PLEASANT HILL CITY COUNCIL
REGULAR SESSION
SEPTEMBER 22, 2026
6:00 PM

1. CALL TO ORDER/ROLL CALL

Mayor Kurovski called the Pleasant Hill City Council regular meeting to order on September 22nd, 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 to Consider proposed Disposition of Street Right-of-Way

i. **Resolution #092226-01** – Dispose and convey a portion of NE 12th Avenue in the 5100 block Konrad/DeMoss moved to approve **Resolution #092226-01** – Dispose and convey a portion of NE 12th Avenue in the 5100 block. Mayor Sara Kurovski opened the public hearing at 6:01 p.m. Brian Dunkelberger, Senior Planner presented on a request received by the City from Elder Corporation to dispose of an 810 square foot rectangular portion of public right-of-way in the 5100 block of NE 12th Avenue. Ordinance 974, approved by City Council on September 8, 2026, vacated the subject property thus removing its status as public land. The public hearing is required to consider property disposal through a purchase agreement. Transfer to an adjacent owner is the only available option in this case, as the property is not large enough to be buildable on its own. Disposal of the portion of NE 12th Avenue in the 5100 block will allow Elder Corporation to bring their existing site into general conformance with City Code requirements by resolving a parking lot encroachment in the right-of-way. The public hearing was closed at 6:02 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, expressed appreciation for the response received from Captain Amy Kramer to his Freedom of Information Act (FOIA) request with inquiries on the City's license plate reader system. Sears requested the City Council continue to evaluate how other jurisdictions are using the City's data and the legality of the program.

5. CONSENT ITEMS

a. Hodges/DeMoss moved to approve the CONSENT ITEMS: Council Minutes - dated 09-08-26, Claims Listing - dated 09-22-26, Liquor License Renewal – Copper Creek Theatre – 1325 Copper Creek Drive, Liquor License Renewal – Casey's Store #2406 – 1125 N Hickory Blvd, Library Calendar – October 2026, Library Event - All Pleasant Hill Reads, **Resolution #092226-02** – Authorization of Destruction of Records, **Resolution #092226-03** – Approval of Amendment No. 1 to Software License Agreement with Encode Plus for Online Code of Ordinances, **Resolution #092226-04** – Approval of Payment Application No. 5 for Spring Creek Stream Stabilization Project. ROLL CALL: AYES: Murray, Birch, Hodges, DeMoss, Konrad. NAYS: None. Motion carried 5-0.

6. BUSINESS ITEMS

a. Third 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 Birch/Konrad moved to approve the Third 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.

b. **Resolution #092226-05** - Approval of Site Plan for 4600 Vandalia Storage Building
DeMoss/Murray moved to approve **Resolution #092226-05** - Approval of Site Plan for 4600 Vandalia Storage Building.
Brian Dunkelberger, Senior Planner presented on the site plan received by the City for consideration of a new storage building and associated site improvements at 4600 Vandalia Road. The subject property is located within an I-2 General Industrial Zoning District which designates warehousing as a permitted land use. Specific site improvements include a new 5,760 square foot building, additional parking, installation of sanitary sewer service and installation of water service. The site plan presented has addressed all comments and meets City code requirements. ROLL CALL: AYES: Murray, Birch, Hodges, DeMoss, Konrad. NAYS: None. Motion carried 5-0.

c. **Resolution #092226-06 –** Approve Grant Applications to Bravo Greater Des Moines
DeMoss/Birch moved to approve **Resolution #092226-06 –** Approve Grant Applications to Bravo Greater Des Moines. Candace Bell, Communication Specialist, presented two grant applications the City intends to apply for through Bravo Greater Des Moines, a Comprehensive Public Art Plan or Public Art Project which would fund a comprehensive public art plan for the City and the request is in the amount of $37,500. The second application is under the Public Art Programming category for the second year of the All Pleasant Hill Reads programming in the amount of $6,000. A 25 percent match is required for both if awarded which has been included in the current fiscal year budget. Councilmember DeMoss expressed appreciation for the application for the Arts Master Plan. ROLL CALL: AYES: Murray, Birch, Hodges, DeMoss, Konrad. NAYS: None. Motion carried 5-0.

d. **Resolution #092226-07 –** Approving Contract for Engineering Services for 2027 Street Repair Project
Murray/Hodges moved to approve **Resolution #092226-07 –** Approving Contract for Engineering Services for 2027 Street Repair Project. Russ Paul, Public Works Director, presented the City's identified need for continuing the annual street repair project and road surface improvements throughout the City. Staff has identified four areas in need of improvement, including Kimberly Drive. from South Pleasant Hill Boulevard to Parkview Drive, Andrews Place from the west end to NE 23rd Avenue, Sherrylynn Boulevard from East Oakwood Drive to Jordan Boulevard, and North Hickory Boulevard and Maple Drive. An engineering services contract with Kirkham Michael is proposed to design and bid the project. Scott Almeida, Vice President, Kirkham Michael and Associates presented on the company profile, details on the scope of services, and proposed project. Councilmember Murray inquired about coordination between the

work at the intersection of Maple Drive and Hickory Boulevard with future planned improvements at Hickory Boulevard and University Avenue.
Len Murray, ROLL CALL: AYES: Murray, Birch, Hodges, DeMoss, Konrad. NAYS: None. Motion carried 5-0.

e. **Special Event Application –** Dorothy's House and East Polk County Pickleball
Hodges/DeMoss moved to approve **Special Event Application –** Dorothy's House and East Polk County Pickleball. Ryan Merritt, Parks and Recreation Manager presented a proposed event by Dorothy's House and East Polk County Pickleball to host a tournament on Saturday, September 26th at Hickory Glen Park, with a rain date of Saturday, October 3rd. The application has been reviewed and recommended for approval by all necessary departments. ROLL CALL: AYES: Murray, Birch, Hodges, DeMoss, Konrad. NAYS: None. Motion carried 5-0.

7. CLOSING COMMENT & REGIONAL APPOINTMENT REPORTS

Councilmember Murray expressed appreciation to the fire, police, and building departments for recent responses and information. He also inquired regarding the status of the recently completed streambank stabilization projects and how they are holding up with the high volume of rain the City is experiencing.

Councilmember Birch reported on Wastewater Reclamation Authority current capital projects under consideration.

Councilmember Konrad shared contact information for all City Council members can be found on the City's website: https://pleasanthilliowa.org/448/Meet-the-Mayor-City-Council

Ben Champ, City Manager, introduced Sarah Swisher as the City's recently hired Finance Director to begin work on October 5, 2026.

Alex Coggeshell, Library Director, shared information on All Pleasant Hill Reads program which kicks off October 3, 2026, with events planned throughout the month of October.

Jamie Lee, Fire Chief, invited the community to attend the Fire Association Pancake Breakfast on Saturday, October 10th from 7am to 10am at the Pleasant Hill Fire Station, 5151 Maple Dr, Pleasant Hill.

8. ADJOURNMENT

Birch/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 6:27 p.m.

_____
Sara Kurovski, Mayor

ATTEST:

_____
Madeline Sturms, Interim City Clerk