PLEASANT HILL CITY COUNCIL
REGULAR SESSION
JUNE 9, 2026
6:00 PM

1. CALL TO ORDER/ROLL CALL

Mayor Kurovski called the Pleasant Hill City Council regular meeting to order on June 9, 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. PUBLIC HEARING

a. Public hearing on a proposed amendment to the Pleasant Hill Urban Revitalization Area

Mayor Kurovski opened the Public Hearing for item 3.a. public hearing on a proposed amendment to the Pleasant Hill Urban Revitalization Area at 6:01 pm. City Manager Ben Champ explained 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 developments 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. Pleasant Hill resident George Salnave asked if this would affect current tax abatement schedules that are already in place. The City Manager said it would not, it would only apply to new ones beginning after the effective date. Councilmember Murray said he noticed several news outlets picking up this story. Mr. Champ said there has been a lot of media coverage and referred to a summary sheet prepared on the subject. Mayor Kurovski said the legislators do not have a model and they need to fix this problem. After hearing no further questions or comments from the Council or public, the Mayor closed the public hearing at 6:06 pm.

i. **Resolution #060926-01 -** Resolution Approving Amendment to the Urban Revitalization Plan for the Pleasant Hill Urban Revitalization Area

Konrad/Birch moved to approve **Resolution #060926-01 -** Resolution Approving Amendment to the Urban Revitalization Plan for the Pleasant Hill Urban Revitalization Area. 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)

Pleasant Hill resident George Salnave asked Council if sidewalks will be added at Hickory Glenn Park from the Pavillion to the soccer fields. Mayor Kurovski said staff would send him the parks planned phases and maps.

5. CONSENT ITEMS

DeMoss/Hodges moved to approve the CONSENT ITEMS: Council Minutes - dated 05-26-26, Claims Listing - dated 06-09-26, Liquor License Renewal – Hy-Vee Fast and Fresh – 4910 Maple Drive, Liquor License Renewal – Git N Go #37 – 1000 NE 56th Street, Liquor License Renewal – Maverick #1024 – 5970 Morning Star Ct, Tobacco permits: ABC Smoke; Casey's Store #2406; Casey's Store #3333; Casey's Store #3718; Dollar General; Fareway; Git N Go; Hy-Vee Food Store; Hy-Vee Fast & Fresh; Kwik Star # 1155; DK Mart, LLC., Approve Massage Therapy Permit Renewal – Kathy Haage, **Resolution #060926-02** – Approve Tax Abatement Report – dated May 2026, **Resolution #060926-03** – Accept Public Improvements in Elizabeth Gillotti Acres and Authorize Release of Final Project Payment, **Resolution #060926-04** – Approve Payment Application No. 1 for University Ave and Shadyview Blvd Intersection Project. ROLL CALL: AYES: Murray, Birch, Hodges, DeMoss, Konrad. NAYS: None. Motion carried 5-0.

6. BUSINESS ITEMS

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

Hodges/Birch moved to approve Third 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. Third Reading of **Ordinance #970 -** An Ordinance Amending Chapter 106 Solid Waste Collection Fees

Birch/Murray moved to approve Third 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. Third Reading of **Ordinance #971 -** An Ordinance Amending Chapter 108 Recycling Collection Fees

DeMoss/Konrad moved to approve Third 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. Third Reading of **Ordinance #972** - An Ordinance Amending Chapter 103 Stormwater Management Fees

Murray/DeMoss moved to approve Third 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. Third Reading of **Ordinance #973** - An Ordinance Amending Chapter 69 Parking Regulations

Murray/DeMoss moved to approve 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. After discussions between staff and additional input from residents, staff is recommending council consider expanding the No Parking zone from Ponderosa Drive to Fernwood Drive, ending at 150 NE 56th Street for this third and final reading. Other proposed changes in this Chapter remain the same from the second reading. Several Pleasant Hill residents, including Lorron Moffet, Samantha Tibbets, and George Salnave spoke in favor of the no parking ordinance changes, and asked the council to consider extending it further to help improve visibility on their narrow street. Mayor Kurovski said staff will monitor the development and bring back for future ordinances. ROLL CALL: AYES: Murray, Birch, Hodges, DeMoss, Konrad. NAYS: None. Motion carried 5-0.

f. **Resolution #060926-05** – Approve Application to Polk County Community Development Grant

Hodges/Birch moved to approve **Resolution #060926-05** – Approve Application to Polk County Community Development Grant. Parks and Recreation Manager Ryan Merritt explained The City of Pleasant Hill is pursuing a community development grant through Polk County Community Grants. The Community Development Grant is a funding opportunity for local service organizations, funding projects between $15,000 and $100,000. The Pleasant Hill Parks & Recreation Department is seeking to apply for a Community Development Grant in the amount of $80,000 to fund a Regional

Sports Facility Feasibility Study. If awarded the grant, the funds would retain a qualified consultant to evaluate indoor field and court facility options including indoor turf and court space, support areas, and parking that would expand year-round recreational access for youth, school-aged, and adult participants in Pleasant Hill and the broader Eastern Polk County region. The study will include community engagement, stakeholder interviews, demand analysis, benchmarking of comparable facilities, preliminary cost estimates, operating projections, and potential funding strategies. The Southeast Polk Community School District has expressed interest in partnering as a key stakeholder. Deliverables will include a final written feasibility report and public presentation to guide City Council decision-making on any future capital investment. ROLL CALL: AYES: Murray, Birch, Hodges, DeMoss, Konrad. NAYS: None. Motion carried 5-0.

g. Approve Iowa Spasmodic-Dysphonia Special Event Application
Konrad/DeMoss moved to approve Iowa Spasmodic-Dysphonia Special Event Application. Parks and Recreation Manager Ryan Merritt explained that Carlene Russell with Iowa Spasmodic Dysphonia Support Group is seeking to hold a walk at Copper Creek Lake on October 17th from 8 AM-11 AM. The purpose of the event is to support the cause of the National Spasmodic Dysphonia Association and will be one of many walks held across the nation. This is a returning event and 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.

h. **Resolution #060926-06 –** Approve Application to Staffing for Adequate Fire and Emergency Response (SAFER) Grant Application
DeMoss/Birch moved to approve **Resolution #060926-06 –** Approve Application to Staffing for Adequate Fire and Emergency Response (SAFER) Grant Application, with the correction to three fulltime firefighters. Fire Chief Jamie Lee explained The Department of Homeland Security (DHS) Federal Emergency Management Agency's (FEMA) Grant Programs Directorate implements and administers the Staffing for Adequate Fire and Emergency Response (SAFER) Grants. SAFER grants provide financial assistance to help fire departments increase or maintain the number of trained, "front line" firefighters available in their communities. The goal of the SAFER program is to enhance the local fire departments' abilities to comply with staffing, response and operational standards established by the NFPA. The Grant Application is due June 22nd, 2026. The award notification for the grant is anticipated in September 2026. If awarded, the grant would pay for salaries and benefits for 3 full-time firefighters to be hired from within or outside the department. The City is required to accept or reject the grant within 30 days of notification. When the grant is accepted, the 180-day recruitment period will start. After the recruitment, the Period of Performance will start and last for 36 months. The SAFER grant will help fund the required firefighters needed to have a fire apparatus in the station 24 hours a day 7 days a week. The grant will fund 75% per firefighter to support salary and benefits for two years and 35% for the third year. If awarded, the city would be responsible for 100% of the salary and benefit cost in year four. ROLL CALL: AYES: Murray, Birch, Hodges, DeMoss, Konrad. NAYS: None. Motion carried 5-0.

i. **Resolution #060926-07 –** Support Submission of an Iowa Economic Development Authority (IEDA) Application to the Workforce Housing Tax Credit Program for Trail's Edge Apartments
Murray/Hodges moved to approve **Resolution #060926-07 –** Support Submission of an Iowa Economic Development Authority (IEDA) Application to the Workforce Housing Tax Credit Program for Trail's Edge Apartments. Assistant City Manager Madeline Sturms explained that the City Council has an adopted strategic plan that prioritizes long-term investments and has also completed a housing market analysis and strategy report. Access to housing for all portions of the market is critical to economic development within the community and the housing study notes the City's extremely low availability of rental units as a barrier for new people to move into the community. The City is working with a developer who has requested City support in applying for targeted state funding for the project through the Iowa Economic Development Authority's Workforce Housing Tax Credit Program. The City has been identified as having a demonstrated workforce housing need which is consistent with the findings in the City's own Housing Market Analysis and Strategy

making the project eligible for funding. ROLL CALL: AYES: Murray, Birch, Hodges, DeMoss, Konrad. NAYS: None. Motion carried 5-0.

j. **Resolution #060926-08 –** Approval of Agreement with Teamsters Local Union 238
Konrad/Murray moved to approve **Resolution #060926-08 –** Approval of Agreement with Teamsters Local Union 238. City Manager Ben Champ explained that the current City agreement with the police and public works union and the Teamsters Local #238 ends on June 30, 2026. Representatives from the City and the union have been working to negotiate the next contract over the last several months. The proposed contract provides for a four-year contract including a series of updates to the contract. Included in the updates are a cost of living adjustment of 3.15% for the first year of the contract effective July 1, 2026 and 3.0% in the next three years to the salary matrices, providing the Health Savings Account Health Insurance plan to union employees, modifications to the Retirement Health Policy that mirror the City employee handbook, modifications to the deferred compensation package offered by the City and matches the employee handbook, and provide competitive vacation time off for new employees. Modifications were made to the police specific articles that clarify shift bidding and vacation schedules. ROLL CALL: AYES: Murray, Birch, Hodges, DeMoss, Konrad. NAYS: None. Motion carried 5-0.

k. **Resolution #060926-09 –** Approve Appointment of Interim City Clerk
Birch/DeMoss moved to approve **Resolution #060926-09 –** Approve Appointment of Interim City Clerk. City Manager Ben Champ explained that the City of Pleasant Hill will have a vacancy in the City Clerk/Finance Director role effective July 1, 2026 resulting from a planned retirement of the current role holder. This is a key leadership position for the City overseeing both the financial operations and the administration of all records of the City. The City is currently working with a professional search services consultant to actively find the next department leader. As this search continues over the coming weeks and months it is important to provide for the continuity of operations in the department and the formal roles of City Clerk and Finance Director. To best address the situation, the following two resolutions make appointments for an Interim City Clerk and an Interim Finance Director. The first resolution provides for the appointment of the Assistant City Manager/Community Development Director to serve as the Interim City Clerk. She attends many of the same meetings already and will serve as the formal City Clerk for meetings, signatures, and Clerk operations. ROLL CALL: AYES: Murray, Birch, Hodges, DeMoss, Konrad. NAYS: None. Motion carried 5-0.

l. **Resolution #060926-10 –** Approve Appoint of Interim Finance Director
DeMoss/Birch moved to approve **Resolution #060926-10 –** Approve Appoint of Interim Finance Director. City Manager Ben Champ explained this is the second resolution to the previous item discussed. This resolution provides for the appointment of Annette Graeve to serve as the Interim Finance Director. Graeve is an accomplished municipal finance executive who recently retired from the City of Ankeny following service as the Finance Officer for that community. She has experience leading a larger team of parallel responsibilities utilizing the same software and working with our external consultant partners. This appointment would be for a part-time role as the Department Head for an indefinite period. ROLL CALL: AYES: Murray, Birch, Hodges, DeMoss, Konrad. NAYS: None. Motion carried 5-0.

7. CLOSING COMMENT

Councilmember Murray said he attended some MPO work group meetings about the freight traffic moving through the metro, to help improve safety and prevent accidents.

Councilmember Birch said he was looking forward to an upcoming Wastewater Reclamation Authority (WRA)plant tour.

Mayor Kurovski reminded everyone to monitor the lawn watering bans posted on https://ciww.gov/ and https://www.dmww.com/ websites, as they are the authorities in charge.

8. **CLOSED SESSION:** Pursuant to Iowa Code Section 21.5.1 (c) For City Council to discuss with Legal Counsel possible litigation
Murray/DeMoss moved to adjourn into Closed Sessions for item 8: Pursuant to Iowa Code Section 21.5.1 (c) For City Council to discuss with Legal Counsel possible litigation. 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/DeMoss 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 7:00 p.m.

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Sara Kurovski, Mayor

ATTEST:

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Dena Spooner, City Clerk/Finance Director