PLEASANT HILL CITY COUNCIL
REGULAR SESSION MINUTES
MARCH 24, 2026
6:00 PM

1. CALL TO ORDER/ROLL CALL

Mayor Kurovski called the Pleasant Hill City Council regular meeting to order on March 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: None.

2. APPROVAL OF AGENDA

Murray/DeMoss moved to approve the agenda. ROLL CALL: AYES: Murray, Birch, Hodges, DeMoss, Konrad. NAYS: None. Motion carried 5-0.

3. PRESENTATION: COMMUNITY SURVEY

Communications Specialist Candace Bell gave a summary of Pleasant Hill's 2026 Community Survey, pointing out that the results were very good, with most categories showing higher satisfaction than previous years and higher than the national average. The only area that was lower was water quality supplied from Des Moines Water Works. Councilmember Murray asked that the survey be shared with DMWW to help them with feedback.

4. PUBLIC HEARINGS

a. Public Hearing for University Ave and Shadyview Blvd Intersection Improvements Project
Mayor Kurovski opened the Public Hearing for item 4.a. University Ave and Shadyview Blvd Intersection Improvements Project at 6:14 pm. Assistant City Manager Madeline Sturms explained that the City has been working with the City Engineer on the Shadyview Boulevard and University Avenue Intersection improvements project and the project engineers have completed the plans and specifications for the effort under the regulations required for a project receiving federal funds. Snyder and Associates has developed the plans and specifications for the project. The City was awarded Surface Transportation Block Grant Funding for the project which is a federal funding source requiring the project to use the Iowa Department of Transportation (DOT) bid procurement process. The Iowa DOT bid the project on March 17, 2026 and two bids were received. The lowest responsive and responsible bidder is All Start Concrete, LLC in the amount of $1,738,785.45. Following is a resolution to approve the plans and specifications, accept the bids and award the contract to All Star Concrete, LLC for the Shadyview Blvd and University Avenue Intersection Improvements Project. Pleasant Hill Resident Mark Swanson asked when the projected end time would be. City Engineer Brandon Niebuhr said the project is expected to be completed by fall. Councilmember Konrad confirmed that there would be liquidated damages assigned to the contractor if lane closures exceed the contracted days. After hearing no further questions or comments from the Council or public, the Mayor closed the public hearing at 6:20 pm.

   i. **Resolution #032426-01 –** Approve plans and specifications, receive bids, award contract for University Ave and Shadyview Blvd Intersection Improvement Project
   Konrad/Hodges moved to approve **Resolution #032426-01 –** Approve plans and specifications, receive bids, award contract for University Ave and Shadyview Blvd Intersection Improvement Project. ROLL CALL: AYES: Murray, Birch, Hodges, DeMoss, Konrad. NAYS: None. Motion carried 5-0.

b. Public Hearing to Consider proposed Vacation of Street Right-of-Way – NE 52nd Court
Mayor Kurovski opened the Public Hearing for item 4.b. Public Hearing to Consider proposed Vacation of Street Right-of-Way – NE 52nd Court at 6:21 pm. Senior Planner Brian Dunkelberger

explained that The City has received a request from Elder Corporation to vacate and dispose of the NE 52nd Court right-of-way. The vacation of this street right-of-way would remove its status as public roadway and would allow for the separate process of disposition where the property would be considered for sale to adjacent owners. Transfer to adjacent owners is the only available option in this case as the property is not large enough to be buildable on its own. Both adjacent owners were notified prior to the public hearing. There are multiple steps required in the process and two public hearings are required. The first of which is for the vacation of the subject right-of-way, and another subsequent public hearing will be scheduled for the consideration of property disposal through a purchase agreement. The City Planning and Zoning Commission considered the request at their regular meeting on March 2, 2026, and unanimously voted to recommend approval of the request. After hearing no further questions or comments from the Council or public, the Mayor closed the public hearing at 6:26 pm.

i. First Reading of **Ordinance #968** – Vacation of Street Right-of-Way – NE 52nd Court
Murray/Birch moved to approve First Reading of **Ordinance #968** – Vacation of Street Right-of-Way – NE 52nd Court. ROLL CALL: AYES: Murray, Birch, Hodges, DeMoss, Konrad. NAYS: None. Motion carried 5-0.

5. PUBLIC INPUT (5 MINUTES FOR ITEMS NOT ON THE AGENDA)
There was none.

6. CONSENT ITEMS
Hodges/Konrad moved to approve the CONSENT ITEMS: Council Minutes - dated 03-10-26, Claims Listing - dated 03-24-26, Expenditure Report - dated 02-28-26, Revenue Report - dated 02-28-26, Treasurer's Report - dated 02-28-26, Library Calendar – dated April 2026, **Resolution #032426-02** – Transfer of funds from Employee Benefits to General Fund, **Resolution #032426-03** – Approval of Pitney Bowes Postage Machine lease renewal agreement, **Resolution #032426-04 –** Approve Pay Application #3 - for Solar Installation material East Complex, **Resolution #032426-05 –** Approve Pay Application #2 – Doanes Park Playground Equipment. ROLL CALL: AYES: Murray, Birch, Hodges, DeMoss, Konrad. NAYS: None. Motion carried 5-0.

7. BUSINESS ITEMS

a. **Resolution #032426-06 –** Set date for Public Hearing for FY27 Budget Adoption on April 14, 2026
DeMoss/Murray moved to approve **Resolution #032426-06 –** Set date for Public Hearing for FY27 Budget Adoption on April 14, 2026. City Manager Ben Champ explained that due to a new change beginning in 2024, the State of Iowa requires cities to hold two hearings on the annual budget, with the first hearing dedicated to the Proposed Property Tax Levies only in a special meeting. Cities in Iowa must have a second public hearing prior to adopting their final budget by resolution, per Code of Iowa section 384.16. With these changes, the date to certify City budgets had been moved to April 30th to allow time for the two public hearings and a special proposed property tax statement letter mailing to occur. The first hearing was held on March 24, 2026 via a special meeting and was dedicated to the Proposed Property Tax Levy only. This resolution sets the 2nd public hearing for the proposed FY27 budget to be held at the April 14, 2026 regular Council meeting. ROLL CALL: AYES: Murray, Birch, Hodges, DeMoss, Konrad. NAYS: None. Motion carried 5-0.

b. Third 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
Murray/Konrad moved to approve the Third 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, and the second reading was approved at the March 10, 2026, meeting. No comments or questions have been received since the previous readings. ROLL CALL: AYES: Murray, Birch, Hodges, De Moss, Konrad. NAYS: None. Motion carried 5-0.

c. Approve Special Event and Sound Permit Application – 2026 Escaramuza Drill Team Horse Show
DeMoss/Birch moved to approve 2026 Escaramuza Drill Team Horse Show Special Event and Sound Permit Applications. Parks and Recreation Manager Ryan Merritt explained that Escaramuza Quetzalli is a returning horse show special event to be held on April 19, 2026, at a private residence located at 1605 NE 70th Street in Pleasant Hill. The one-day, family-friendly event will take place in the afternoon and feature performances by an equestrian drill team. The organizers have communicated with the City regarding event logistics, including traffic, parking, and safety considerations for attendees and nearby residents. The event application has been reviewed and recommended by all necessary departments. ROLL CALL: AYES: Murray, Birch, Hodges, DeMoss, Konrad. NAYS: None. Motion carried 5-0.

d. **Resolution #032426-07** – Approval of Iowa Department of Transportation Federal-Aid Agreement for Surface Transportation Block Grant Program Project
Murray/Hodges moved to approve **Resolution #032426-07** – Approval of Iowa Department of Transportation Federal-Aid Agreement for Surface Transportation Block Grant Program Project. Assistant City Manager 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. Earlier this year the City entered into a design contract with Snyder and Associates for the first phase of this work to reconstruct the intersection to increase capacity, improve safety, and repair poor surface conditions of the roadway. City staff applied for and were awarded Surface Transportation Block Grant (STBG) funding through the Des Moines Area Metropolitan Planning Organization in the amount of $500,000. This is an agreement for the State agency to provide funding for construction costs for the project. This is a resolution that would approve the agreement with the Iowa DOT and the STBG program for the project. ROLL CALL: AYES: Murray, Birch, Hodges, DeMoss, Konrad. NAYS: None. Motion carried 5-0.

8. CLOSING COMMENT & REGIONAL APPOINTMENT REPORTS
Councilmember Konrad said it was his honor to recognize Mayor Sara Kurovski for being named a National Academy of Public Administration 250 Champion honoree! The 250 Champions initiative, a joint effort between the National Academy of Public Administration (NAPA) and LocalGov250, recognizes 250 public servants from across the country who exemplify the highest standards of

service to the public. Honorees were nominated by peers in public administration and selected from hundreds of submissions representing all 50 states. The program celebrates government workers across every discipline, from mayor's offices and public works to parks and recreation, public health, libraries, and more. Sara Kurovski's leadership as Pleasant Hill's first woman mayor exemplifies "democracy at the doorstep" through unwavering public service, steadfast community connection, and innovative crisis leadership. She stepped into local government not out of ambition but out of a genuine desire to serve. She has transformed city governance by professionalizing staff, elevating resident engagement, and fostering a culture of collaborative problem-solving. Through her work, she demonstrates that democracy thrives when leaders are present in the community, listen with intention, and work tirelessly alongside their neighbors. In every challenge — from natural disasters to everyday governance — Sara Kurovski embodies the highest ideals of public service and civic leadership. The 250 Champions will be honored at an event preceding the ICMA National Conference in Philadelphia on May 12, 2026. Congratulations, Mayor Kurovski. Pleasant Hill is proud to have you representing our community on a national stage.

9. ADJOURNMENT

DeMoss/Hodges moved to adjourn the Council meeting. ROLL CALL: AYES: Murray, Birch, Hodges, De Moss, Konrad. NAYS: None. Motion carried 5-0. The Regular City Council meeting was adjourned at 6:36 p.m.

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Sara Kurovski, Mayor

ATTEST:

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Dena Spooner, City Clerk/Finance Director