PLEASANT HILL CITY COUNCIL
REGULAR SESSION
APRIL 14, 2026
6:00 PM

1. CALL TO ORDER/ROLL CALL

Mayor Kurovski called the Pleasant Hill City Council regular meeting to order on April 14, 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/Birch moved to approve the agenda. ROLL CALL: AYES: Murray, Birch, Hodges, DeMoss, Konrad. NAYS: None. Motion carried 5-0.

3. PUBLIC HEARING

a. Fiscal Year 2026-2027 Budget Hearing

Mayor Kurovski opened the Public Hearing for item 3.a. Fiscal Year 2026-2027 Budget Hearing at 6:01 pm. City Manager Ben Champ explained that the City Council is conducting a public hearing tonight to consider the approval of the FY27 budget, which, upon approval, becomes effective July 1, 2026, for the fiscal year that runs until June 30, 2027. The City Council has spent the last several months holding a series of public meetings to discuss the financial condition of the City, goals for the community, and the increased regulatory constraints of the legislature. While difficult decisions had to be made and the future budget climate is more uncertain than ever, the final budget proposal is one that we can all be proud of. In the interest of investing in public safety, the City elected to withdraw from DART. This budget reallocates a portion of the former transit levy ($0.61669) to a new City levy of $12.10, resulting in a combined rate that is $0.01669 lower than prior combined City-authorized levies. While the state-required form reflects the increase in the City levy, it does not account for the overall decrease achieved by eliminating the transit levy. Residents Mark Swanson thanked City Staff and Council for all their work preparing the budget, and inquired about the re-estimated column in the FY27 budget, to which Mr. Champ explained the Iowa Department of Management provides that column to help update the original budget cashflow projections with more accurate, up-to-date figures based on actual performance to date, serving as a mid-year check to reflect changes and delays in projects or equipment, helping to predict the final year-end position more accurately. Resident Ray Sears also thanked staff for answering his previous questions and providing requested information. He also thanked Council for their great care in preparing a sound budget, and made a suggestion that local and regional government entities consider the use of reserves to help keep property taxes lower. Resident Sam Reed echoed the previous comments of thanking City staff and elected officials for their care of the residents, and had 3 asks for the Mayor and Council to consider: providing a clinic to help people understand property assessments, build programs that help attract & retain residents such as land contracts, and the last ask was for the legislators to see what they can do to help cities such as Pleasant Hill. Mayor Kurovski complimented his comments and provided some helpful information stating that the Iowa Assessors Offices are primarily responsible for the Assessment and Valuation of Property, including the assessment of property, as outlined in Chapter 441 of the Iowa Code. Mayor Kurovski also liked his build programs suggestion and said staff has investigated some of these options, however the legislator's growth caps have limited the City's options. After hearing no further questions or comments from the Council or public, the Mayor closed the public hearing at 6:25 pm.

i. **Resolution #041426-01**- Approval of Fiscal Year 2026-2027 Budget and City Tax Certification

Murray/DeMoss moved to approve **Resolution #041426-01**- Approval of Fiscal Year 2026-2027 Budget and City Tax Certification. 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)
There were none.

5. CONSENT ITEMS
Hodges/Konrad moved to approve the CONSENT ITEMS: Council Special Meeting – dated 03-24-26, Council Minutes - dated 03-24-26, Claims Listing - dated 04-14-26, Parks Department Monthly Report – dated March 2026, Public Works Department Monthly Report – dated March 2026, **Resolution #041426-02 -** Approve Tax Abatement Report – dated March 2026, **Resolution #041426-03 –** Approve Pay Application #4 - Final Solar installation at South Complex, **Resolution #041426-04** – Approve Equipment Purchase #2 - Carbon Reduction Program (CRP) Project, Liquor License Application – Pleasant Hill Chamber of Commerce, Chill on the Hill event, 4390 East Univ. Ave. ROLL CALL: AYES: Murray, Birch, Hodges, DeMoss, Konrad. NAYS: None. Motion carried 5-0.

6. BUSINESS ITEMS

a. Second Reading of **Ordinance #968** – Vacation of Street Right-of-Way – NE 52nd Court
Konrad/Hodges moved to approve the Second Reading of **Ordinance #968** – Vacation of Street Right-of-Way – NE 52nd Court. Assistant City Manager/Community Development Director Madeline Sturms 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. City Council then approved the first reading of the ordinance after a public hearing at their regular meeting on March 24, 2026. ROLL CALL: AYES: Murray, Birch, Hodges, DeMoss, Konrad. NAYS: None. Motion carried 5-0.

b. **Resolution #041426-05** – Accept and File the Mud Camp Spring Creeks Greenway Master Plan
DeMoss/Birch moved to approve **Resolution #041426-05** – Accept and File the Mud Camp Spring Creeks Greenway Master Plan. Assistant City Manager/Community Development Director Madeline Sturms explained that the Mud Camp Spring Creeks (MCS) Greenway Master Plan is a significant step in implementing the Watershed Management Plan that was adopted in 2016. The MCS Greenway Master Plan Steering Committee consisted of representatives from the cities of Altoona, Bondurant, and Pleasant Hill, and staff from Polk County Public Works, Conservation, and Soil & Water Conservation District were also involved in the planning process. The Committee established key objectives early in the planning process to implement recreation and connectivity improvements, preserve and create wildlife habitats, protect streams and watersheds, and address flood management and water quality. The MCS greenways were defined by using the 500-year floodplain, and management of the greenways has been structured so that each government agency shares responsibilities for their portion(s) of the watersheds. Polk County serves as the manager of the MCS Watershed Management Authority, and the member jurisdictions participate in the regional effort to protect the watersheds. This Master Plan builds on those efforts by better defining key steps and strategies to permanently preserve and enhance the greenways. That may involve devoting staff hours to establishing or carrying out programs such as Polk County converting targeted, rural roadsides to native plantings, adopting and implementing stream buffer ordinances, and continuing conversations about priority greenway property acquisition. These proactive approaches ensure our local waterways and properties are protected as communities grow and so each community is prepared in case an opportunity arises through volunteer buyouts, federal or state assistance, or other grant programs. ROLL CALL: AYES: Murray, Birch, Hodges, DeMoss, Konrad. NAYS: None. Motion carried 5-0.

c. **Resolution #041426-06** – Approve Fire Department Lieutenant Job Description
Murray/Birch moved to approve **Resolution #041426-06** – Approve Fire Department Lieutenant Job Description. Fire Chief Jamie Lee explained that the approval of a Career Fire Lieutenant job description is a critical step in supporting long-term safety, operational efficiency, and professional development within our fire department. Establishing a clear and comprehensive job description lays the foundation for a future Lieutenant position, the department is prepared to recruit or promote qualified candidates in alignment with best practices and organizational goals. The financial request was submitted for the FY27 budget approval. It is recommended that the career Fire Lieutenant job description be approved, positioning the department to provide this crucial supervisory role. This action will help strengthen leadership capacity, enhance safety for both members and the public, and support ongoing professional development within the organization. Councilmember Murray appreciated the direction the Fire Department was heading and thanked Chief Lee for creating this job description. Councilmember Konrad appreciated the Chief preparing the job description and agreed that we do need this leadership hierarchy for the Fire Department's growth but pointed out that although this was approved in the upcoming budget, it may still be dependent on what happens if the State Legislators vote against the Cities local authority. ROLL CALL: AYES: Murray, Birch, Hodges, DeMoss, Konrad. NAYS: None. Motion carried 5-0.

d. **Resolution #041426-07** – Approve Pay Application #9, and Change Orders #5 & #6 – 2025 Storm Sewer Improvements Project
Konrad/DeMoss moved to approve **Resolution #041426-07** – Approve Pay Application #9, and Change Orders #5 & #6 – 2025 Storm Sewer Improvements Project. Public Works Director Russ Paul explained that the City Council has identified the need to utilize American Rescue Plan Act (ARPA) and stormwater utility funding to make stormwater improvements throughout the community. City staff have worked with the City Engineer to generate a list of storm sewer intakes in need of maintenance work, along with a needed stormwater improvement on Ash Drive and Willow Drive. Snyder and Associates have developed plans and specifications for the improvements and RW Excavating was awarded the contract and work is currently underway. The City Engineer has reviewed and recommends approval of Payment Application No. 9 and Change Order No. 5 for the project for work completed through April 3, 2026. Change Order No. 5 is regarding improvements to storm sewer on Parkridge Ave and Change Order No. 6 looks to add 16 intakes to the project. If approved, the contractor is confident they can complete Change Order No. 5 by the current May 1st completion date. However, due to prior obligations, the contractor wouldn't start Change Order No. 6 until mid-August but would complete that work by October 30th. This is a resolution to approve the payment application and change orders in the amount of $95,288.14. The Project Engineer was available at the Council meeting to discuss the project and answer questions. ROLL CALL: AYES: Murray, Birch, Hodges, DeMoss, Konrad. NAYS: None. Motion carried 5-0.

7. CLOSING COMMENT

Councilmember Murray said the MPO had a freight working group looking at how freight, rail, and aviation move through the planning area as an opportunity to help frame a plan to improve operations.

Councilmember Hodges attended the Springtime Hill Climb this weekend and said it was executed perfectly by Parks and Recreation Manager Ryan Merritt and his team. He said all age groups were represented, and everyone appeared to have lots of fun. He also thanked the Fire Department and Police Department for their quick response and professionalism to a couple of emergency calls at the golf course.

Councilmember DeMoss attended the MAC meeting where Central Iowa Water Works gave a presentation on water bands and warnings, where she was able to ask about the difference between conservation versus non-drinkable warnings. She also gave a legislative update while legislators are in the middle of property tax conversations, saying she appreciated all of the

comments this evening, pointing out that the state caps limit what the City can do and recognized that we have some challenges coming up.

Mayor Kurovski thanked staff for fielding all the calls to support the Hills and was happy to report that the state finally approved their liquor license to serve.

8. **CLOSED SESSION:** Pursuant to Iowa Code Section 21.5.1 (j) To Discuss with Council the Purchase of Particular Real Estate
Murray/Hodges moved to adjourn into Closed Sessions for item 8: Pursuant to Iowa Code Section 21.5.1 (j) To Discuss with Council the Purchase of Particular Real Estate. ROLL CALL: AYES: Murray, Birch, Hodges, DeMoss, Konrad. NAYS: None. Motion carried 5-0.

Council returned to open session. Mayor Kurovski announced no action was taken in closed session.

9. **ADJOURNMENT**
Hodges/Konrad 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 7:06 p.m.

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Sara Kurovski, Mayor

ATTEST:

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Dena Spooner, City Clerk/Finance Director