PLEASANT HILL CITY COUNCIL
REGULAR SESSION
AUGUST 25, 2026
6:00 PM

1. CALL TO ORDER/ROLL CALL

Mayor Kurovski called the Pleasant Hill City Council regular meeting to order on August 25th, 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, Sara Kurovski. ABSENT: None.

2. APPROVAL OF AGENDA

Murray/Birch 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 Amendments to City Zoning Code Chapters 165, 167, and 169

i. Murray/Hodges moved to approve the First Reading of **Ordinances #975, #976, and #977** - Proposed Amendments to City Code Chapters 165 Title, Purpose, and General Provisions; Chapter 167 Zoning District Regulations and Performance Standards; and Chapter 169 Zoning Ordinance Off-Street Parking and Loading.

Mayor Sara Kurovski opened the public hearing at 6:01p.m. Brian Dunkelberger, Senior Planner, presented a series of updates to Chapter 165: Title, Purpose and General Provisions, to allow open-style pergolas and trellises adjacent to a primary structure, allow increased maximum height for a single wall face of a retaining wall when a structurally engineered design is provided and allow corrugated metal as a fence material in rear and side yards of properties in industrial districts. Chapter 167: Zoning District Regulations and Performance Standards updates the Accessory Dwelling Unit regulations in accordance with Senate File 2369 enacted April 9, 2026 including defining zoning districts in which ADUs are permitted and defines "size," and permit fireworks sales in all commercial and industrial zoning districts in accordance with Senate File 2285 signed into law on April 21, 2022 and Chapter 169: Zoning Ordinance Off-Street Parking and Loading which establishes minimum requirement for visitor parking spaces in all new duplex, townhome, and multifamily residential developments, adds new category for senior/independent multifamily developments. The Planning and Zoning Commission reviewed the proposed text amendments and unanimously recommended approval at their meeting on August 3, 2026. The public hearing was closed at 6:04 p.m. 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)

Ray Sears, 1795 Waters Edge Drive, requested the City Council review the use and operation of Flock security cameras and requested clarification on consent agenda item g, resolution #082526-01 Transfer of funds from employee benefits to general fund.

Al Root, 375 Sherrylynn Blvd, inquired regarding the status of the security camera at Sunrise Park pilot program for police to use as a tool in responding to calls at the park.

5. CONSENT ITEMS

Hodges/DeMoss moved to approve the CONSENT ITEMS: Council Minutes - dated 08-11-26, Council Work Session Minutes – dated 08-18-26, Claims Listing - dated 08-25-26, Expenditure Report - dated 07-31-26, Revenue Report - dated 07-31-26, Treasurer's Report - dated 07-31-26, **Resolution#082526-01 –** Transfer of funds from Employee Benefits to General Fund, **Resolution #082526-02** – Establishing Fair Market Value of Properties for the Sherrylynn and University Intersection Project, Public Works Monthly Report – June 2026, After Action Memorandum – July 2026 Fourmile Creek Flooding. ROLL CALL: AYES: Murray, Birch, Hodges, DeMoss, Konrad. NAYS: None. Motion carried 5-0.

6. BUSINESS ITEMS

a. Second Reading of **Ordinance #974** – Vacation of Street Right-of-Way – portion of NE 12th Avenue in the 5100 block

Konrad/Birch moved to approve the Second Reading of **Ordinance #974** – Vacation of Street Right-of-Way – portion of NE 12th Avenue in the 5100 block. 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 that occurred at the previous meeting. ROLL CALL: AYES: Murray, Birch, Hodges, DeMoss, Konrad. NAYS: None. Motion carried 5-0.

b. **Resolution #082526-03 –** Approval of Preliminary Plat, Final Plat, and Site Plan – Journey Credit Union

Konrad/Birch moved to approve **Resolution #082526-03 –** Approval of Preliminary Plat, Final Plat, and Site Plan – Journey Credit Union. Brian Dunkelberger, Senior Planner presented a preliminary plat, final plat, and site plan for property currently addressed as 4915 Maple Drive. Journey Credit Union is the developer and has immediate plans for acquisition and construction pending city approvals. The property is located within a C-1 Neighborhood Commercial zoning district which expressly permits this type of land use. The site plan designs a single-story building in the middle of the lot with a drive lane and parking spaces wrapped around. The site plan meets or exceeds minimum requirements for the proposed use. The Planning and Zoning Commission reviewed and recommended approval of the project. Resident Al Root asked about the user planned for the location. Resident Ray Sears asked about the number of handicapped parking stalls being provided on the site. ROLL CALL: AYES: Murray, Birch, Hodges, DeMoss, Konrad. NAYS: None. Motion carried 5-0.

c. **Resolution #082526-04 –** Approval of Immanuel Plat 1 Preliminary Plat

DeMoss/Murray moved to approve **Resolution #082526-04 –** Approval of Immanuel Plat 1 Preliminary Plat. Brian Dunkelberger, Senior Planner presented a preliminary plat application for approximately 23.82 acres of undeveloped land generally located south of Morning Star Court. Immanuel is the developer and has plans to pursue a phased project consisting of independent/senior multifamily residential units and a PACE Center for senior care. The preliminary plat proposes three buildable lots and an outlot to be reserved for future development. Public improvements include an extension of sanitary sewer main, a ten-foot-wide public trail along Morning Star Court, and a street lot to be dedicated to the City at the time of final platting. All other infrastructure will be private, including water lines, internal access drives, and storm sewer and stormwater management facilities. Resident Ray Sears inquired regarding the financing for the project. ROLL CALL: AYES: Murray, Birch, Hodges, DeMoss, Konrad. NAYS: None. Motion carried 5-0.

d. **Resolution #082526-05 –** Approval of School Resource Officer Agreement with Southeast Polk Community School District

Birch/DeMoss moved to approve **Resolution #082526-05 –** Approval of School Resource Officer Agreement with Southeast Polk Community School District. Ben Champ, City Manager, presented the School Resource Officer Agreement in cooperation with the Southeast Polk School District. The City of Pleasant Hill has provided two school resource officers (SRO) to the Southeast Polk School District for law enforcement services. The District will cost-share 75 percent of the salary and benefit costs of the two and will also reimburse the City up to $2,000 per SRO officer, not to exceed a total of $4,000 during the contract term, to support training. The Southeast Polk School Board has approved the agreement. ROLL CALL: AYES: Murray, Birch, Hodges, DeMoss, Konrad. NAYS: None. Motion carried 5-0.

e. **Resolution #082526-06 -** Authorizing and approving a certain Loan Agreement, providing for the issuance of $1,620,000 General Obligation Corporate Purpose Bonds, Series 2026, and providing for the levy of taxes to pay the same
Murray/DeMoss moved to approve **Resolution #082526-06 -** Authorizing and approving a certain Loan Agreement, providing for the issuance of $1,620,000 General Obligation Corporate Purpose Bonds, Series 2026, and providing for the levy of taxes to pay the same. Ben Champ, City Manager, presented regarding the bond sale in the budget for current fiscal year to fund equipment costs. The approximately $1.6M Bond is proposed for the purpose of f acquiring vehicles and equipment for the municipal fire department. A public hearing was held on February 24, 2026 to approve the issuance of a general obligation (GO) bond not to exceed $1.62M. The Preliminary Official Statement for the bonds was approved by the Council and August 11, 2026 was set as the sale date and the Council awarded the Bonds to BOK Financial Securities, Inc. The action following is for the necessary approval of the issuance of the general obligation corporate purpose loan. ROLL CALL: AYES: Murray, Birch, Hodges, DeMoss, Konrad. NAYS: None. Motion carried 5-0.

f. **Resolution #082526-07** – Approval of Mobile Column Lifts Purchase for Public Works Department
Hodges/Konrad moved to approve **Resolution #085226-07** – Approval of Mobile Column Lifts Purchase for Public Works Department. Russ Paul, Public Works Director presented on the purchase of mobile column lifts for equipment maintenance from Seneca Companies. Councilmember Murray asked about expected delivery timeline for the equipment, Paul indicated a 4-6 week delivery timeline anticipated. ROLL CALL: AYES: Murray, Birch, Hodges, DeMoss, Konrad. NAYS: None. Motion carried 5-0.

7. CLOSING COMMENT & REGIONAL APPOINTMENT REPORTS

Councilmember Murray shared updates regarding Polk County Emergency Management collaboration with Dallas County Emergency Management and pursuing research on combining regional dispatch operations.

Mayor Sara Kurovski commended Councilmember Birch on review and work related to the Wastewater Reclamation Authority in coordination with Public Works Director Russ Paul. Mayor Kurovski reported on an update with Catch Des Moines and further support they can provide to the City.

Al Pizzano, Chief of Police, shared an update regarding traffic during the Iowa State Fair which resulted in significant decrease in accidents, citations, and issues during the 2026 Fair as compared previous years.

8. ADJOURNMENT

DeMoss/Birch 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 6:28 p.m.

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Sara Kurovski, Mayor

ATTEST:

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Madeline Sturms, Interim City Clerk