PLEASANT HILL CITY COUNCIL
REGULAR SESSION MINUTES
MAY 12, 2026
6:00 PM

1. CALL TO ORDER/ROLL CALL

Mayor Por Tem Konrad called the Pleasant Hill City Council regular meeting to order on May 12, 2026, at 6:00 p.m. The Council Chambers were open and available to the public to participate in the meeting. PRESENT: Andrew Birch, Konnor Hodges, Alyson DeMoss, Mark Konrad. ABSENT: Len Murray and Mayor Sara Kurovski. Mayor Pro Tem Konrad noted that Mayor Kurovski was out of state receiving a National Award for being named a National Academy of Public Administration 250 Champions honoree.

2. PRESENTATION – GREATER DES MOINES PARTNERSHIP

The Greater Des Moines Partnership President & CEO Tiffany Tauscheck and the Senior Vice President of Economic Development Stacie LoVan gave a presentation about the partnership. The Greater Des Moines Partnership is the largest regional business, economic development and talent development organization in Iowa and the second-largest regional chamber of commerce in the country. Mayor Pro Tem Konrad thanked them for all the work they do.

3. APPROVAL OF AGENDA

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

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

There were none.

5. CONSENT ITEMS

Birch/Hodges moved to approve CONSENT ITEMS: Council Minutes - dated 04-28-26, Claims Listing - dated 05-12-26, Cigarette permit – new – Midwest Food & Liquor – 1250 Copper Creek Dr., Liquor License Renewal – Hy-Vee Food Store – 4815 Maple Drive, Liquor License Renewal – Casey's Store #3333 – 5550 E University Ave, Liquor License Renewal – Casey's Store #3718 – 1175 NE 75th Street, Parks Department Monthly Report – dated April 2025, Public Works Department Monthly Report – dated April 2025, **Resolution #051226-01** – Approve Tax Abatement Report – dated April 2025, **Resolution #051226-02** – Approve Baker Electric Equipment Installation for CRP Project, **Resolution #051226-03** – Approve Payment Application No.1 for Spring Creek Stream Stabilization Project, **Resolution #051226-04** – Approve Payment Application No.10 for 2025 Storm Sewer Improvements Project. ROLL CALL: AYES: Birch, Hodges, DeMoss, Konrad. NAYS: None. Motion carried 4-0.

6. BUSINESS ITEMS

a. First Reading of **Ordinance #969 -** An Ordinance Amending Chapter 98 Sewer Service Charges

Murray/Birch moved to approve the First Reading of **Ordinance #969 -** An Ordinance Amending Chapter 98 Sewer Service Charges. City Manager Ben Champ explained that during the preparation of the FY27 budget it was identified that the rates for sanitary sewer service needed to be increased. The City of Pleasant Hill is a member of the Wastewater Reclamation Authority (WRA) and as a member must pay annually to the WRA for the City's proportionate share of operation and maintenance costs and for debt service payments. The WRA has approved a new facility plan which calls for significant capital improvements and bonding in the upcoming fiscal years that will increase Pleasant Hill's debt payments to the WRA. The rate increase proposed in this ordinance is 7.25% which will increase the base rate from $8.92 to $9.57 per 1,000 gallons and the sewer access charge from $14.96 to $16.05 per unit. That increase will impact the average residential customer by $1.74 per month. The increase will be .65 cents per 1,000 gallons of water consumed, plus an increase of $1.09 per month for the sewer access charge. The last rate increase the City

approved was July 2025. This increase would become effective July 1, 2026. The ordinance approval is being requested at this time to provide sufficient time for the Des Moines Water Works to make the necessary changes to their billing program prior to the July 1 effective date. Previously, the ordinance also established a new rate category for flow to be received from the City of Altoona in the future under the terms of an agreement recently approved by both Cities. The agreement provides for a combined rate that would be adjusted at the same rates as other Pleasant Hill customers on July 1, 2026 from $12.47 to $13.38 per 1,000 gallons of flow. ROLL CALL: AYES: Birch, Hodges, DeMoss, Konrad. NAYS: None. Motion carried 4-0.

b. First Reading of **Ordinance #970 -** An Ordinance Amending Chapter 106 Solid Waste Collection Fees

Murray/Birch moved to approve the First Reading of **Ordinance #970 -** An Ordinance Amending Chapter 106 Solid Waste Collection Fees. City Manager Ben Champ explained that during the preparation of the FY27 budget there was discussion about the need to increase the solid waste collection fees and the recycling fees to reflect increases set by the Metro Waste Authority Board (MWA). The MWA manages the private hauling contractor that operates in Pleasant Hill and the current contract provides for cost adjustments each year based on tipping fees and fuel costs. The MWA Board has also made a decision to no longer subsidize the recycling operations from other landfill revenues. The two ordinances proposed will increase fees for the solid waste collection and the recycling collection fees, to be effective July 1, 2026. Approving the two ordinances at this time will provide time for the City to pass along the new rates to Des Moines Water Works so they have sufficient time to change the billing amount for July 1. The proposed increase in the solid waste fees is 2.7% to the hauler fee, and 2.5% for operational support, which increases the 96-gallon garbage container from $12.52 per month to $13.17 per month and the 48-gallon garbage container from $11.59 per month to $12.24 per month, for a total of $.65 cent increase per month. The last increase in these rates was July 1, 2025. The proposed increase for the recycling fee is 3.1% to the hauler fee, and 2.5% for operational support, increasing the rate from $4.91 per month to $5.18 per month, for a total of $.27 cent increase per month. The last increase in the recycling fees was July 1, 2025. ROLL CALL: AYES: Birch, Hodges, DeMoss, Konrad. NAYS: None. Motion carried 4-0.

c. First Reading of **Ordinance #971 -** An Ordinance Amending Chapter 108 Recycling Collection Fees

Murray/Birch moved to approve the First Reading of **Ordinance #971 -** An Ordinance Amending Chapter 108 Recycling Collection Fees. City Manager Ben Champ said there were no further comments from the previous item discussions. The proposed increase for the recycling fee is 3.1% to the hauler fee, and 2.5% for operational support, increasing the rate from $4.91 per month to $5.18 per month, for a total of $.27 cent increase per month. The last increase in the recycling fees was July 1, 2025. ROLL CALL: AYES: Birch, Hodges, DeMoss, Konrad. NAYS: None. Motion carried 4-0.

d. First Reading of **Ordinance #972** - An Ordinance Amending Chapter 103 Stormwater Management Fees

Murray/Birch moved to approve the First Reading of **Ordinance #972** - An Ordinance Amending Chapter 103 Stormwater Management Fees. City Manager Ben Champ explained that during the preparation of the FY27 budget there was discussion about the need to increase the stormwater utility fees to support the maintenance of the stormwater system. The ordinance proposed will increase fees for the stormwater utility fee, to be effective July 1, 2026. The adopted FY27 budget anticipates a $0.55 increase on July 1, 2026, a $1.00 increase on January 1, 2027, a $1.00 increase on January 1, 2028, and a $0.50 increase on January 1, 2029. The last increase in this rate was January 1, 2025. Approving the ordinance at this time will provide time for the City to pass along the new rates to Des Moines Water Works so they have sufficient time to change the billing amount. ROLL CALL: AYES: Birch, Hodges, DeMoss, Konrad. NAYS: None. Motion carried 4-0.

e. **Resolution #051226-05** – Approval of Salaries for Non-Union City Staff Salary Matrix for FY27
Hodges/DeMoss moved to approve **Resolution #051226-05** – Approval of Salaries for Non-Union City Staff Salary Matrix for FY27. City Manager Ben Champ explained that the fiscal year 2026-27 will be the City's tenth year using a matrix system for non-union employees. Prior to the adoption of the non-union salary matrix for the 2017-18 fiscal year, the City Council would approve a salary resolution every year prior to the beginning of each fiscal year for non-union employees to authorize the City Clerk's office to pay salaries based upon the amounts in the resolution. The union employees' salaries are not part of the resolution since their salaries are approved via a union matrix at the time the union contracts are approved by Council. The adoption of the salary range and step system is similar to those in the union contracts and simplifies the action needed by the Council each year for an annual consideration of an adjustment to the matrix to accommodate a cost-of-living adjustment. The current cost of living adjustment for both the Police and Public Works Union Contracts is 3.15% effective July 1, 2026. The City Council reviewed and included a 3.15% cost of living adjustment to the matrix in the approved fiscal year 2026-27 budget, in congruence with the Union Contracts. There are two separate resolutions. First is a resolution to approve a 3.15% adjustment to the salary matrix for all non-union employees. The second resolution provides for a 3.15% adjustment to positions within the Fire Department that are not included in the salary matrix as the part-time and paid-on-call staff wages are built up based on certifications achieved. ROLL CALL: AYES: Birch, Hodges, DeMoss, Konrad. NAYS: None. Motion carried 4-0.

f. **Resolution #051226-06** – Approval of Salaries for the Fire Department Matrix for FY27
Birch/Hodges moved to approve **Resolution #051226-06** – Approval of Salaries for the Fire Department Matrix for FY27. City Manager Ben Champ said there were no further comments from the previous item discussions. This is the second resolution mentioned previously that provides for a 3.15% adjustment to positions within the Fire Department that are not included in the salary matrix as the part-time and paid-on-call staff wages are built up based on certifications achieved. ROLL CALL: AYES: Birch, Hodges, DeMoss, Konrad. NAYS: None. Motion carried 4-0.

g. **Resolution #051226-07** - Approval of Final Plat for Elizabeth Gillotti Acres
DeMoss/Birch moved to approve **Resolution #051226-07** - Approval of Final Plat for Elizabeth Gillotti Acres. Senior Planner Brian Dunkelberger explained that the City has received the final plat for the Elizabeth Gillotti Acres residential subdivision located generally in the 5200 block of Pine Valley Drive and north of Evans Boulevard. This final plat covers approximately 5.26 acres of previously undeveloped land zoned as R-2: Single Family Attached Residential. The proposal is to subdivide the property into seven single-family residential lots, two outlots reserved for stormwater management, five outlots to be tied to adjacent neighboring properties, and one street lot extending Burr Oak Boulevard to connect Pine Valley Drive and Evans Boulevard. The preliminary plat for Elizabeth Gillotti Acres was approved by City Council on May 27, 2025. ROLL CALL: AYES: Birch, Hodges, DeMoss, Konrad. NAYS: None. Motion carried 4-0.

h. **Resolution #051226-08** - Approval of Site Plan for Fourmile Landing at 5614 NE 12th Avenue
DeMoss/Hodges moved to approve **Resolution #051226-08** - Approval of Site Plan for Fourmile Landing at 5614 NE 12th Avenue. Senior Planner Brian Dunkelberger explained that two site plans have been submitted by Civil Design Advantage for the consideration of two new industrial flex unit developments and associated site improvements. The subject properties, 5614 and 5620 NE 12th Avenue, are located within an I-1 Light Industrial zoning district which permits the proposed land use(s). The applicant has addressed the planning and engineering comments provided to date. Any outstanding comments must be addressed prior to the issuance of final site plan approval and/or issuance of occupancy permits. The Planning & Zoning Commission unanimously recommended approval of the site plans at their meeting on March 2, 2026, subject to all remaining staff comments and approvals of the development agreement and retaining wall variance. ROLL CALL: AYES: Birch, Hodges, DeMoss, Konrad. NAYS: None. Motion carried 4-0.

i. **Resolution #051226-09** - Approval of Site Plan for Fourmile Collective at 5620 NE 12th Avenue St. and associated Development Agreement
Birch/DeMoss moved to approve **Resolution #051226-09** - Approval of Site Plan for Fourmile Collective at 5620 NE 12th Avenue St. and associated Development Agreement. Senior Planner Brian Dunkelberger said there were no further comments from the previous item. ROLL CALL: AYES: Birch, Hodges, DeMoss, Konrad. NAYS: None. Motion carried 4-0.

j. First Reading of **Ordinance #973** - An Ordinance Amending Chapter 69 Parking Regulations
Hodges/Birch moved to approve the First Reading of **Ordinance #973** - An Ordinance Amending Chapter 69 Parking Regulations. Public Works Director Russ Paul explained that City staff recommend council consider modifying Chapter 69 to address issues brought to our attention by the residents. The first modification looks to add language to 69.06 that clarifies the parking restriction within an intersection. The existing language is vague, and this proposed update would allow more clarity while improving unsafe conditions. The second modification is an addition to 69.08, No Parking Zones, and looks to address a situation where drivers are unable to see around parked vehicles due to the topography and street curvature. This general location is on NE 56th Street between Ponderosa Drive and Lacebark Drive. ROLL CALL: AYES: Birch, Hodges, DeMoss, Konrad. NAYS: None. Motion carried 4-0.

k. **Resolution #051226-10 –** Approve Revised Assigned Vehicle Use Policy
DeMoss/Birch moved to approve **Resolution #051226-10 –** Approve Revised Assigned Vehicle Use Policy. City Manager Ben Champ explained that the City has a long-standing take-home car policy for key employees. The purpose of the policy is to provide for cost effective and efficient use of City resources while providing for the immediate needs of the City during an emergency. This is an update to the existing policy to add clarity and tax exemption for public safety employees who are required to take a vehicle home. Specifically, this is to address a current situation where it is to the City's benefit for detectives and other on call public safety employees who are not the Chief to be assigned or required to use a take-home vehicle to facilitate response time. This is an existing practice, but some public safety employees are receiving a financial penalty for the taxable value of the commute without the policy updates. ROLL CALL: AYES: Birch, Hodges, DeMoss. NAYS: None. ABSTAIN: Konrad. Motion carried 3-0-1.

l. **Resolution #051226-11 –** Approval of Health Insurance Renewals for Fiscal Year 2027
Birch/DeMoss moved to approve **Resolution #051226-11 –** Approval of Health Insurance Renewals for Fiscal Year 2027. City Manager Ben Champ explained that the City of Pleasant Hill offers health insurance as an employer to full-time employees of the City. This provision is customary and a requirement of existing labor contracts. The City makes available coverages that include dental, vision, and health. At this time, it is appropriate to consider the renewals for the upcoming fiscal year and to consider the inclusion of a Health Savings Account (HSA) option for eligible employees. Pleasant Hill works with an insurance broker and advisor to regularly review options and coverage to ensure that the program is cost effective, efficient, and competitive. For several years the City has utilized a unique combination of a high-deductible plan purchase partnered with an internal self-insured Health Reimbursement Account (HRA) that provides equivalency to a lower deductible plan at a lower overall cost to the taxpayer and the employee. Last fiscal year, the City incorporated a High-Deductible Health Savings Account (HSA) plan, which was a cost neutral option offering greater flexibility in health care planning for some employees. Both Plans are offered in the upcoming collective bargaining contract and the employees covered by the Teamsters contract are eligible for either the HRA or the HSA effective July 1, 2026. ROLL CALL: AYES: Birch, Hodges, DeMoss, Konrad. NAYS: None. Motion carried 4-0.

7. LEGISLATIVE UPDATES
Economic Development Specialist Jolly Omar gave a presentation overview of the 2026 Legislative Session, summarizing the legislative changes and historical context as it affects the property tax

system. City Manager Ben Champ then discussed how these changes could impact municipalities and what the next steps might be. There was much discussion with Council.

8. CLOSING COMMENTS

Councilmember DeMoss said she had a positive volunteer experience with other local and state officials at the Des Moines Area Religious Council (DMARC) Stamp Out Hunger Food Drive, where they were able to collect 53,000 pounds of food in one day across the metro. She also gave a public thank you to the Pleasant Hill Firestone Complete Auto Care for stepping in and fixing her flat tire quickly on Saturday morning when she was on her way to her grandmother's funeral.

9. ADJOURNMENT

Birch/DeMoss moved to adjourn the Council meeting. ROLL CALL: AYES: Birch, Hodges, DeMoss, Konrad. NAYS: None. Motion carried 4-0. The Regular City Council meeting was adjourned at 7:20 p.m.

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Mark A. Konrad, Mayor Pro Tem

ATTEST:

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Dena Spooner, City Clerk/Finance Director