual Farmer's Market to be held on Mondays, June 1 through August 31 from 4-7 PM. The market will take place in the parking lot of Berean Church and is expecting 40+ vendors. The City of Pleasant Hill's Special Event Application is necessary for the use of private property, public property and/or park property that requires amplified sound and use of temporary structures (tents, canopies, stages, inflatables), including farmer's markets. The Pleasant Hill Farmer's Market brings urban and rural communities together, supporting local vendors from across the metro. The market offers diverse products from locally grown produce, arts and crafts, as well as food trucks. The event application has been reviewed and recommended by all necessary departments. ROLL CALL: AYES: Murray, Birch, Hodges, Konrad. NAYS: None. Motion carried 4-0.

b. Approve 2026 Chamber of Commerce Special Event Applications

Murray/Birch moved to approve 2026 Chamber of Commerce Special Event Applications. Parks and Recreation Manager Ryan Merritt explained that the Pleasant Hill Chamber of Commerce is planning its annual event season to include, Chill on the Hill, Summer Fest, and Trick-or-Treat Around the Lake. Chill on the Hill: will be held on Fridays beginning May 29th and ending on June 26th. The event will take place from 6-9 PM. All Chill on the Hill events will be held at Copper Creek Lake Park near the shelter area for persons 21 years of age and older. Chill on the Hill consists of weekly bands, food vendors and adult beverages. Summer Fest: will be held on Friday, July 24th and Saturday, July 25th. Friday will host live entertainment, and fireworks at Copper Creek Lake Park from 6-9:30 PM and Saturday will be the parade and kid friendly activities from 12-3 PM. The start time for the parade will be 10:00 AM. Trick-or-Treat Around the Lake: will be held on Thursday, October 22nd. The activities scheduled for the day include a family-friendly walk around Copper Creek Lake, with vendor tables and Halloween themed activities. The event will set-up at 4 PM and festivities will begin at 5 PM and run until 7 PM. The event application has been reviewed and recommended by all departments. ROLL CALL: AYES: Murray, Birch, Hodges, Konrad. NAYS: None. Motion carried 4-0.

c. Approve 2026 Springtime Hill Climb Special Event Application

Hodges/Konrad moved to approve 2026 Springtime Hill Climb Special Event Application. Parks and Recreation Manager Ryan Merritt explained that the City of Pleasant Hill Parks and Recreation Department is planning to host the 14th annual Springtime Hill Climb 5K. Event day operations will be handled by True Time Racing. The City is partnering with the Pleasant Hill Chamber of Commerce on the event. The event will be held on Saturday, April 11th, with the run starting at 8:30 AM at

Doanes Park. The route will remain the same as previous years. Staff will work with public safety to review course staging and any road closures. Stacey Carpenter requested any road closure information on Shadyview to be sent to her. ROLL CALL: AYES: Murray, Birch, Hodges, Konrad. NAYS: None. Motion carried 4-0.

d. Second Reading of **Ordinance #967 –** Consider zoning map amendment for property generally located in the 7000 block of SE 6th Avenue from A-1 to R-2
Muray/Birch moved to approve the Second Reading of **Ordinance #967 –** Consider zoning map amendment for property generally located in the 7000 block of SE 6th Avenue from A-1 to R-2.
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 voted to recommend approval of the request. A public hearing was then set via Resolution 021026-02 at the February 10, 2026, City Council meeting, and the first reading of the ordinance was approved at the regular City Council meeting on February 24, 2026. No comments or questions have been received since the first reading. ROLL CALL: AYES: Murray, Birch, Hodges, Konrad. NAYS: None. Motion carried 4-0.

8. CLOSING COMMENT

Mayor Kurovski thanked Chamber of Commerce Executive Director Becca Squires for a great Chamber Dinner and all her hard work.

Fire Chief Jamie Lee invited everyone to attend the Firefighters Association and Police Association's annual Easter Egg hunt on Saturday, March 28 at 9:00 am at Hickory Glen Park.

9. ADJOURNMENT

Konrad/Murray moved to adjourn the Council meeting. ROLL CALL: AYES: Murray, Birch, Hodges, Konrad. NAYS: None. Motion carried 4-0. The Regular City Council meeting was adjourned at 6:32 p.m.

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Sara Kurovski, Mayor

ATTEST:

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Dena Spooner, City Clerk/Finance Director