PLEASANT HILL CITY COUNCIL
REGULAR SESSION
OCTOBER 27, 2026
6:00 PM

1. CALL TO ORDER/ROLL CALL

Mayor Kurovski called the Pleasant Hill City Council regular meeting to order on October 27th, 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/DeMoss moved to approve the agenda. ROLL CALL: AYES: Murray, Birch, Hodges, DeMoss, Konrad. NAYS: None. Motion carried 5-0.

3. PRESENTATIONS

a. Badging New Lieutenants – Fire Chief Jamie Lee performed a Badging Ceremony for promotion to Lieutenant for the following members of the Fire Department: Jared Dumermuth, Nate Robinson, and Shane Ruppert.

b. Annual Pleasant Hill Public Library Presentation – Library Board President Vanessa Sedrel, and Board Members Jessica O'Riley and Amanda Michael presented the annual Library Report for Fiscal Year 2025/2026 to the Mayor and Council. They covered highlights of services provided including a more balanced distribution of program offerings, with adult events and general interest both increasing by 11%.

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

There were none.

5. CONSENT ITEMS

Hodges/Birch moved to approve the CONSENT ITEMS: Council Minutes - dated 10-13-26, Claims Listing - dated 10-27-26, Expenditure Report - dated 09-30-26, Revenue Report - dated 09-30-26, Treasurer's Report - dated 09-30-26, 2025 - 2026 Pleasant Hill Public Library Annual Report, Library Calendar – November 2026, Public Works Monthly Report – September 2026, **Resolution #102726-01** – Transfer of funds from General Fund to CIP Fund 301, CIP Projects, **Resolution #102726-02 –** Transfer of funds from General Fund to Equipment Fund 699, **Resolution #102726-03** – Transfer of funds from LOST Fund 121 to Equipment Fund 699, in lieu of bond, **Resolution #102726-04** – Transfer of funds from LOST Fund 121 to CIP Fund 301, in lieu of bond, **Resolution #102726-05** - Accept Temporary Easement for Sherrylynn Blvd and University Ave Project, from Susan Lyboualong, **Resolution #102726-06** – Naming a Representative and Alternate of the City of Pleasant Hill to the Wastewater Reclamation Authority (WRA) Finance Committee ROLL CALL: AYES: Murray, Birch, Hodges, DeMoss, Konrad. NAYS: None. Motion carried 5-0.

6. BUSINESS ITEMS

a. **Resolution #102726-07** – Approve of Application to Meta Data Center Community Action Grant

Konrad/DeMoss moved to approve **Resolution #102726-07** – Approve of Application to Meta Data Center Community Action Grant. City Manager Ben Champ presented on the grant noting the City has had success partnering with Meta on past applications. The City would seek $50,000 to hire a consultant to train City leaders and employees on the safe, effective use of AI tools. The Friends of the Library has also submitted an application to Meta for the Imagine and Grow Children project at the library. ROLL CALL: AYES: Murray, Birch, Hodges, DeMoss, Konrad. NAYS: None. Motion carried 5-0.

b. **Resolution #102726-08** – Order Construction of Public Sidewalks on Outlots in Pleasant Ridge Estates Plat 2

Birch/Hodges moved to approve **Resolution #102726-08** – Order Construction of Public Sidewalks on Outlots in Pleasant Ridge Estates Plat 2

City Manager Ben Champ explained the item. The Pleasant Ridge Estates neighborhood, on the east side of South Shadyview Boulevard and east of the bypass includes a small neighborhood that was originally developed in 2005. In the middle of the development there was intended to be an HOA property, however, the development went through a series of challenges during the housing crisis. Some parcels are not locally owned and have gone to tax sale. The City is now at a point where the majority of lots have been developed and there is interest from the neighborhood in completing the sidewalk gaps, specifically on the outlots. Notice has been provided to the owners of the outlots, but have not received response regarding sidewalk installation. The next step would be for Council to order installation of the sidewalks and assess the associated costs to the parcels. This work would be included in the next concrete patchwork project.

Councilmember Murray asked if the sidewalks would be addressed for the properties that have not yet been built on. Mr. Champ noted lots that don't yet have houses would not have sidewalks completed as those sidewalks could be damaged during the construction and would subsequently need replacement.

Councilmember DeMoss wanted to ensure clarity of what expectations were when the properties were purchased. Mr. Champ explained that since these were outlots, they had sidewalk locations known and described on platting documents that were approved. Regarding the middle parcel, it is owned by a group in Council Bluffs that purchased it through a tax sale. City staff cannot confirm if that group did research or reviewed publicly available documents, however, they have not been responsive to the City's communication. DeMoss then asked what the cost of the assessed sidewalk would be. Mr. Champ noted there are about 400 linear feet of sidewalk needed, however, the City would not know the cost until the project is bid out. He also noted that the Council would not have to do an assessment for the costs, however, it is available in this instance.

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

c. **Resolution #102726-09 –** Approve 1st Amendment to the Economic Development and Infrastructure Agreement with LRE IA Pleasant Hill, LLC

DeMoss/Murray moved to approve **Resolution #102726-09 –** Approve 1st Amendment to the Economic Development and Infrastructure Agreement with LRE IA Pleasant Hill, LLC. City Manager Ben Champ, provided the background on the existing agreement which was approved September 24, 2024. During platting for the site, there were infrastructure improvements required that result in the 1st Amendment to the Agreement being considered that clarify responsibility of the stormwater improvements which are located in the Iowa Department of Transportation (DOT) right-of-way. The DOT does not allow private infrastructure in their right-of-way which requires the infrastructure to be public and the responsibility of the City, the agreement allows the City to maintain and invoice the developer for all costs associated with the maintenance of the infrastructure. The developer also entered into a minimum assessment agreement that states that the minimum assessed value of the property be not less than $2,000,000. The amended agreement provides a new timeline to reach this minimum assessment to be January 1, 2028.

Councilmember Hodges inquired if the City's work being performed on University Avenue is what triggered the process of finding new providers since providers were having issues. Mr. Champ noted that the developers delay is not related to the City's infrastructure project, while it did take longer that the City would have liked for it to occur, the developer originally had a user working very quickly but eventually had a situation which caused the developer to look for other users. While the developer has started working on the project site, the City does not have any site plans.

Councilmember DeMoss asked if the developer wants the City to be an intermediary. Mr. Champ confirmed the City would be an intermediary and responsible party for the right-of-way as the Iowa Department of Transportation requires it. Due to the large size of the right-of-way, portions of the stormwater infrastructure will need to be in the right-of-way. To allow the infrastructure to

be in the right-of-way, the City needs to be the owner, however, to not burden the taxpayer so costs would be recoverable and assigned back to the developer.
ROLL CALL: AYES: Murray, Birch, Hodges, DeMoss, Konrad. NAYS: None. Motion carried 5-0.

7. CLOSING COMMENT & REGIONAL APPOINTMENT REPORTS

Mayor Kurovski attended the Catch Des Moines quarterly board meeting which included updates to barns at the Iowa State Fairgrounds to accommodate larger events throughout the year which the Fair hasn't previously been able to bid on. Other updates were on summer activities across the metro, which saw some of the highest tourism levels. Catch Des Moines also had their annual awards to celebrate positive changes which supports infrastructure and tourism across the metro.

8. ADJOURNMENT

Hodges/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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Sarah Swisher, Finance Director/City Clerk