**PLEASANT HILL CITY COUNCIL**
**REGULAR SESSION MINUTES**
**MAY 26, 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 26, 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 Sara Kurovski.

## 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: DES MOINES WATER WORKS

Des Moines Water Works Director of Customer Service & Marketing Laura Sarcone, along with CEO Amy Kahler, gave a presentation on Central Iowa's water quality, operational effects, water use plan, and system/water quality investments.

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

Pleasant Hill resident George Salnave addressed the City Council with questions about the current bug spraying schedule, and questions regarding their neighborhood retention pond. Mayor Pro Tem Konrad said staff would research his questions and get back to him with answers.

## 5. CONSENT ITEMS

Hodges/Birch moved to approve CONSENT ITEMS: Council Minutes - dated 05-12-26, Claims Listing - dated 05-26-26, Expenditure Report - dated 04-30-26, Revenue Report - dated 04-30-26, Treasurer's Report - dated 04-30-26, Library Calendar – dated June 2026, **Resolution #052626-01 -** Transfer of funds from Employee Benefits to General Fund, **Resolution #052626-02** – Transfer of funds from General Fund to Equipment Replacement Fund 699, **Resolution #052626-03** – Transfer of Funds from Fund 121 to Debt Fund, series 2019 bond, **Resolution #052626-04** – Transfer of Funds from TIF Fund to Debt Fund, series 2023 bond, **Resolution #052626-05** – Transfer of Funds from Fund 121 to General Fund, Internal Loan #7, FY26, **Resolution #052626-06** – Transfer of Funds from Fund 121 to Sewer Fund, Internal Loan #8, FY26, **Resolution #052626-07** – Transfer of Funds from Fund 610 to Fund 699, Tele Truck Cost Share, FY26, **Resolution #052626-08** – Transfer of Funds from Fund 740 to Fund 699, Tele Truck Cost Share, FY26, **Resolution #052626-09** – Transfer of funds from CIP Fund 304 to General Fund, Economic Development Program, **Resolution #052626-10 –** Approve Temporary and Permanent Sanitary Sewer Easement for Spring Creek Stabilization project, **Resolution #052626-11 –**Approve Payment Application No. 2 for Spring Creek Stabilization Project. ROLL CALL: AYES: Murray, Birch, Hodges, DeMoss, Konrad. NAYS: None. Motion carried 5-0.

## 6. BUSINESS ITEMS

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

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

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

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

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

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

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

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

e. Second Reading of **Ordinance #973** - An Ordinance Amending Chapter 69 Parking Regulations
Murray/DeMoss moved to approve the Second Reading, with staff to review resident comments and make recommendations before the third 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. Following the first reading to amend Chapter 69, it was noticed that modifying the distance allowed to park from a stop sign should be done as well to match what is proposed in the intersection language, so that they will both be twenty (20) feet. Therefore, this reading looks to add this change as well. 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. Pleasant Hill residents George Salnave and Fred Krambeck addressed Council with some parking concerns this ordinance may present and offered suggestions for consideration. Pleasant Hill resident inquired if changes could be made at the third reading of the ordinance, to which City Attorney Brad Skinner confirmed they could. ROLL CALL: AYES: Murray, Birch, Hodges, DeMoss, Konrad. NAYS: None. Motion carried 5-0.

f. **Resolution #052626-12 –** Hiring side by side Firefighter Medic Position
Birch/DeMoss moved to approve **Resolution #052626-12 –** Hiring side by side Firefighter Medic Position. Assistant Fire Chief Ryan Hill explained that the Pleasant Hill Fire Department requests approval to fill a spot with a side-by-side full-time position. This position is needed to assist with covering the vacancy created by an employee who will be on limited duty and FMLA for the remainder of the year 2026. One employee will be unavailable to work regular shifts due to limited duty and approved FMLA leave. This creates a staffing gap that could impact operations and service continuity. Hiring a side-by-side firefighter medic for the remainder of the year will maintain full staffing levels and operational continuity throughout the employee's limited duty and FMLA period. The Department has utilized a side-by-side in the past and a job description for the role was approved in 2023. Any applicant that puts in for this position will sign an acknowledgement that this position is temporary and can end prior to the projected end date or extended past the estimated date given. There was council member discussion. Pleasant Hill resident George Salnave said that the Fire Department and Police Department do an outstanding job and should be recognized for that. ROLL CALL: AYES: Murray, Birch, Hodges, DeMoss, Konrad. NAYS: None. Motion carried 5-0.

g. **Resolution #052626-13** – Resolution Providing for Notice of Hearing on Proposed Amendment to the Revitalization Plan for the Pleasant Hill Urban Revitalization Area
DeMoss/Hodges moved to approve **Resolution #052626-13** – Resolution Providing for Notice of Hearing on Proposed Amendment to the Revitalization Plan for the Pleasant Hill Urban Revitalization Area. City Manager Ben Champ explained that the City of Pleasant Hill has an adopted Urban Revitalization Plan that has been in place for many years to support housing and growth in the City. The Plan designates the entire City as an Urban Revitalization Area under the

provisions of Iowa Code Chapter 404. The designation provides for the City's tax abatement program that provides a deferment in the imposition of property taxes on the incremental value of new residential and commercial projects and qualifying remodels and additions. An amendment is now being proposed as an urgent response to the recent passage of SF 2472, a bill establishing new property tax regulations in the State of Iowa. The bill makes fundamental changes to tax increment financing and tax abatement. The two tools are used by communities across the country and have been specifically used throughout the state and in Pleasant Hill to encourage and facilitate economic development and broadening of the local tax base. The new law will now prevent the valuation generated by both programs from counting as new construction valuation for the City's general fund in future budget years. This creates a uniquely untenable situation where incentivizing economic development for the long-term health of the community will now penalize municipal operations and create upward pressure on tax levies. As all new development in the City is potentially eligible for the program, the need to amend the tax abatement program is pressing. The City has worked with bond counsel to create an amendment to the Urban Revitalization Plan to cease acceptance of applications effective June 12th. The Plan would remain in existence and could be amended again to accept applications should new legislation supporting these economic development tools be passed in a future session. This is a resolution prepared by bond counsel setting a public hearing date for the June 9th Council meeting to consider the plan amendment. Councilmember Birch asked if there has been any feedback from Developers. Mr. Champ said the Developers have been concerned and frustrated, not at the City, but with the legislation. ROLL CALL: AYES: Murray, Birch, Hodges, DeMoss, Konrad. NAYS: None. Motion carried 5-0.

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

Councilmember Murray thanked the Fire Department and the Police Department for their response to his home. He said his wife found comfort in seeing familiar faces helping her, but joked that the ambulance ride was rough, feeling every bump. They appreciated their quick response and thanked everyone**.**

**8. ADJOURNMENT**

DeMoss/Hodges 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 6:54 p.m.

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Mark A. Konrad, Mayor Pro Tem

ATTEST:

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Dena Spooner, City Clerk/Finance Director