**PLEASANT HILL CITY COUNCIL**
**REGULAR SESSION**
**AUGUST 11, 2026**
**6:00 PM**

## 1. CALL TO ORDER/ROLL CALL

Mayor Kurovski called the Pleasant Hill City Council regular meeting to order on August 11th, 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, Sara Kurovski. ABSENT: Mark Konrad.

## 2. APPROVAL OF AGENDA

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

## 3. PRESENTATION

a. Life Saving Awards

Fire Chief Jamie Lee presented Life Saving Awards for actions during two cardiac arrest calls:

On December 9, 2025, a family member immediately began CPR on a man in cardiac arrest before the arrival of first responders. Jared Dumermuth, Jon VanderEcken, Curtis Thompson, and Ashton Briggs continued resuscitation efforts, delivered a life-saving shock, and restored a pulse. He regained consciousness while being transported to the hospital and was later discharged. The individual was present along with the family members who initiated CPR.

On January 2, 2026, staff at a local care facility immediately began CPR on a patient in cardiac arrest. Pleasant Hill Police responded with an AED, and Jared Dumermuth, Jon VanderEcken, Cole Kleinwolterink, Cameron Dau, and Jayden Leinen continued resuscitation efforts, ultimately achieving return of spontaneous circulation before transporting the patient to the hospital. That patient was also later discharged from the hospital.

The Chief expressed congratulations to the members and expressed these incidents are powerful reminder of the importance of early CPR, teamwork, and a strong chain of survival, and appreciation for the dedication to Pleasant Hill.

## 4. PUBLIC HEARINGS

a. Public Hearing to Consider two proposed Dispositions of Street Right of Way

i. Hodges/Birch moved to approve **Resolution #081126-01** – Dispose and convey a portion of NE 12th Avenue in the 4900 block and the entirety of NE 52nd Court.
Mayor Sara Kurovski opened the public hearing at 6:08 p.m. Brian Dunkelberger, Senior Planner, presented on the disposal of a portion of public right-of-way in the 4900 block of NE 12th Avenue and the entirety of the NE 52nd Court that has been vacated previously by City Council. Transfer to adjacent owners is the only option available. Disposal of the portion of NE 12th Avenue in the 4900 block will allow Elder Corporation to bring their existing site into conformance with minimum City Code requirements. Disposal of the NE 52nd Court right-of-way will remove a dead-end and minimally used public street out of the City's inventory, and it will allow for greater use of the property through potential, taxable development in the future. The public hearing was closed at 6:10 p.m. ROLL CALL: AYES: Murray, Birch, Hodges, DeMoss. NAYS: None. Motion carried 4-0.

b. Public Hearing to consider proposed Vacation of Street Right of Way

i. DeMoss/Birch moved to approve the First Reading of **Ordinance #974** – Vacation of Street Right-of-Way – portion of NE 12th Avenue in the 5100 block

Mayor Sara Kurovski opened the public hearing at 6:11 p.m. Brian Dunkelberger, Senior Planner presented the City has received a request from Elder Corporation to vacate and dispose of a portion of public right-of-way in the 5100 block of NE 12th Avenue. 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. The public hearing was closed at 6:12 p.m. ROLL CALL: AYES: Murray, Birch, Hodges, DeMoss. NAYS: None. Motion carried 4-0.

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

Heather Jones Brown, candidate for Polk County Supervisor in District 4, introduced herself to the community and City Council.

**6. CONSENT ITEMS**

a. Murray/Hodges moved to approve the CONSENT ITEMS: Council Minutes - dated 07-28-26, Claims Listing - dated 08-11-26, Liquor License Renewal – Bubbies' BBQ2 – 1225 Copper Creek Drive E-1, Liquor License Renewal – Taste of New York The Pizza Bar – 1225 Copper Creek Drive Suite A, **Resolution #081126-02** – Set Public Hearing for Amendments to City Code Chapters 165, 167, and 169. Councilmember DeMoss shared excitement on the renewals for The Pizza Bar and Bubbies' BBQ as great additions to the community. ROLL CALL: AYES: Murray, Birch, Hodges, DeMoss. NAYS: None. Motion carried 4-0.

**7. BUSINESS ITEMS**

a. **Resolution #081126-03** – Resolution Awarding General Obligation Corporate Purpose Bonds, Series 2026

Birch/DeMoss moved to approve **Resolution #081126-03** – Resolution Awarding General Obligation Corporate Purpose Bonds, Series 2026

Ben Champ, City Manager, indicated the City Council has planned for a bond sale in the budget for current fiscal year to fund equipment costs. The approximately $1.6M Bond is proposed for the purpose of paying the costs of acquiring vehicles and equipment for the municipal fire department. Bids were received in the morning of August 11th. Jennifer Smith, Senior Managing Consultant with PFM Financial Consultants LLC, shared the results of the bid opening and BOK Financial Securities was the low bidder at a price of $1,683,177.75. A total of 6 bids were received. ROLL CALL: AYES: Murray, Birch, Hodges, DeMoss. NAYS: None. Motion carried 4-0.

b. **Resolution #081126-04** – Approval of Brugioni Estates Preliminary Plat and Development Agreement

DeMoss/Birch moved to approve **Resolution #081126-04** – Approval of Brugioni Estates Preliminary Plat and Development Agreement

Brian Dunkelberger, Senior Planner, shared details regarding the preliminary plat Brugioni Estates Plat 1, 8.77 acres of property located at 8187 NE Rising Sun Drive for the construction of a single-family dwelling including all associated easements and stormwater management facilities. Due to the site's unique physical characteristics and infrastructure components, a development agreement is being considered alongside the preliminary plat to avoid rework and cost duplications related to the future road reconstruction and in exchange the developer is providing the City with cash equivalent for responsible components. The Planning & Zoning Commission recommended approval at their meeting on April 6, 2026. ROLL CALL: AYES: Murray, Birch, Hodges, DeMoss. NAYS: None. Motion carried 4-0.

c. **Resolution #081126-05 -** Approval of Economic Development Specialist Updated Job Description

Murray/Hodges moved to approve **Resolution #081126-05 -** Approval of Economic Development Specialist Updated Job Description

Ben Champ, City Manager, shared updates on the revised job description. The City of Pleasant Hill has an existing position for the role of Economic Development Specialist and the role is currently vacant. Prior to refilling the position, staff have reviewed and updated the job description to best align with current needs and expectations. ROLL CALL: AYES: Murray, Birch, Hodges, DeMoss. NAYS: None. Motion carried 4-0.

d. **Resolution #081126-06 –** Approval of Payment Application No. 3 and Change Order No. 4 – University Avenue and Shadyview Boulevard Improvements Project
Hodges/Birch moved to approve **Resolution #081126-06 –** Approval of Payment Application No. 3 and Change Order No. 4 – University Avenue and Shadyview Boulevard Improvements Project
Russ Paul, Public Works Director, provided an update on the project including expectations for upcoming work completion. The resolution under consideration is for approving Payment Application No. 3 for the project for work completed through July 31, 2026 along with Change Order No. 4 for the project. ROLL CALL: AYES: Murray, Birch, Hodges, DeMoss. NAYS: None. Motion carried 4-0.

e. **Resolution #081126-07** – Approving Updated Mitigation Strategies for the Polk County Hazard Mitigation Plan
DeMoss/Murray moved to approve **Resolution #081126-07** – Approving Updated Mitigation Strategies for the Polk County Hazard Mitigation Plan
Ben Champ, City Manager, shared that Pleasant Hill is a member of the Polk County Emergency Management Commission and participates in the Polk County Multi-Jurisdictional Local Hazard Mitigation Plan. This Plan is updated every five years with the last plan update and adoption occurring in December 2024. The following resolution updates City's list of mitigation strategies in the plan to allow the current list of potential projects to be eligible for disaster funding. ROLL CALL: AYES: Murray, Birch, Hodges, DeMoss. NAYS: None. Motion carried 4-0.

**8. CLOSING COMMENTS**
Councilmember Murray provided an update on the DMAMPO Executive Committee meeting which is proposing to revise the 28E agreement and revise bylaws and expressed concerns regarding certain changes being proposed. Mayor Kurovski shared the Southeast Polk Community School District's news of selecting the site on NE Rising Sun Drive as the location of the next elementary school.

**9. CLOSED SESSION/POSSIBLE ACTION:** Pursuant to **Iowa Code Section 21.5(1)(j)** to discuss a real estate purchase. The City Council may return to open session to take action on the real estate matter.
Murray/Demoss moved to adjourn into closed session pursuant to Iowa Code Section 21.5.(1)(j) to discuss a real estate purchase. ROLL CALL: AYES: Murray, Birch, Hodges, DeMoss. NAYS: None. Motion carried 4-0.

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

Murray/DeMoss moved to approve **Resolution #081126-08 –** Purchase of particular real estate. Ben Champ, City Manager, introduced **Resolution #082226-08** to purchase property at 5042 Maple Drive from Mullen Enterprises, LLC. The City completed an appraisal on the property in the amount of $344,000 which was agreed upon as the purchase price. The City has interest in securing the property for the long term civic campus needs of the City. ROLL CALL: AYES: Murray, Birch, Hodges, DeMoss. NAYS: None. Motion carried 4-0.

**10. ADJOURNMENT**

DeMoss/Birch moved to adjourn the Council meeting. ROLL CALL: AYES: Murray, Birch, Hodges, DeMoss. NAYS: None. Motion carried 4-0. The Regular City Council meeting was adjourned at 6:39p.m.

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Sara Kurovski, Mayor

ATTEST:

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Madeline Sturms, Interim City Clerk