PLEASANT HILL CITY COUNCIL
REGULAR SESSION
SEPTEMBER 8, 2026
6:00 PM

1. CALL TO ORDER/ROLL CALL

Mayor Kurovski called the Pleasant Hill City Council regular meeting to order on September 8th, 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 INPUT (5 MINUTES FOR ITEMS NOT ON THE AGENDA)

There was none.

4. CONSENT ITEMS

a. DeMoss/Hodges moved to approve the CONSENT ITEMS: Council Minutes - dated 08-25-26, Claims Listing - dated 09-08-26, Parks Monthly Report – August 2026, **Resolution #090826-01 –** Set Public Hearing for Proposed Street Right-of-Way Disposition – Portion of NE 12th Avenue in the 5100 block, **Resolution #090826-02 –** Approval of Annual Street Finance Report, **Resolution #090826-03** – Approval of Payment Application No. 11 for 2025 Storm Sewer Improvements Project. ROLL CALL: AYES: Murray, Birch, Hodges, DeMoss, Konrad. NAYS: None. Motion carried 5-0.

5. BUSINESS ITEMS

a. Hodges/DeMoss moved to approve the Appointment to the Park and Recreation Commission. Ryan Merritt, Parks and Recreation Manager, shared due to a vacancy on the Commission, interviews were conducted and are recommending appointing Tammie Palazzo to a term expiring June 30, 2029. ROLL CALL: AYES: Murray, Birch, Hodges, DeMoss, Konrad. NAYS: None. Motion carried 5-0.

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

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

c. Second 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

DeMoss/Birch moved to approve the Second 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.

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. ROLL CALL: AYES: Murray, Birch, Hodges, DeMoss, Konrad. NAYS: None. Motion carried 5-0.

d. **Resolution #090826-04 –** Approval of Preliminary and Final Plats - LDL Estates Plat 2
Konrad/Hodges moved to approve **Resolution #090826-04 –** Approval of Preliminary and Final Plats - LDL Estates Plat 2. Brian Dunkelberger, Senior Planner presented on the preliminary and final plat for LDL Estates Plat 2 located at 5415 East Oakwood Drive received by the City. The subject property is 2.63 acres of land zoned as R-2: Single Family Attached Residential. The project proposes a simple division of the property into two buildable lots. No public infrastructure improvements are required or proposed as part of this development project. The Planning and Zoning Commission recommended approval at the June 15, 2026, meeting. Councilmember Konrad asked a clarifying question regarding driveway placement for the lots. ROLL CALL: AYES: Murray, Birch, Hodges, DeMoss, Konrad. NAYS: None. Motion carried 5-0.

e. **Resolution #090826-05 –** Approval of Agreement with Iowa Department of Transportation U-STEP Program Grant Assistance – University Avenue and Sherrylynn Boulevard Improvements Project
Murray/DeMoss moved to approve **Resolution #090826-05 –** Approval of Agreement with Iowa Department of Transportation U-STEP Program Grant Assistance – University Avenue and Sherrylynn Boulevard Improvements Project. Ben Champ, City Manager, presented the City has applied for and received federal funding through the Des Moines Metropolitan Planning Organization to support the project and has also been working with the Iowa Department of Transportation (IDOT) as University Avenue is a State Route as Highway 163. The IDOT has a grant funding program known as U-STEP (Urban-State Traffic Engineering Program) that can aid traffic safety improvements on State highways. The IDOT has agreed to provide $200,000 toward the Sherrylynn intersection project. Councilmember Murray expressed appreciation on the coordination and partnership with the Iowa DOT for the improvements. ROLL CALL: AYES: Murray, Birch, Hodges, DeMoss, Konrad. NAYS: None. Motion carried 5-0.

f. **Resolution #090826-06 –** Approval of Payment Application No. 4 and Change Order No. 5 for University Avenue and Shadyview Boulevard Intersection Improvement Project
Birch/Murray moved to approve **Resolution #090826-06 –** Approval of Payment Application No. 4 and Change Order No. 5 for University Avenue and Shadyview Boulevard Intersection Improvement Project. Russ Paul, Public Works Director, presented on the intersection improvements of University Avenue and Shadyview Boulevard including turn lane additions and extensions, pedestrian crossing connections, and signalization. The City Engineer has reviewed and recommends approval of Payment Application No. 4 for the project for work completed through August 28, 2026, and Change Order No. 5. Change Order No. 5 relates to a traffic signal equipment change that will provide consistency in signal equipment through the corridor. Al Root, 375 Sherrylynn Blvd, asked questions about signal installation and timing. Russ Paul indicated signals are anticipated to be installed later this year. ROLL CALL: AYES: Murray, Birch, Hodges, DeMoss, Konrad. NAYS: None. Motion carried 5-0.

g. **Resolution #090826-07 –** Approval of Cooperative Service Agreement between Polk County and City of Pleasant Hill for the Resurfacing of NE 80th Street and NE 12th Ave
DeMoss/Konrad moved to approve **Resolution #090826-07 –** Approval of Cooperative Service Agreement between Polk County and City of Pleasant Hill for the Resurfacing of NE 80th Street

and NE 12th Ave. Russ Paul, Public Works Director, presented on the annual partnership with Polk County to complete asphalt resurfacing as a cost-effective way to improve road surfaces in portions of the community. This year Polk County included NE 80th Street between University Avenue and 760 feet south of Martha Miller Drive. Along with NE 12th Avenue from NE 70th Street west 1,160 feet in their bid package. Councilmember Konrad asked a question about the project's inclusion in the City's budget. Paul indicated the funding allocated for the projects is within the City's budget. ROLL CALL: AYES: Murray, Birch, Hodges, DeMoss, Konrad. NAYS: None. Motion carried 5-0.

h. **Resolution #090826-08 –** Approval of Finance Director/City Clerk
Murray/Hodges moved to approve **Resolution #090826-08 –** Approval of Finance Director/City Clerk. Ben Champ, City Manager, presented on the City's vacancy in the City Clerk/Finance Director role resulting from a planned retirement and the City has been working with an interim Finance Director and interim City Clerk. Sarah Swisher has accepted an offer from the City to serve as the next Pleasant Hill Finance Director / City Clerk effective October 5th or earlier. Swisher is a Certified Public Accountant currently working as the Finance Director in another metro community. ROLL CALL: AYES: Murray, Birch, Hodges, DeMoss, Konrad. NAYS: None. Motion carried 5-0.

6. CLOSING COMMENT

7. 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 6:14 p.m.

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Sara Kurovski, Mayor

ATTEST:

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Madeline Sturms, Interim City Clerk