**PLEASANT HILL CITY COUNCIL**
**REGULAR SESSION**
**OCTOBER 13, 2026**
**6:00 PM**

## 1. CALL TO ORDER/ROLL CALL

Mayor Kurovski called the Pleasant Hill City Council regular meeting to order on October 13th, 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

City Manager Ben Champ noted there had been an issue with the numbering of resolutions on the following items: Item 5c – Resolution number should be **101326-04**, and not **101327-04**; Item 5d – Resolution number should be **101326-05**, and not **101327-05**. Murray/DeMoss moved to approve the agenda as amended. 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)

Joy Root, 375 Sherrylynn Blvd, addressed the Council regarding a recent accident at the intersection of Sherrylynn Blvd and Oakwood Dr, and a subsequent potential accident she witnessed at the intersection indicating trees could be impacting vision clearance in that area. George Salnave, 222 NE 56th St, thanked the Council and staff on progression of the Hickory Glen Park project.

## 4. CONSENT ITEMS

a. Hodges/Birch moved to approve the CONSENT ITEMS: Council Minutes - dated 09-22-26, Claims Listing - dated 09-13-26, Expenditure Report – dated 08-31-26, Revenue Report – dated 08-31-26, Treasurer's Report – dated 08-31-26, Liquor License Renewal – Kwik Star #1155 – 1101 NE 56th Street, Proclamation – National Community Planning Month, **Resolution #101326-01** – Naming Authorized Bank Signers for the City of Pleasant Hill, Iowa, Parks Monthly Report – September 2026, ROLL CALL: AYES: Murray, Birch, Hodges, DeMoss, Konrad. NAYS: None. Motion carried 5-0.

## 5. BUSINESS ITEMS

a. **Resolution #101326-02** – Approval of Des Moines Area Metropolitan Planning Organization Eighth Amended and Substituted 28E Agreement
Murray/DeMoss moved to approve **Resolution #101326-02** – Approval of Des Moines Area Metropolitan Planning (MPO) Organization Eighth Amended and Substituted 28E Agreement. Ben Champ, City Manager, presented on the 28E agreement amendment. The Policy Committee of the MPO approved amendments to the organization's 28E Agreement and Bylaws. Pursuant to the requirements of the 28E Agreement, the amendments must also be approved by resolution of three-fourths (3/4) of the MPO's member governments. Councilmember Murray has been involved in the conversations with the Policy Committee. The changes are intended to reflect current census data and regional changes along with clarifications to the roles and responsibilities of MPO committees and Bylaws along with the proposed new agreement. Councilmember Murray noted that support for this is encouraged and detailed about work that has gone into the changes, specifically around the open meetings law and a desire for some meetings to not be open meetings, however that had been addressed and lead by Pleasant Hill to keep all meetings open. ROLL CALL: AYES: Murray, Birch, Hodges, DeMoss, Konrad. NAYS: None. Motion carried 5-0.

b. **Resolution #101326-03** – Approve Contract for Engineering Services for the SE 80th Street Pump Station and Sewer Main Improvements Project
Konrad/Birch moved to approve **Resolution #101326-03** – Approve Contract for Engineering Services for the SE 80th Street Pump Station and Sewer Main Improvements Project.

Russ Paul, Public Works Director, presented the contract. In February 2025, a wastewater flow analysis update for the City's East Sanitary Sewer Trunk Main was completed. The results of the analysis were discussed at a Council work session in September of last year. These results showed that the sanitary sewer pump station at SE 80th Street is currently at firm capacity and is close to design capacity. In late June the City posted a Request for Qualifications for engineering firms to submit proposals for this project. In total the City received five submissions to this request. Following a review and discussion of each of the proposals submitted, City Staff recommends City Council approve moving forward with Bolton and Menk for the design of the SE 80th Street Pump Station and Sewer Main Improvement Project, as the submission by Bolton and Menk encompasses the overall goals for the project. City Staff have worked with Bolton and Menk to assemble a contract for design and bid services to encompass the SE 80th Street Pump Station and Sewer Main Improvement project.
Matt Ferrier, PE from Bolten and Menk gave a brief background on the firm and discussed the proposal submitted. He stressed the complexity of the project and importance of timing.
Councilmember Konrad commented on the size of the project and the importance of getting this done correctly the first time as it will impact residents across the City.
Councilmember Murray asked about the timeline of the project, and when engineering would begin. Mr. Ferrier explained they first need to review the data of the facilities study to determine accuracy, which will be started right away.
ROLL CALL: AYES: Murray, Birch, Hodges, DeMoss, Konrad. NAYS: None. Motion carried 5-0.

c. **Resolution #101326-04 –** Approve Payment Application No. 12 and Change Order No. 7 – 2025 Storm Sewer Improvements Project
Birch/Hodges moved to approve **Resolution #101326-04 –** Approving Payment Application No. 12 and Change Order No. 7 – 2025 Storm Sewer Improvements Project. Russ Paul, Public Works Director, explained City Council has identified the need to utilize American Rescue Plan Act (ARPA) and stormwater utility funding to make stormwater improvements throughout the community. City staff have worked with the City Engineer to generate a list of storm sewer intakes in need of maintenance work, along with a needed stormwater improvement on Ash Drive and Willow Drive. Snyder and Associates have developed plans and specifications for the improvements and RW Excavating was awarded the contract and work is currently underway. The City Engineer has reviewed and recommends approval of Payment Application No. 12 and Change Order No. 7 for the project for work completed through September 30, 2026. Change Order No. 7 looks at improving severe undermining of street panels on Bartholomew Drive, by adding subdrain and replacing the settling pavement. Change Order 7 also includes adjustments of quantities to as-built quantities of various items of the project that have been completed.
ROLL CALL: AYES: Murray, Birch, Hodges, DeMoss, Konrad. NAYS: None. Motion carried 5-0.

d. **Resolution #101326-05 –** Approve Payment Application No. 5 and Change Order No. 6 – Shadyview Blvd and University Ave Improvements
Murray/Birch moved to approve **Resolution #101326-05 –** Approving Payment Application No. 5 and Change Order No. 6 University Avenue and Shadyview Boulevard Intersection Improvement Project. Russ Paul, Public Works Director, presented the intersection improvements at University Avenue and Shadyview Boulevard including turn lane additions and extensions, pedestrian crossing connections, and signalization. The City Engineer has reviewed and recommended approval of Payment Application No. 5 for the project for work completed through October 2, 2026. Change Order No. 6 relates to the addition of using a hydro mulching product at select project locations with total quantities being determined once applied. An update was provided on the project informing the Council that MidAmerican Energy has been on-site to set meters for operable streetlights, the area has been re-seeded by the subcontractor and hydromulch placed in areas where accessible. Additional sidewalk work was also taking place. There had also been discussions with the Iowa Department of Transportation regarding the median work to determine where the improvement stops for paving to meet up with existing asphalt and concrete. Staff emphasized to the contractor the importance of progression on the project.

Mayor Kurovski thanked staff for their work on the project considering the complexities between multiple agencies involved.
Councilmember Murray gave appreciation to staff for taking the lead and getting the project back on track. He emphasized the last paragraph of the letter provided by Snyder and Associates regarding working days and are now into liquidated damages considering the project had a 55 working day window. He asked that the paragraph be read into the record.
City Manager Ben Champ read for the record the last paragraph of communication from the project engineer: We recommend payment of $152,338.50 to the contractor, All Star Concrete, LLC., for work completed through October 7, 2026. Approximately 74% of the total construction work has been completed. As of this payment period, 67 total working days have been charged. The contractor is currently twelve (12) working days beyond the 55 working days established by the contract. Liquidated damages in the amount of $1,000.00 a day are being tracked and will be assessed by change order upon completion of the project.
ROLL CALL: AYES: Murray, Birch, Hodges, DeMoss, Konrad. NAYS: None. Motion carried 5-0.

**6. CLOSING COMMENT**

Councilmember Murray provided appreciation for work done by staff funding applications with the Des Moines MPO.
Mayor Kurovski attended the Greater Des Moines Partnership Regional Summit with Councilmember DeMoss to hear from peers across the metro to understand what is forthcoming with the budget and obtaining guidance from the Department of Management, which has not yet been released. She informed the Council of the virtual monthly Department of Transportation work session, which has topics on their strategy with traffic. She encouraged Councilmembers to listen to it if they have the chance.
City Manager Ben Champ added additional details on the Regional Summit, informing the Council that the Mayor was on a panel for the final keynote about the future of cities.

**7. CLOSED SESSION:** Pursuant to Iowa Code Section 21.5.1 (j) To Discuss with Council the Purchase of Particular Real Estate.

Konrad/DeMoss moved to adjourn into Closed Session pursuant to Iowa Code Section (j) To Discuss with Council the Purchase of Particular Real Estate. 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 the closed sessions.

**8. 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 7:09 p.m.

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Sara Kurovski, Mayor

ATTEST:

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Sarah Swisher, Finance Director/City Clerk