



**PLEASANT HILL CITY COUNCIL  
REGULAR SESSION  
JANUARY 26, 2016  
6:30 PM**

**1. CALL TO ORDER/ROLL CALL**

**2. APPROVAL OF AGENDA**

**3. PRESENTATIONS:**

- a. Annual Business Retention Update from 2015 – Alex Lynch, EPRD and Janet Wilwerding, City of Pleasant Hill

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

**5. CONSENT ITEMS**

- a. Council Minutes - dated 01-12-16
- b. Claims Listing dated 01-26-16
- c. Treasurers Report dated 12-31-15
- d. Expenditure Report dated 12-31-15
- e. Revenue Report dated 12-31-15
- f. Fire Dept Report dated December 2015
- g. Police Dept Report dated December 2015
- h. Public Works Dept Report dated 01-26-16
- i. Liquor License Renewal – The PARC Event Center, 5374 NE 12<sup>th</sup> Ave.
- j. Tax Abatement Report dated December 2015
- k. **Resolution #012616-01** - Transfer of funds - Storm Water Fund to Sewer Fund
- l. **Resolution #012616-02** – Transfer of Funds – Emergency Fund to Equipment Replacement Fund
- m. **Resolution #012616-03** – Transfer of Funds – Employee Benefits Fund to General Fund
- n. **Resolution #012616-04** – Approval of Change Order No. 1 and Payment Application No. 4 – NE 75<sup>th</sup> Street Improvements Project

**6. BUSINESS ITEMS**

- a. **Resolution #012616-05** – Approval of Preliminary Plat with Development Agreement for Prairie Creek Plat 1
- b. **Resolution #012616-06** – Approval of a Request to the DMAMPO to transfer STP funds for Pleasant Hill Boulevard and Vandalia Road Intersection Project

**7. CLOSING COMMENTS**

**8. CLOSED SESSIONS:**

- a. Pursuant to Iowa Code Section 20.17 (3) Providing for the Strategy Meetings of Public Employers Collective
- b. Pursuant to Iowa Code Section 21.5.1 (j) to Discuss the Possible Purchase of Particular Real Estate
  - 1. Discussion and Possible Action Regarding Purchase of Particular Real Estate

**9. ADJOURNMENT**

**PLEASANT HILL CITY COUNCIL  
REGULAR SESSION  
JANUARY 12, 2016  
6:30 PM**

**1. CALL TO ORDER/ROLL CALL**

Mayor Kurovski called the Pleasant Hill City Council meeting to order on January 12, 2016 at 6:30 p.m. in the City Council Chambers. PRESENT: Jeff Mullen, Curt Gause, Dean Cooper, Mark Konrad and Mayor Sara Kurovski. ABSENT: Barb Malone.

**2. APPROVAL OF AGENDA**

Cooper/Mullen moved to approve the agenda as presented. ROLL CALL: AYES: Mullen, Gause, Cooper, Konrad. NAYS: None. Motion carried 4-0.

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

There was none.

**4. CONSENT ITEMS**

Konrad/Mullen moved to approve the **CONSENT ITEMS**: Approve the 2016 City Calendar, **Resolution #011216-01**- Approve Official Depositories, **Resolution #011216-02** - Approve Official Publications, Council Minutes - dated 12-22-15, Claims Listing dated 01-12-16, **Resolution #011216-03**– Authorization of Destruction of Records, **Resolution #011216-04** – Approval of Lien Schedule, Liquor License Renewal – Fiesta Mexican Restaurant, 1100 N. Hickory Blvd #203, Letter of Support of MAC Homeland Security Services Agreement. ROLL CALL: AYES: Mullen, Gause, Cooper, Konrad. NAYS: None. Motion carried 4-0.

**5. MAYOR APPOINTMENTS**

Cooper/Konrad moved to approve the **Mayor Appointments** with the amendment to item 5b changing the alternate to the Metro Waste Authority from Sara Kurovski to Curt Gause in Resolution 011216-05. Finance Committee Appointment (Curt Gause and Mark Konrad), **Resolution #011216-05** - Appointment to Metro Waste Authority Appointment (Barb Malone with alternate Sara Kurovski Curt Gause), Council Liaison to the Board of Adjustment (Dean Cooper), Council Liaison to Planning/Zoning Commission (Curt Gause), Council Liaison to Library Board of Trustees (Barb Malone), Council Liaison to Park/Recreation Commission (Dean Cooper), Chamber of Commerce Representative (Jeff Mullen), Metropolitan Advisory Committee (MAC) (Sara Kurovski), Mayor Pro Tem (Mark Konrad), **Resolution #011216-06** - Metropolitan Planning Organization (MPO) Representatives, Management Committee and Technical Committee (Management Committee Jeff Mullen with alternate Sara Kurovski; Technical Committee Ben Champ with alternate Madeline Sturms), Convention and Visitors Bureau representatives (Sara Kurovski with alternate Dean Cooper). ROLL CALL: AYES: Mullen, Gause, Cooper, Konrad. NAYS: None. Motion carried 4-0.

**6. COUNCIL APPOINTMENTS**

Konrad/Mullen moved to approve the Council Appointments: **Resolution #011216-07** - Appoint Representative to the Polk County Emergency Management Commission (Curt Gause and alternate Barb Malone), **Resolution #011216-08** - Appoint 911 Service Board Representatives (Fire Chief Tom Solberg with alternate Police Chief Al Pizzano), **Resolution #011216-09** - Appoint Representatives to the Wastewater Reclamation Authority (WRA), Management Committee and Technical Committee. (Management Committee Don Sandor with alternate Ben Champ; technical committee Gary Patterson with alternate Russ Paul), Appointment to Eastern Polk Regional Development (Sara Kurovski), Appointment to the Central Iowa Regional Drinking Water Commission (CIRDWC). (Len Murray with alternate Madeline Sturms). ROLL CALL: AYES: Mullen, Gause, Cooper, Konrad. NAYS: None. Motion carried 4-0.

## 7. BUSINESS ITEMS

- a. **Resolution #011216-10** - Approval of Goal Setting Report 12-1-15  
Mullen/Cooper moved to approve **Resolution #011216-10** - Approval of Goal Setting Report 12-1-15. City Manager Don Sandor explained this is the final report from the December 1, 2015 goal setting session as prepared and submitted by Jeff Schott. The city council can adopt the report now with all the new council seats filled to represent all of them. ROLL CALL: AYES: Mullen, Gause, Cooper, Konrad. NAYS: None. Motion carried 4-0.
- b. **Resolution #011216-11** – Approval of Payment Application No. 4, Change Order No. 1, and Project Acceptance for the 2015 Maintenance Building Addition Project  
Cooper/Konrad moved to approve **Resolution #011216-11** – Approval of Payment Application No. 4, Change Order No. 1, and Project Acceptance for the 2015 Maintenance Building Addition Project. Assistant City Manager Ben Champ explained the City Engineer, Snyder and Associates, recommends approval of the final payment application for the 2015 Maintenance Building Addition project along with the change order. The project is now complete and can be accepted with retainage to be released after 30 days. Councilmember Cooper asked Public Works Director Gary Patterson if everything was ok in the project, to which Mr. Patterson answered that it was. ROLL CALL: AYES: Mullen, Gause, Cooper, Konrad. NAYS: None. Motion carried 4-0.
- c. **Resolution #011216-12**– Approval of revisions to Fire Chief job description  
Mullen/Gause moved to approve **Resolution #011216-12**– Approval of revisions to Fire Chief job description. City Manager Don Sandor explained that due to operational changes in the Fire Department, including the addition of part-time day time staffing, it is the opinion that the requirement for the administrative Fire Chief to have an EMT-I and EMT-P is no longer needed. The attached job description requires CPR and AED certification as a minimum requirement and states that the City may require additional EMT training. ROLL CALL: AYES: Mullen, Gause, Cooper, Konrad. NAYS: None. Motion carried 4-0.
- d. **Resolution #011216-13** – Approval of Professional Services Agreement – Pleasant Hill Park Master Plan  
Cooper/Mullen moved to approve **Resolution #011216-13** – Approval of Professional Services Agreement – Pleasant Hill Park Master Plan. Senior Planner Madeline Sturms explained that the City Council has purchased an undeveloped 77 acre parcel for the establishment of the City’s first park east of the bypass. Located in an area south of SE 6<sup>th</sup> Avenue, west of SE 68<sup>th</sup> Street, and adjacent to Four-Mile Elementary School, the property will require a series of investments over many years to develop and maintain the area as a park. The master planning process for the newly acquired parkland is an important next step following the recently approved Comprehensive Plan and the Parks, Recreation, and Open Space Plan. Those planning efforts provide a larger context for the details of this effort to follow. Confluence is an award winning firm with both national and Iowa experience and the firm is locally headquartered in Des Moines. The firm will lead a process over the next several months with several opportunities for public input and coordination with local park and recreation leaders with goal completion of Summer 2016. Councilmember Mullen said he was happy they were moving forward to develop the parkland quickly. Councilmember Cooper asked what steps Confluence would take in the process. Matt Carlile, Associate Principal with Confluence, explained that they would identify all the stakeholders and gather feedback in order to create the kind of park that Pleasant Hill wants and what their needs are. Mr. Carlile said that the more people brought in at the beginning would give a better end product. ROLL CALL: AYES: Mullen, Gause, Cooper, Konrad. NAYS: None. Motion carried 4-0.
- e. **Resolution #011216-14** - Approval of Prairie Meadows Grant Application  
Konrad/Gause moved to approve **Resolution #011216-14** - Approval of Prairie Meadows Grant Application. City Manager Don Sandor explained that it is time to submit the annual grant requests to Prairie Meadow before the January 29, 2016 deadline. The proposed application is requesting \$99,999 for a project estimated at a total cost of \$120,373. This project will improve the communication for emergency response providers, the City’s SRO officers, EMS and fire. Currently there are locations throughout the schools where a signal from the radios cannot penetrate. This application is being supported by SEP, the Polk County Sherriff department and Altoona. The balance of the funds needed for the completion of the project will come from a variety of sources, including Pleasant Hill, Southeast Polk School district, other affected governmental agencies, and other grant

opportunities are being pursued. Police Chief Al Pizzano said they were in the process of receiving support letters, and would then submit the application once all were received. ROLL CALL: AYES: Mullen, Gause, Cooper, Konrad. NAYS: None. Motion carried 4-0.

f. **Resolution #011216-15** – Approval of Plans, Specifications, and Letting Schedule for the 2016 Street Repair Project

Cooper/Mullen moved to approve **Resolution #011216-15** – Approval of Plans, Specifications, and Letting Schedule for the 2016 Street Repair Project. Assistant City Manager Ben Champ explained this resolution is for the next phase of annual patch repair projects identified by City Council and staff. The package is proposed for a bid letting date of February 3, 2016 and potential contract award on February 9, 2016. City Manager Don Sandor explained that this project will cost more than originally budgeted, however the increased amount received from the Road Use Tax will cover the increased expenditure and allow the patching program to extend the life of the streets repaired by maintaining the roadway integrity and deferring the need for full reconstruction. Mr. Sandor said the City is therefore very grateful for the additional Road Use Tax revenue. ROLL CALL: AYES: Mullen, Gause, Cooper, Konrad. NAYS: None. Motion carried 4-0.

**8. CLOSING COMMENTS**

Police Chief Al Pizzano reported that the police coverage of Presidential Candidate Ben Carson's appearance went well. His team worked well with Secret Service and State Patrol. Chief Pizzano also reported that the Sergeant's exam results would be coming soon, and then they would be able to assign a new police sergeant.

Fire Chief Tom Solberg reported that the Iowa State Bureau of EMS did an onsite inspection last week to make sure they were meeting all the state and federal regulations. He was proud to announce that there were no deficiencies, which is a rare finding. Chief Solberg said that spoke highly of his team and he was very proud of them.

Public Works Director Gary Patterson reported on the new maintenance building addition, and said his guys really appreciated being able to wash the salt and sand off of their snow removal equipment inside where there was heat and lighting on bad weather days. Mr. Patterson also gave an update on the salt storage facility in Grimes as well as at their facility on Vandalia Drive to provide coverage for the community.

City Manager Don Sandor announced there would be a council work session on the budget next Tuesday, January 19, 2016 at 6:00 p.m.

**9. ADJOURNMENT**

Mullen/Cooper moved to adjourn the meeting. ROLL CALL: AYES: Mullen, Gause, Cooper, Konrad. NAYS: None. Motion carried 4-0. The meeting was adjourned at 6:51 p.m.

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Sara Kurovski, Mayor

ATTEST:

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Dena J. Spooner, City Clerk/Finance Director

A C C O U N T S P A Y A B L E  
O P E N I T E M R E P O R T  
P U B L I C A T I O N

VENDOR SET: 01 CITY OF PLEASANT HILL  
REPORTING: PAID, UNPAID, PARTIAL

PAGE: 1  
BANK: ALL

=====PAYMENT DATES=====

PAID ITEMS DATES : 1/13/2016 THRU 1/26/2016  
PARTIALLY ITEMS DATES: 1/13/2016 THRU 1/26/2016  
UNPAID ITEMS DATES :

| VENDOR NAME                   | DESCRIPTION                     | GROSS AMOUNT |
|-------------------------------|---------------------------------|--------------|
| A & S REPAIR, INC.            | REP DRIVE SHAFT 'U' JOINTS-#46  | 329.98       |
| ABC PEST CONTROL              | PEST CONTROL - SOUTH COMPLEX    | 241.00       |
| AFLAC INSURANCE               | PAYROLL DEDUCTION INSURANCE     | 1,092.10     |
| AIA CORPORATION               | UNIFORMS                        | 273.70       |
| ALTOONA HERALD INDEX          | COMMUNICATOR; MINUTES; & CLAIMS | 1,342.17     |
| BATTERIES PLUS BULBS #203     | MINOR EQUIPMENT                 | 93.20        |
| BAUER BUILT                   | TIRE REPAIR-CASE END LOADER     | 167.00       |
| BEELINE BLUE                  | EMS FORMS                       | 224.00       |
| BEN FREEBORN                  | CONTRACTED & YC CUSTODIAL       | 1,215.00     |
| BOUNDTREE MEDICAL             | EMS SUPPLIES                    | 569.48       |
| BRICK, GENTRY, BOWERS LAW     | CONSULTANT/PROFESSIONAL         | 3,200.00     |
| BROTHERS CONSTRUCTION, INC    | DOANES GARAGE-PAYMENT #1        | 12,482.22    |
| CAPITAL CITY EQUIPMENT CO     | T190 REPAIRS                    | 2,133.16     |
| CARPENTER UNIFORMS/PROMOT     | UNIFORMS/SAFETY EQUIP           | 583.16       |
| CHIEF/LAW ENFORCEMENT SUPP    | UNIFORMS/SAFETY EQUIP           | 463.29       |
| CIRDWC                        | CIRDWC DUES                     | 129.13       |
| COLLECTION SERVICES           | GARNISHMENT WITHHOLDING         | 1,156.66     |
| CRAIG MCCLANAHAN              | IT SUPPORT/REPAIR/EQUIP         | 10,611.29    |
| CRYSTAL CLEAR WATER CO.       | OPERATING SUPPLIES              | 21.00        |
| D.R.I.V.E.                    | D.R.I.V.E. DEDUCTION            | 10.00        |
| DES MOINES STAMP MANU CO      | UNIFORMS/SAFETY EQUIP           | 18.00        |
| DOLLAR GENERAL -REGIONS 41    | CUSTODIAL SUPPLIES              | 52.00        |
| EAST DES MOINES GIRLS SOFT    | YEARLY DONATION                 | 5,000.00     |
| ELECTRONIC ENGINEERING        | PAGER REPAIRS                   | 144.45       |
| FRASER TRANSPORTATION SVC     | PARAMEDIC ASSIST                | 600.00       |
| G & K SERVICES                | FLOOR MATS - CITY COMPLEXES     | 254.11       |
| GRIMES ASPHALT & PAVING CO    | ASPHALT COLD MIX-POT HOLES      | 674.52       |
| HALLETT MATERIALS             | ICE CONTROL SAND                | 1,018.27     |
| HAWKEYE TRUCK EQUIPMENT       | ACCESSORY ITEMS-TRK #36         | 3,984.50     |
| HILLYARD/DES MOINES           | JANITORIAL SUPPLIES             | 308.03       |
| HOTSY CLEANING SYSTEMS,IN     | REPAIR HOTSYPRESSURE WASHER     | 175.00       |
| HOUSEAL LAVIGNE ASSOCIATES    | COMP PLAN/PARKS & TRAILS PLAN   | 4,087.73     |
| HY-VEE - FIRE ACCOUNT         | REHAB SUPPLIES                  | 138.19       |
| HYDRO KLEAN                   | BACK FLUSH CULVERT-"S" CURVE    | 1,415.20     |
| I WORK & PLAY - PRO LINES,    | UNIFORMS/SAFETY EQUIP           | 15.96        |
| ICMA-RC                       | DEFERRED COMPENSATION           | 2,257.32     |
| IEDC                          | IEDC MEMBERSHIP DUES            | 405.00       |
| IMAGETREND INC                | EPCR TRAINING & SETUP           | 1,125.00     |
| INTERNAL REVENUE SERVICE      | FED WITHHOLDING                 | 39,760.38    |
| INTERSTATE BATTERIES          | BATTERIES-EMERGENCY EXIT SIGNS  | 79.49        |
| IOWA ASSN OF BUILDING OFFI    | SEMINAR REGISTRATION            | 240.00       |
| IOWA ASSN OF PROF FIRE CHIEFS | FIRE CHIEF DUES                 | 50.00        |
| IOWA DEPT OF REVENUE & FI     | STATE WITHHOLDING               | 6,338.00     |
| IOWA FIREFIGHTERS ASSOCIAT    | ANNUAL DUES                     | 520.00       |

## =====PAYMENT DATES=====

PAID ITEMS DATES : 1/13/2016 THRU 1/26/2016

PARTIALLY ITEMS DATES: 1/13/2016 THRU 1/26/2016

UNPAID ITEMS DATES :

| VENDOR NAME                | DESCRIPTION                          | GROSS AMOUNT |
|----------------------------|--------------------------------------|--------------|
| IOWA LIVING MAGAZINE       | PH LIVING MAGAZINE LAYOUT            | 579.00       |
| IOWA WORKFORCE DEVE        | UNEMPLOYMENT INS-4TH QTR 2015        | 1,291.91     |
| IPERS-REGULAR              | IPERS CONTRIBUTIONS                  | 23,708.89    |
| J. BENJAMIN CHAMP          | REIMBURSEMENT-COMPUTER EQUIP         | 54.94        |
| JENSEN BUILDERS            | MAINT BLDG ADDITION-PAY AP #4        | 7,193.40     |
| JIM'S JOHNS                | KYBO RENTAL                          | 336.00       |
| KECK, INC                  | FUEL - DECEMBER 2015                 | 4,778.91     |
| LOOKOUT BOOKS              | BOOKS                                | 511.42       |
| MADELINE STURMS            | REIMBURSEMENT-APA NAT CONF AIRFARE   | 257.20       |
| MEDIACOM                   | INTERNET ACCESS-LIBRARY              | 205.90       |
| MENARDS-ALTOONA            | MISC PUBLIC WORKS & FD SUPPLIES      | 142.73       |
| METHODIST OCCUPATIONAL HEA | RANDOM DRUG & ALCOHOL TESTS          | 151.00       |
| MID-STATES ORGANIZED CRIM  | DUES/MEMBERSHIP                      | 150.00       |
| MIDAMERICAN ENERGY CO      | GAS & ELECTRIC                       | 17,476.41    |
| NANNIES UNLIMITED          | REPAIR DOOR DAMAGE-FIRE DEPT ALARM   | 561.80       |
| NATIONWIDE MUTUAL FIRE INS | FLOOR INSURANCE PREMIUM              | 1,240.00     |
| NEW YORK LIFE INSURANCE    | PAYROLL DEDUCTION-LIFE INS           | 41.43        |
| O'HALLORAN                 | REPAIR STARTER-TRK #40               | 532.44       |
| O'REILLY AUTO PARTS        | VEHICLE & EQUIP PARTS                | 344.18       |
| OFFICE OF VEHICLE SERVICES | SALVAGE EXAMS - DEC. 2015            | 590.00       |
| OMNI-SITE.NET              | MONITOR WASTE WATER STN              | 828.00       |
| PAPER FREE TECHNOLOGY INC  | ANNUAL LASERFICHE SOFTWARE MAINT     | 2,323.00     |
| PARTSMASTER                | THERMAPOD-WIRE SPLICE HEAT           | 251.68       |
| PETTY CASH - PD            | OFFICE/OPERATING SUPPLIES            | 219.98       |
| PINGEL MUDJACKING, LC      | SIDEWALK REPAIR PROGRAM              | 890.00       |
| PITNEY BOWES               | PD QUARTERLY POSTAGE MACH CONTRACT   | 68.88        |
| POLK COUNTY                | BURN PERMIT-TREE REMOVAL             | 250.00       |
| POLK COUNTY FIRE CHIEF'S A | FIRE CHIEF DUES                      | 25.00        |
| PORTER DO IT BEST          | TOOLS AND SUPPLIES                   | 416.46       |
| PRAXAIR DISTRIBUTING       | EMS OXYGEN                           | 363.16       |
| PRODUCTIVITY PLUS ACCOUNT  | EQUIP PART-CASE END LOADER #28       | 51.23        |
| PROF DEVELOPERS OF IOWA    | 2016 REGULAR MEMBERSHIP              | 640.00       |
| QUILL                      | OFFICE SUPPLIES                      | 372.98       |
| RACOM CORPORATION          | EDACS ACCESS                         | 3,102.00     |
| RELIANCE STANDARD          | DENTAL/VISION PREM PAYROLL DEDUCT    | 3,094.72     |
| RELIASTAR LIFE INSURANCE C | DEFERRED COMP - ING                  | 2,928.24     |
| S & H ELECTRIC, INC.       | NEW STARTER-TRK #40                  | 195.00       |
| SAXTON, INC                | CONFERENCE ROOM CHAIRS               | 3,668.76     |
| SCHNEIDER GRAPHICS         | DECALS-NEW TRUCK                     | 163.77       |
| SKINNER LAW OFFICE, P C    | LEGAL COUNSEL-DEC 2015               | 3,043.31     |
| SNYDER & ASSOCIATES        | CONTRACTED ENGINEERING SERVICES      | 66,550.99    |
| STAPLES CREDIT PLAN        | OFFICE SUPPLIES & SHIPPING FEE       | 61.87        |
| STROH CORPORATION          | HVAC CONTRACT & REPAIRS              | 2,541.61     |
| TASC                       | PAYROLL DEDUCTION-FLEXIBLE BENE PLAN | 2,172.26     |

=====PAYMENT DATES=====

PAID ITEMS DATES : 1/13/2016 THRU 1/26/2016

PARTIALLY ITEMS DATES: 1/13/2016 THRU 1/26/2016

UNPAID ITEMS DATES :

| VENDOR NAME                | DESCRIPTION                         | GROSS AMOUNT |
|----------------------------|-------------------------------------|--------------|
| TEAMSTERS LOCAL UNION #238 | PAYROLL DEDUCTION-UNION DUES        | 600.48       |
| THE EQUITABLE              | DEFERRED COMP - THE EQUITABLE       | 673.06       |
| THE HARTFORD               | DEFERRED COMP - THE HARTFORD        | 591.05       |
| THE WALDINGER CORP         | MISC STREET LGHT & TRAF SIG REPAIRS | 8,580.53     |
| TOMPKINS INDUSTRIES INC    | HYDRAULIC HOSE-TRK #38              | 40.65        |
| TREASURER, CITY OF DES MOI | WRA PAYMENT                         | 33,340.30    |
| TRITECH SOFTWARE SYSTEMS   | EMS BILLING                         | 1,400.00     |
| UNITED FLEET SERVICES      | BALL JOINT REPLACEMENT-#9           | 353.15       |
| UNITED WAY OF CENTRAL IA   | PAYROLL DEDUCTION-UNITED WAY        | 38.00        |
| UNUM LIFE INSURANCE COMPAN | PAYROLL DEDUCTION-LIFE INS & LTD    | 1,795.00     |
| US BANK EQUIPMENT FINANCE  | COPIER LEASE                        | 101.69       |
| VAIL FOUNDATIONS           | RELOCATE HEADSTONE FOOTING          | 450.00       |
| VALLEY WEST UNIFORMS       | FD UNIFORMS                         | 46.00        |
| WELLMARK BLUE CROSS BLUE S | HEALTH INS PREM PAYROLL DEDUCT      | 19,914.07    |
| WIMACTEL, INC.             | PAYPHONE-515 262-9927               | 55.00        |
| WINDSTREAM                 | PHONE SVC - CITY COMPLEXES          | 1,695.05     |
| WITTENBECK MEMORIAL, INC.  | ENGRAVE PANEL-COLUMBARIUM           | 350.00       |
| ZIEGLER INC                | ANNUAL SVC-GENERATOR PUMP STATIONS  | 7,866.03     |
| ** TOTAL **                | -City of Pleasant Hill              | 337,661.07   |

A C C O U N T S P A Y A B L E  
O P E N I T E M R E P O R T  
P U B L I C A T I O N

=====PAYMENT DATES=====

PAID ITEMS DATES : 1/13/2016 THRU 1/26/2016  
PARTIALLY ITEMS DATES: 1/13/2016 THRU 1/26/2016  
UNPAID ITEMS DATES :

FUND TOTALS

|             |                       |            |
|-------------|-----------------------|------------|
| 001         | GENERAL               | 192,928.96 |
| 110         | ROAD USE              | 21,275.29  |
| 301         | CAPITAL PROJECTS      | 32,005.44  |
| 304         | TIF CAPITAL PROJECTS  | 20,150.35  |
| 610         | SEWER                 | 61,073.66  |
| 699         | EQUIPMENT REPLACEMENT | 8,812.17   |
| 740         | STORM WATER           | 1,415.20   |
| GRAND TOTAL |                       | 337,661.07 |

TREASURER'S REPORT  
CITY OF PLEASANT HILL  
12/31/2015

| FUND                              | BALANCE<br>MONTH BEGINNING | REVENUE             | EXPENSES            | BALANCE<br>MONTH ENDING |
|-----------------------------------|----------------------------|---------------------|---------------------|-------------------------|
| 001-1110 Cash                     | 625,906.82                 | 734,993.77          | 441,411.89          | 919,488.70              |
| 001-1112 Money Market             | 5,030.44                   | 0.21                |                     | 5,030.65                |
| 001-1114 Cash - DMCU              | 34.59                      |                     |                     | 34.59                   |
| 001-1120 Petty Cash               | 1,450.00                   |                     |                     | 1,450.00                |
| 001-1150 Investments              | 61,643.62                  |                     |                     | 61,643.62               |
| 110-1110 Road Use                 | 729,904.60                 | 94,792.02           | 50,680.35           | 774,016.27              |
| 112-1110 Cash-Employee Benefits   | 464,625.23                 | 20,712.22           | 464,625.23          | 20,712.22               |
| 119-1110 Emergency Fund           | 58,879.90                  | 2,626.05            | 58,879.90           | 2,626.05                |
| 125-1110 Industrial TIF District  | 340,015.86                 | 29,895.52           |                     | 369,911.38              |
| 126-1110 East Urban Renewal TIF   | 918,096.83                 | 20,303.63           | 119,240.49          | 819,159.97              |
| 127-1110 LMI Fund                 | 53,213.22                  | 6.08                |                     | 53,219.30               |
| 130-1110 Special Assessment       | 640.47                     | 0.07                |                     | 640.54                  |
| 145-1110 Urban Renewal CCRK TIF   | 1,417,091.41               | 28,411.29           |                     | 1,445,502.70            |
| 177-1110 Drug Forfeitures         | 50,982.65                  | 5.82                |                     | 50,988.47               |
| 180-1110 Avenue of Flags          | 2,280.94                   | 0.26                |                     | 2,281.20                |
| 182-1110 Park/Rec                 | 2,874.38                   | 3.19                |                     | 2,877.57                |
| 182-1150 Park/Rec Investments     | 25,129.19                  |                     |                     | 25,129.19               |
| 183-1110 Library                  | 26,743.73                  | 3.19                |                     | 26,746.92               |
| 183-1150 Library Investments      | 7,482.66                   |                     |                     | 7,482.66                |
| 184-1110 Memorial                 | 1,279.81                   | 0.15                |                     | 1,279.96                |
| 200-1110 Debt Service             | 276,634.51                 | 13,617.02           | 40,888.26           | 249,363.27              |
| 301-1110 CIP Projects Fund        | 2,363,629.27               | 386.80              | 5,279.53            | 2,358,736.54            |
| 301-1150 CIP Projects Investments | 1,015,799.21               |                     |                     | 1,015,799.21            |
| 304-1110 TIF CIP Projects Fund    | 5,262,897.35               | 601.26              | 80,904.80           | 5,182,593.81            |
| 500-1110 Cemetery                 | 29,243.05                  | 7.88                |                     | 29,250.93               |
| 500-1150 Cemetery Investments     | 39,732.16                  |                     |                     | 39,732.16               |
| 600-1110 Water                    | 1,425,070.90               | 177.98              | 63,002.72           | 1,362,246.16            |
| 600-1150 Investments              | 108,966.62                 |                     |                     | 108,966.62              |
| 600-1170 Meter Deposits           | 23,783.02                  | 2.72                |                     | 23,785.74               |
| 610-1110 Sewer                    | 535,208.29                 | 108,273.64          | 139,955.75          | 503,526.18              |
| 670-1110 Garbage/Recycling        | 113,092.52                 | 37,009.01           | 57,015.90           | 93,085.63               |
| 699-1110 Equipment Replacement    | 395,912.63                 | 58,925.12           | 107,638.74          | 347,199.01              |
| 740-1110 Storm Water              | 64,114.60                  | 19,582.45           | 868.36              | 82,828.69               |
| <b>TOTAL</b>                      | <b>16,447,390.48</b>       | <b>1,170,337.35</b> | <b>1,630,391.92</b> | <b>15,987,335.91</b>    |

\_\_\_\_\_  
City Clerk/Finance Director

\_\_\_\_\_  
City Manager

EXPENDITURES BY PROGRAM, AREA & DEPARTMENT

AS OF: DECEMBER 31ST, 2015

% OF YEAR COMPLETED - 50.00

| EXPENDITURES                                | CURRENT BUDGET   | MONTHLY ACTUAL    | YEAR TO DATE ACTUAL | BUDGET BALANCE      | % OF BUDGET   |
|---|------------------|-------------------|---------------------|---------------------|---------------|
| <b>PUBLIC SAFETY</b>                        |                  |                   |                     |                     |               |
| =====                                       |                  |                   |                     |                     |               |
| POLICE DEPARTMENT                           | 2,165,520        | 184,201.39        | 1,034,941.03        | 1,130,578.97        | 47.79         |
| EMERGENCY FUND                              | 0                | 0.00              | 0.00                | 0.00                | 0.00          |
| EMERGENCY MANAGEMENT                        | 11,100           | 4,518.77          | 12,296.98           | ( 1,196.98)         | 110.78        |
| FIRE DEPARTMENT                             | 818,797          | 49,571.14         | 383,428.27          | 435,368.73          | 46.83         |
| EMS/AMBULANCE                               | 78,450           | 6,093.59          | 32,885.65           | 45,564.35           | 41.92         |
| ANIMAL CONTROL                              | <u>3,000</u>     | <u>228.29</u>     | <u>926.90</u>       | <u>2,073.10</u>     | <u>30.90</u>  |
| <b>TOTAL PUBLIC SAFETY</b>                  | <b>3,076,867</b> | <b>244,613.18</b> | <b>1,464,478.83</b> | <b>1,612,388.17</b> | <b>47.60</b>  |
| <b>PUBLIC WORKS</b>                         |                  |                   |                     |                     |               |
| =====                                       |                  |                   |                     |                     |               |
| ROADS, BRIDGES & SIDEWALK                   | 820,412          | 49,451.10         | 391,524.56          | 428,887.44          | 47.72         |
| STREET LIGHTING                             | 137,000          | 10,328.59         | 64,413.46           | 72,586.54           | 47.02         |
| TRAFFIC CONTROL                             | 50,000           | 6,337.24          | 21,075.06           | 28,924.94           | 42.15         |
| SNOW REMOVAL                                | 63,000           | 1,229.25          | 39,147.25           | 23,852.75           | 62.14         |
| STREET CLEANING                             | 0                | 0.00              | 0.00                | 0.00                | 0.00          |
| STORM SEWERS                                | 0                | 0.00              | 106.93              | ( 106.93)           | 0.00          |
| ADMINISTRATIVE                              | <u>0</u>         | <u>0.00</u>       | <u>0.00</u>         | <u>0.00</u>         | <u>0.00</u>   |
| <b>TOTAL PUBLIC WORKS</b>                   | <b>1,070,412</b> | <b>67,346.18</b>  | <b>516,267.26</b>   | <b>554,144.74</b>   | <b>48.23</b>  |
| <b>HEALTH/SOCIAL SERVICES</b>               |                  |                   |                     |                     |               |
| =====                                       |                  |                   |                     |                     |               |
| MOSQUITO CONTROL                            | <u>10,500</u>    | <u>0.00</u>       | <u>7,423.43</u>     | <u>3,076.57</u>     | <u>70.70</u>  |
| <b>TOTAL HEALTH/SOCIAL SERVICES</b>         | <b>10,500</b>    | <b>0.00</b>       | <b>7,423.43</b>     | <b>3,076.57</b>     | <b>70.70</b>  |
| <b>CULTURE/RECREATION</b>                   |                  |                   |                     |                     |               |
| =====                                       |                  |                   |                     |                     |               |
| LIBRARY                                     | 598,126          | 38,462.58         | 268,473.32          | 329,652.68          | 44.89         |
| PARKS                                       | 274,231          | 23,916.28         | 145,089.92          | 129,141.08          | 52.91         |
| RECREATION                                  | 160,806          | 8,370.33          | 81,163.31           | 79,642.69           | 50.47         |
| CEMETERY                                    | <u>6,750</u>     | <u>552.42</u>     | <u>8,521.93</u>     | <u>( 1,771.93)</u>  | <u>126.25</u> |
| <b>TOTAL CULTURE/RECREATION</b>             | <b>1,039,913</b> | <b>71,301.61</b>  | <b>503,248.48</b>   | <b>536,664.52</b>   | <b>48.39</b>  |
| <b>COMMUNITY ECONOMIC DEVELOPMENT</b>       |                  |                   |                     |                     |               |
| =====                                       |                  |                   |                     |                     |               |
| LMI   | 601,000          | 0.00              | 581,745.00          | 19,255.00           | 96.80         |
| TIF   | 372,669          | 119,240.49        | 119,240.49          | 253,428.51          | 32.00         |
| PLANNING & ZONING                           | <u>544,901</u>   | <u>33,364.08</u>  | <u>266,864.78</u>   | <u>278,036.22</u>   | <u>48.97</u>  |
| <b>TOTAL COMMUNITY ECONOMIC DEVELOPMENT</b> | <b>1,518,570</b> | <b>152,604.57</b> | <b>967,850.27</b>   | <b>550,719.73</b>   | <b>63.73</b>  |

EXPENDITURES BY PROGRAM, AREA & DEPARTMENT

AS OF: DECEMBER 31ST, 2015

% OF YEAR COMPLETED - 50.00

| EXPENDITURES                          | CURRENT BUDGET   | MONTHLY ACTUAL    | YEAR TO DATE ACTUAL | BUDGET BALANCE      | % OF BUDGET  |
|---------------------------------------|------------------|-------------------|---------------------|---------------------|--------------|
| <b>GENERAL GOVERNMENT</b>             |                  |                   |                     |                     |              |
| =====                                 |                  |                   |                     |                     |              |
| MAYOR                                 | 13,764           | 452.44            | 2,796.48            | 10,967.52           | 20.32        |
| COUNCIL                               | 94,523           | 5,166.00          | 59,744.93           | 34,778.07           | 63.21        |
| CLERK, TREASURER, ADMIN.              | 373,669          | 31,494.77         | 192,860.15          | 180,808.85          | 51.61        |
| ELECTIONS                             | 3,000            | 0.00              | 0.00                | 3,000.00            | 0.00         |
| LEGAL SERVICES/CITY ATTY              | 135,000          | 11,727.87         | 104,797.53          | 30,202.47           | 77.63        |
| CITY HALL & BUILDINGS                 | 274,149          | 15,899.64         | 131,190.81          | 142,958.19          | 47.85        |
| UTILITY FRANCHISE                     | 90,000           | 5,380.60          | 73,730.49           | 16,269.51           | 81.92        |
| IT                                    | <u>130,250</u>   | <u>5,396.43</u>   | <u>51,686.16</u>    | <u>78,563.84</u>    | <u>39.68</u> |
| <b>TOTAL GENERAL GOVERNMENT</b>       | <b>1,114,355</b> | <b>75,517.75</b>  | <b>616,806.55</b>   | <b>497,548.45</b>   | <b>55.35</b> |
| <b>DEBT SERVICE</b>                   |                  |                   |                     |                     |              |
| =====                                 |                  |                   |                     |                     |              |
| DEBT SERVICE                          | 0                | 0.00              | 0.00                | 0.00                | 0.00         |
| 2004 URB RENEW                        | 0                | 0.00              | 0.00                | 0.00                | 0.00         |
| 2003 URB RENEW                        | 0                | 0.00              | 0.00                | 0.00                | 0.00         |
| 2006 URB REN/CORP PURP                | 0                | 0.00              | 0.00                | 0.00                | 0.00         |
| 2007 URB REN/CORP PURP                | 0                | 0.00              | 0.00                | 0.00                | 0.00         |
| 2010 URB REN/CORP PURP                | 0                | 0.00              | 0.00                | 0.00                | 0.00         |
| 2009 CORP PURP/REFUNDING              | 269,675          | 7,337.50          | 7,337.50            | 262,337.50          | 2.72         |
| 2009 SEWER IMPROVEMENT                | 68,435           | 6,717.50          | 6,717.50            | 61,717.50           | 9.82         |
| BOX CULVERT REPLACE-EVAN              | 22,376           | 0.00              | 22,376.23           | 0.02                | 100.00       |
| 2011 URB REN/CORP PURP                | 0                | 0.00              | 0.00                | 0.00                | 0.00         |
| 2012 ESSEN/CORP/GEN PURP              | 258,350          | 9,175.00          | 9,175.00            | 249,175.00          | 3.55         |
| 2012 URB REN                          | 0                | 0.00              | 0.00                | 0.00                | 0.00         |
| 2015 BOND                             | <u>40,071</u>    | <u>17,658.26</u>  | <u>17,908.26</u>    | <u>22,162.74</u>    | <u>44.69</u> |
| <b>TOTAL DEBT SERVICE</b>             | <b>658,907</b>   | <b>40,888.26</b>  | <b>63,514.49</b>    | <b>595,392.76</b>   | <b>9.64</b>  |
| <b>CAPITAL PROJECTS</b>               |                  |                   |                     |                     |              |
| =====                                 |                  |                   |                     |                     |              |
| CAPITAL PROJECTS                      | <u>4,335,330</u> | <u>86,184.33</u>  | <u>1,618,415.11</u> | <u>2,716,914.89</u> | <u>37.33</u> |
| <b>TOTAL CAPITAL PROJECTS</b>         | <b>4,335,330</b> | <b>86,184.33</b>  | <b>1,618,415.11</b> | <b>2,716,914.89</b> | <b>37.33</b> |
| <b>BUSINESS TYPE ACTIVITIES</b>       |                  |                   |                     |                     |              |
| =====                                 |                  |                   |                     |                     |              |
| WATER ADMINISTRATION                  | 273,000          | 63,000.00         | 212,008.84          | 60,991.16           | 77.66        |
| SEWER DEPARTMENT                      | 1,384,369        | 141,028.39        | 745,075.27          | 639,293.73          | 53.82        |
| SOLID WASTE DEPARTMENT                | 393,000          | 58,131.78         | 228,777.95          | 164,222.05          | 58.21        |
| EQUIPMENT REPLACEMENT                 | 602,400          | 107,638.74        | 269,432.16          | 332,967.84          | 44.73        |
| STORM WATER                           | <u>172,500</u>   | <u>1,486.64</u>   | <u>11,887.91</u>    | <u>160,612.09</u>   | <u>6.89</u>  |
| <b>TOTAL BUSINESS TYPE ACTIVITIES</b> | <b>2,825,269</b> | <b>371,285.55</b> | <b>1,467,182.13</b> | <b>1,358,086.87</b> | <b>51.93</b> |

EXPENDITURES BY PROGRAM, AREA & DEPARTMENT

AS OF: DECEMBER 31ST, 2015

% OF YEAR COMPLETED - 50.00

| EXPENDITURES         | CURRENT<br>BUDGET | MONTHLY<br>ACTUAL   | YEAR TO DATE<br>ACTUAL | BUDGET<br>BALANCE   | % OF<br>BUDGET |
|----------------------|-------------------|---------------------|------------------------|---------------------|----------------|
| NON-PROGRAM<br>===== |                   |                     |                        |                     |                |
| NON-DEPARTMENTAL     | <u>0</u>          | <u>0.00</u>         | <u>0.00</u>            | <u>0.00</u>         | <u>0.00</u>    |
| TOTAL NON-PROGRAM    | <u>0</u>          | <u>0.00</u>         | <u>0.00</u>            | <u>0.00</u>         | <u>0.00</u>    |
| TOTAL EXPENDITURES   | <u>15,650,123</u> | <u>1,109,741.43</u> | <u>7,225,186.55</u>    | <u>8,424,936.70</u> | <u>46.17</u>   |
|                      | =====             | =====               | =====                  | =====               | =====          |

CITY OF PLEASANT HILL  
 REVENUE PUBLICATION REPORT  
 AS OF: DECEMBER 31ST, 2015

|                           | MONTHLY<br>REVENUE |
|---------------------------|--------------------|
| GENERAL                   | 733,403.41         |
| ROAD USE                  | 94,792.02          |
| EMPLOYEE BENEFIT FUND     | 20,712.22          |
| EMERGENCY FUND            | 2,626.05           |
| INDUSTRIAL TIF DISTRICT   | 29,895.52          |
| EAST URBAN RENEWAL TIF    | 20,303.63          |
| LMI FUND                  | 6.08               |
| SPECIAL ASSESSMENT        | 0.07               |
| URBAN RENEWAL CCRK TIF    | 28,411.29          |
| FEDERAL PROCEEDS          | 5.82               |
| AVENUE OF FLAGS T & A     | 0.26               |
| P&R COMPLEX TRUST & AGNCY | 3.19               |
| LIBRARY TRUST & AGENCY    | 3.19               |
| MEMORIAL TRUST & AGENCY   | 0.15               |
| DEBT SERVICE              | 13,617.02          |
| CAPITAL PROJECTS          | 386.80             |
| WATER PARK PROJECT        | 0.00               |
| TIF CAPITAL PROJECTS      | 601.26             |
| PERPETUAL TRUST & AGENCY  | 7.88               |
| WATER                     | 177.98             |
| SEWER                     | 109,346.28         |
| SEWER CONSTRUCTION FUND   | 0.00               |
| SOLID WASTE               | 38,124.89          |
| EQUIPMENT REPLACEMENT     | 58,925.12          |
| STORM WATER               | <u>20,200.73</u>   |
| GRAND TOTAL REVENUES      | 1,171,550.86       |

# Pleasant Hill Fire Department December 2015 Report



## Fire Activity:

Structure Fire 0  
Automatic Alarm 4  
CO Alarm 1  
Gas Line Break 0

## EMS Activity:

Medical Transports 55  
Refusals 1  
Fatality 0  
Public Assist 1

## Rescue Activity:

Technical Rescue 0  
Water Rescue 0  
Haz-Mat 0

Total Calls 59

Calls / Day 2

## Comments:

The Fire Department completed the calendar year with 1071 incidents. This is an increase of 58 additional incidents for the year.

## Past 5 Year Incident Totals

|      |      |
|------|------|
| 2015 | 1071 |
| 2014 | 1013 |
| 2013 | 946  |
| 2012 | 831  |
| 2011 | 739  |



## PLEASANT HILL POLICE DEPARTMENT

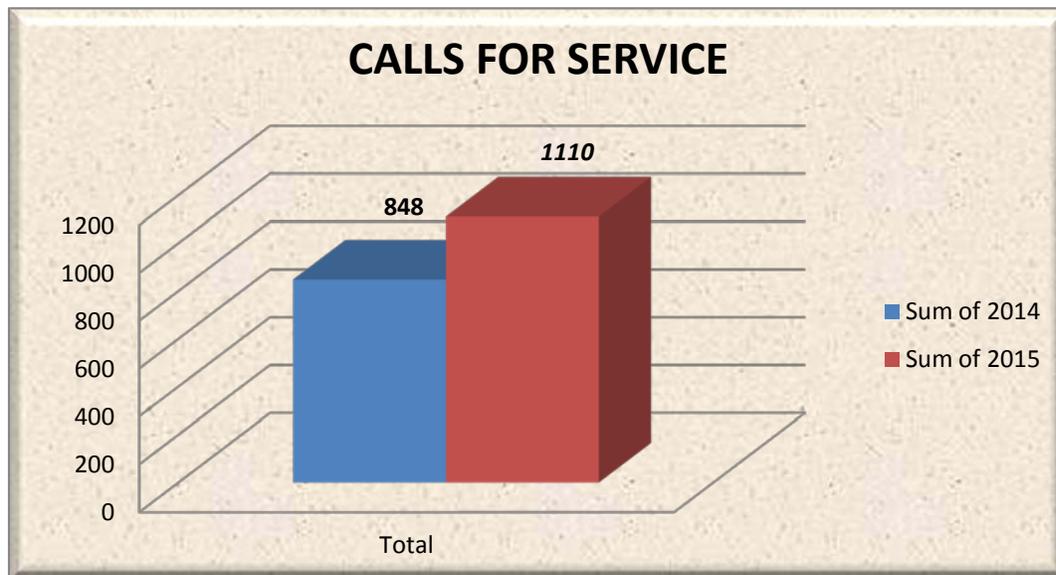


### DECEMBER 2015 MONTHLY REPORT

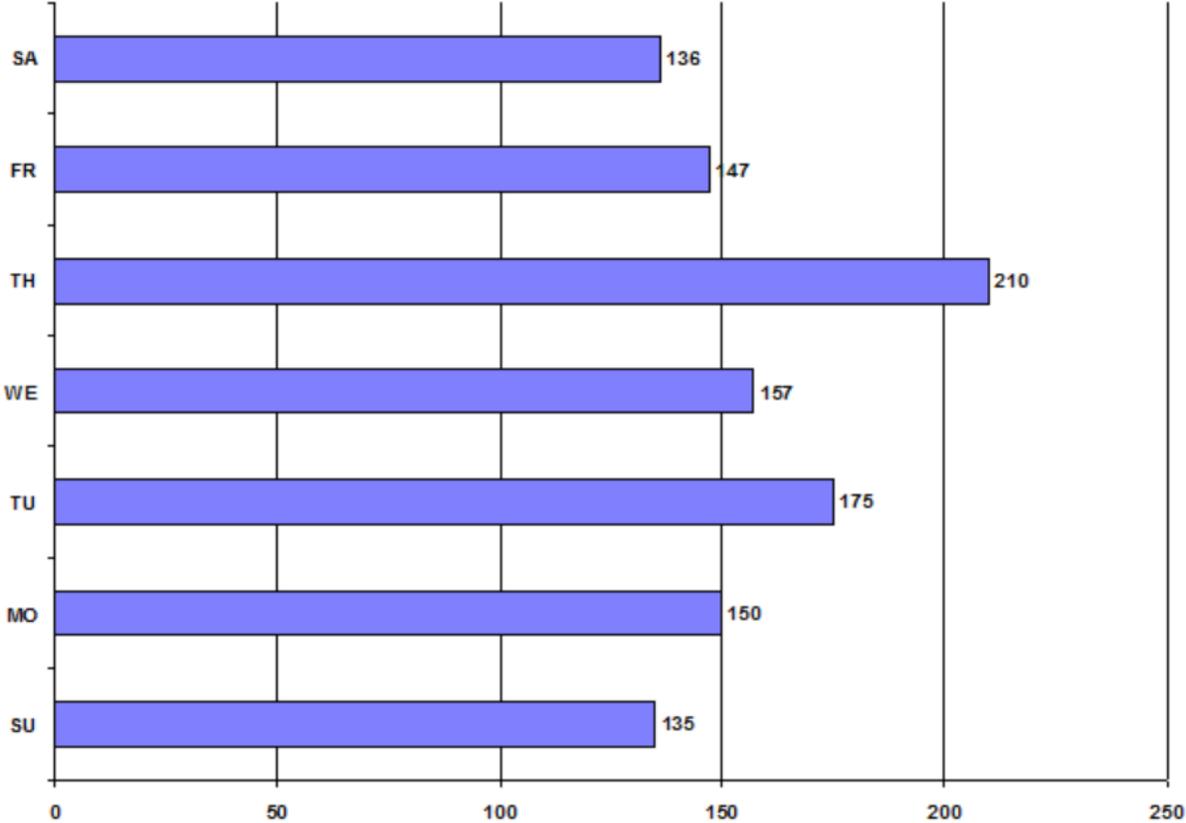
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#### Calls for Service

December 2015 continues to demonstrate a level of increased calls for service for the Police Department. A quick comparison between the months of December 2014 and December 2015 illustrate an increase of 262 calls or 24%. December also showed an increase from the previous month, November 2015, with an additional 118 calls for service or 11%.



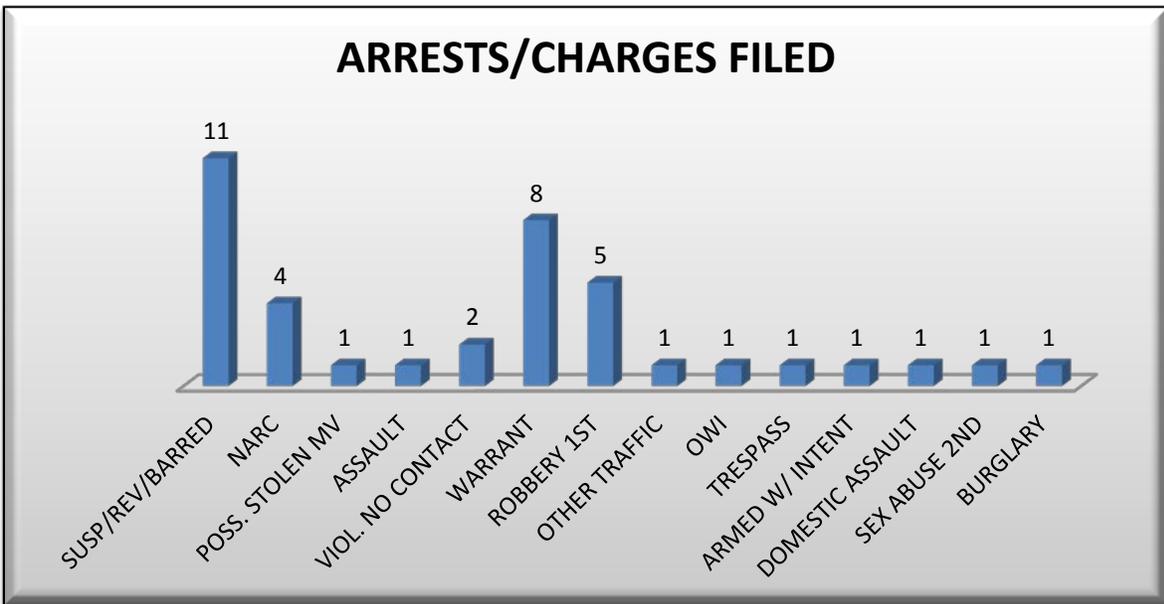
**Calls for Service by Day of the Week**



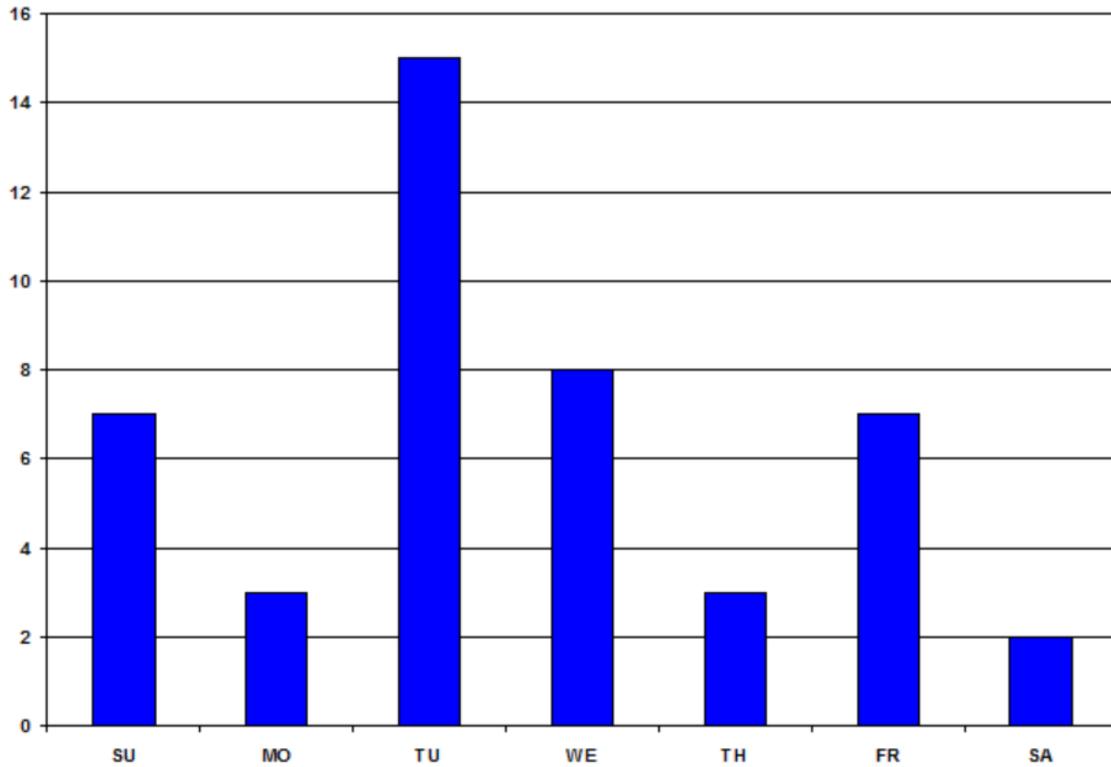
## Arrest/Criminal Charges

December 2015 arrest information was retrieved from the Tracs reporting system.

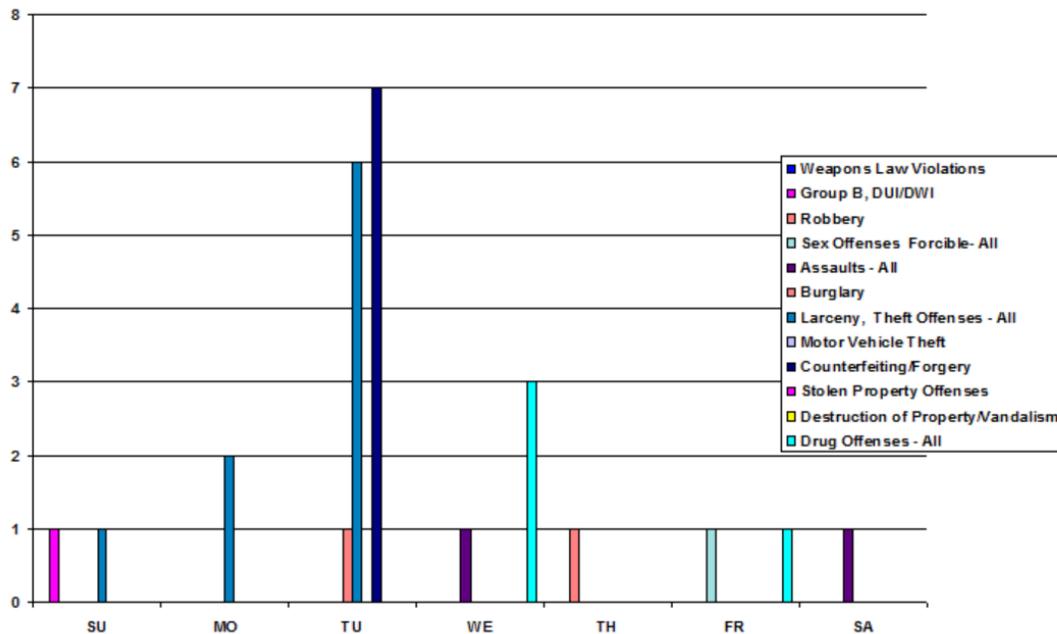
The number of arrests or charges filed on adult offenders for December was 35. This includes warrant arrests made by Officers. Along with one of the adult arrests for Robbery 1<sup>st</sup> (this constitutes the suspect(s) use of a weapon), 4 juveniles were also charged in the same case. Due to the juveniles being adjudicated (waived/moved) to adult court, these were added.



## OVERALL ARRESTS BY DAY OF THE WEEK



## Arrests by Day of the Week – breakdown of crime/charges



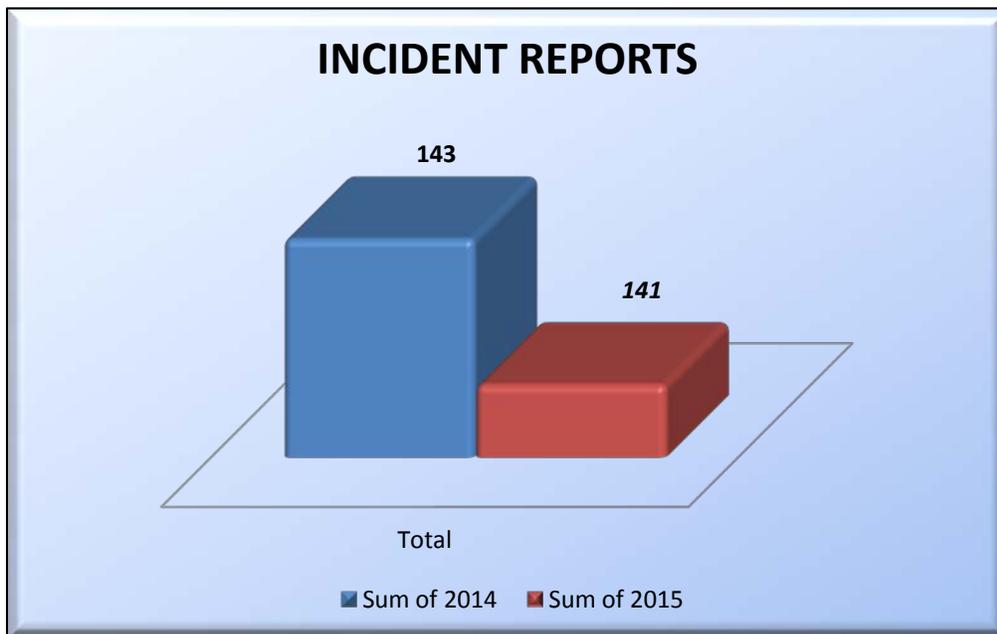
## Trends

December 2015 marks a noted trend in an increase of crimes utilizing a weapon. 5 individuals were charged with Robbery 1st. 1 individual was charged with going armed with intent and a handgun was located in the trash at one of the City's convenience stores.

An increase in the presence of gang members in the City, identified by clothing, tattoos or other indicators, members of various gangs have been involved with Police in just the past month. Officer Perez is currently working on a report to provide to Council as he is an expert in gangs. We have also seen an increase in recovered stolen vehicles in our city. These vehicles have been stolen in other communities and recovered in Pleasant Hill. We are evaluating why this is occurring but we suspect this increase is due to the high volume of vehicle traffic on East University and Highway 65. Pleasant Hill is a corridor used by many eastern communities to get to and from Des Moines and the other Metro cities.

## Incident Reports

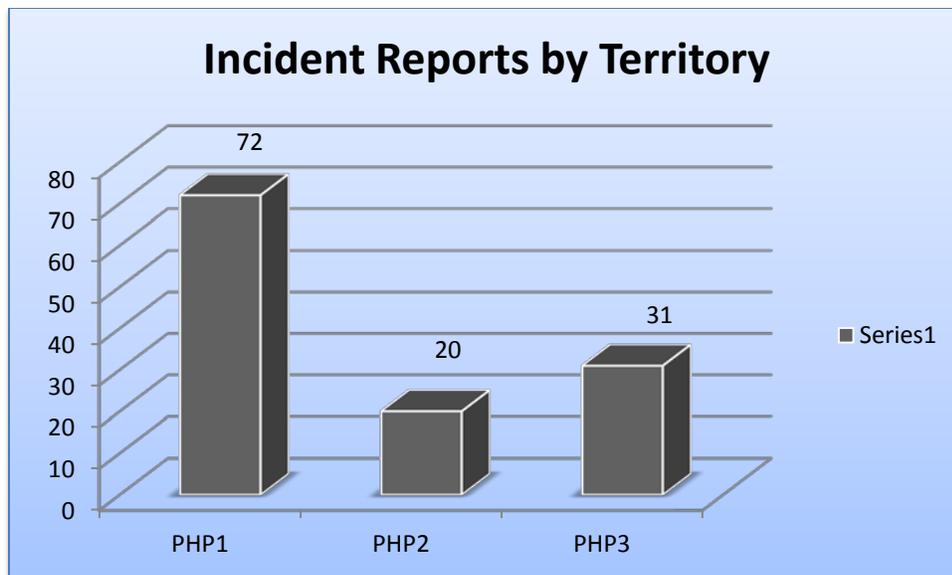
Incident Reports reflect the number of cases that are filed by the Police Department. In December 2014, **143** cases were filed. Similarly, in December 2015, **141** cases were filed.



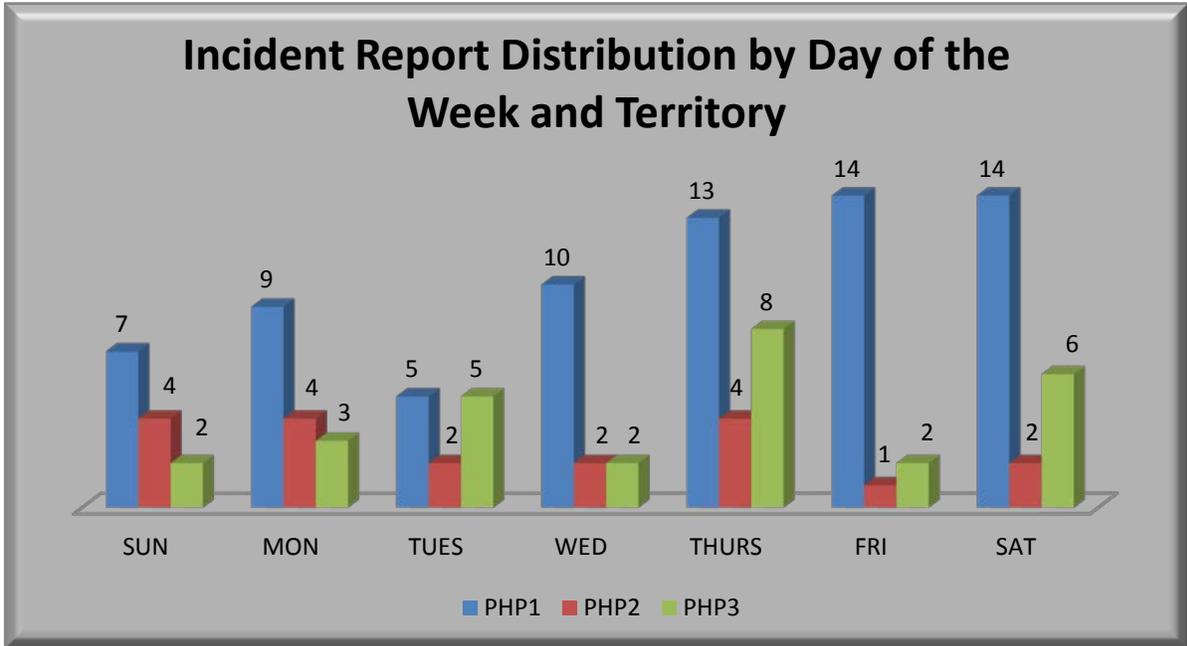
## Incidents According to Territory

In November 2015 the Police Department divided the City of Pleasant Hill into three defined territorial boundaries. Through the identification of these distinct territories, a multi-faceted approach can be undertaken for crime analysis and proactive policing methods.

This approach includes identifying of the levels of activity that not only occur within the City as a whole, but better illustrates its location within the City itself through territory identification. This can further be broken down by day of the week, and if desired, by the time of day.

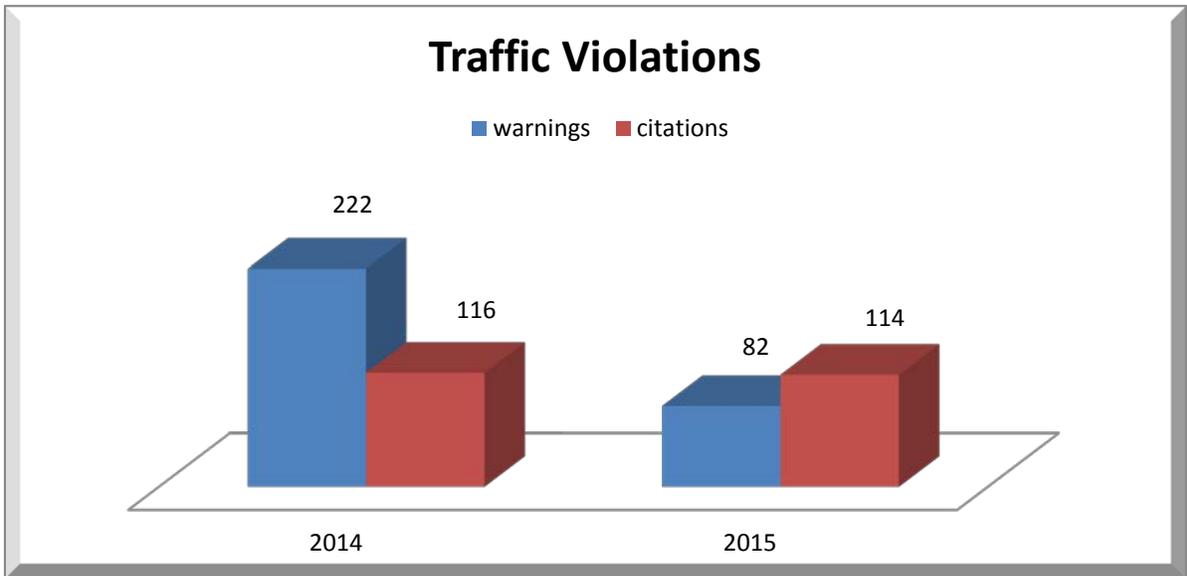


\*17 additional incidents are outside of these territory designations and is not reflected on this chart.



\*Some data is outside of these territory designations and is not reflected on this chart.

### Traffic Enforcement



## Accidents

In December 2015, Officers took **21** accidents. This is a slight increase from December of 2014 where **18** accidents occurred.



## Accident Mapping

Similar to November 2015, a majority of accidents reported to law enforcement are occurring along Hwy 163, as well as Hwy 65. Strategic efforts have been put into place for extra traffic enforcement along the highway corridors to improve driver safety and raise public awareness.



## **Investigations**

Detective was assigned 28 new cases in December 2015.

Closed by arrest – 3

Suspended, closed or unfounded-19 (some of these may include arrests as well)

Still under investigation or being utilized for intelligence - 6

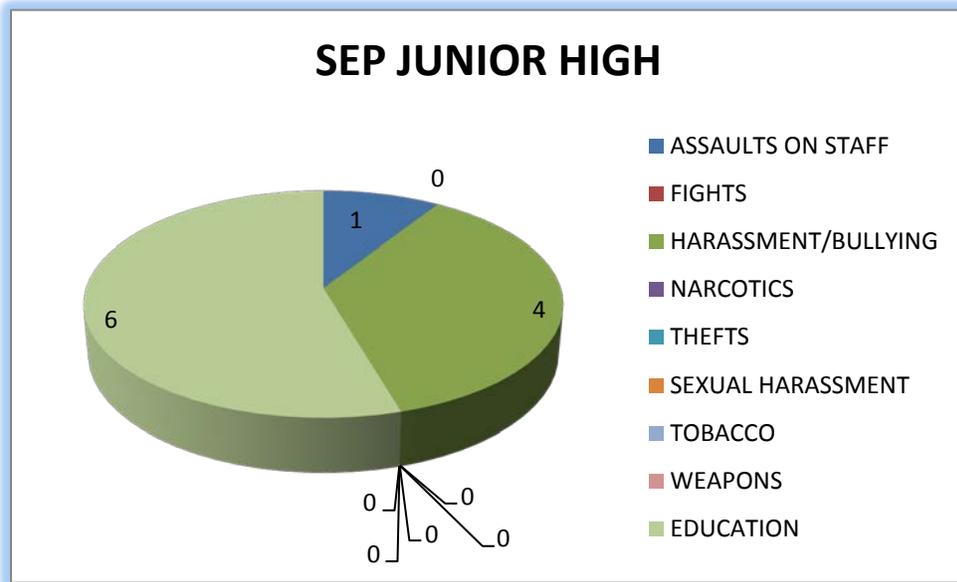
The incorporation of a monthly stats report for the Detective Squad is being worked on. This form is currently in the final stages of implementation. This will also capture call outs which have been on the rise over the past month and occurred as recently as last evening, January 13, 2016.

## **School Resource Officer Report**

There are two Officers assigned to the SEP school complex for the Junior High and High School buildings. These Officers not only provide in house Police services to the schools, but they are also involved with school activities, teaching DARE and other courses related to their job functions. They are also used as mentors and mediators for students and staff members.

A monthly statistics report is being created for the SRO's to utilize to help capture some of these functions that crime data would not reflect, but does encompass their daily workloads. A meeting is being scheduled between both SRO's and the Captain currently to help finalize a more descriptive reflection of the SRO's activity.

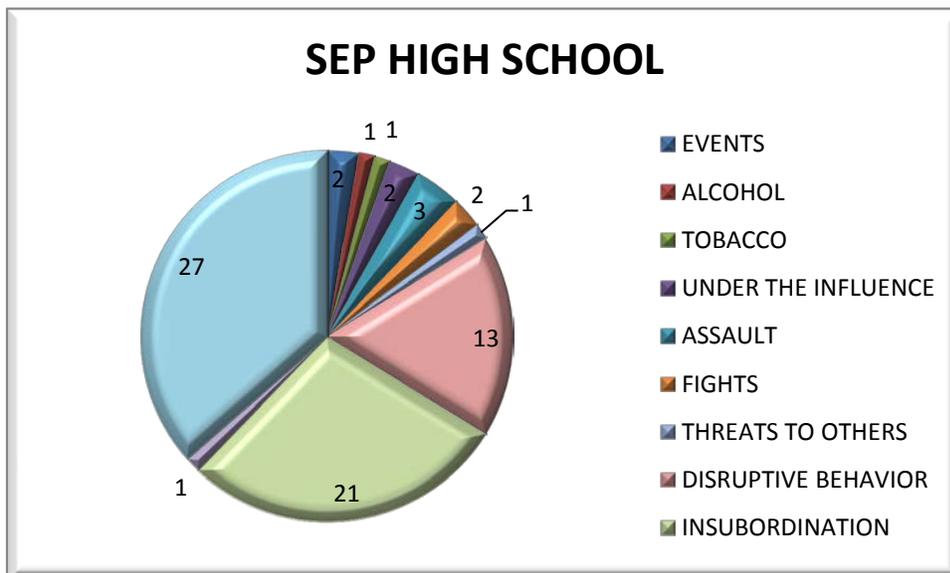
**SEP JUNIOR HIGH SCHOOL**



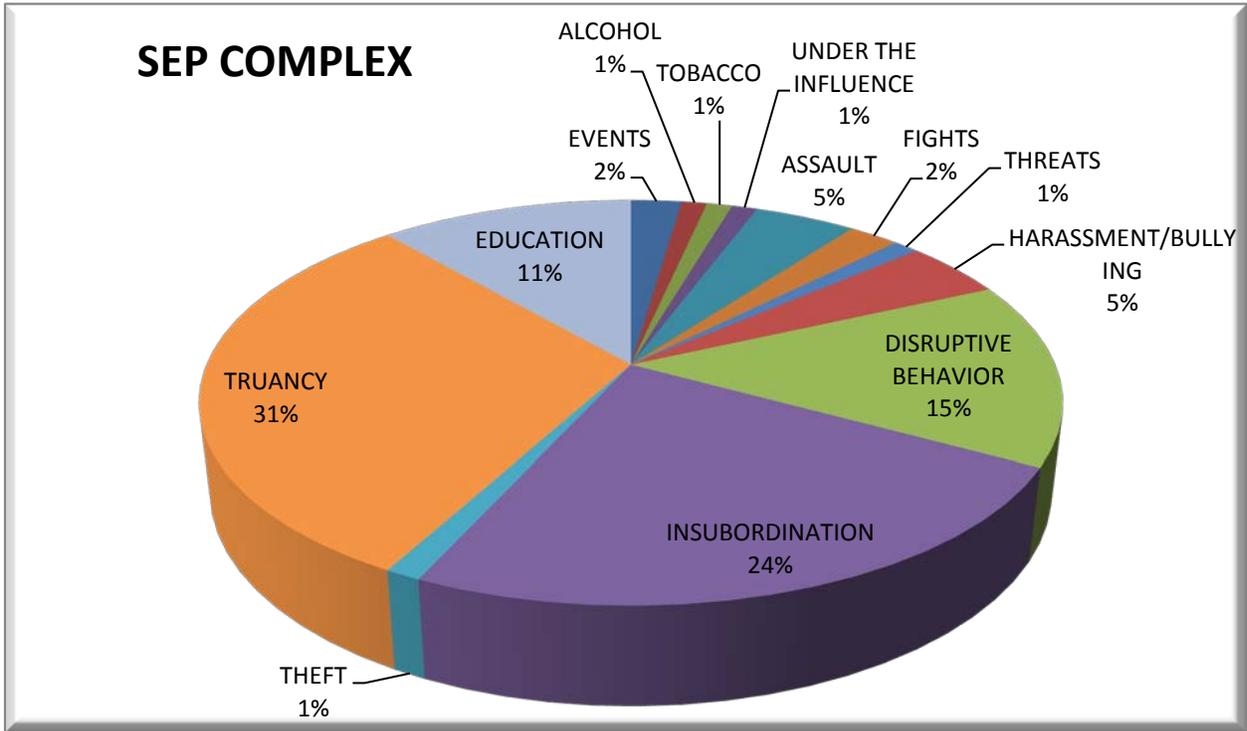
In December 2015, SRO Killam taught an all day CSI type assembly to the students at the junior high. This was taught for a total of six periods.

**SEP HIGH SCHOOL**

Events such as school board meetings, wrestling and basketball games also constitute a great deal of the SRO's time. The high school SRO is responsible for the coordination of ensuring appropriate coverage is met either along with them or in their absence if they are unable to attend. The high school SRO taught a CSI type course with the junior high SRO, as well as a law and you class during December.



**SEP COMPLEX DISTRIBUTION OF OFFICER INVOLVED INCIDENTS**





## Pleasant Hill Public Works Department

5440 Vandalia Rd.

Pleasant Hill, Iowa 50327

Ph: (515) 265-1444 • Fax: (515) 265-9984

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### COUNCIL REPORT JANUARY 26, 2016

We have only had two snow events since the last council report. One in December and one in January, which boosted the hours associated with snow removal to four hundred and twenty-two (422). The amount of sand and salt used increased to two hundred and five (205) tons. We are about 42% through winter and hoping for a January thaw to kind of balance out the expense of the season.

With the addition of the inside wash bay, it has made cleaning the equipment more tolerable when the outside temperature is below freezing. The snow equipment is holding up real well and I feel that cleaning and inspecting after every snow event extends the life of the equipment. If you take care of your equipment your equipment will take care of you.

We have been getting some excess equipment prepared to sell on Gov-Deals.Com.

The breaks between storms gives us a chance to get our own facilities organized, but we always seem to run out of time before we get completely caught up.

Gary Patterson  
Pleasant Hill Public Works  
*"Think Spring"*



## Tax Abatement Report December 2015

| TYPE          | ADDRESS           | OWNER                 | VALUATION  | DATE ISSUED | PERMIT # | PERMIT FEE |
|---------------|-------------------|-----------------------|------------|-------------|----------|------------|
| Single Family | 330 NE 77th Court | Neighborhood Builders | 510,470.00 | 12-11-15    | 9381     | 2,072.50   |

**RESOLUTION #012616-01**

**A RESOLUTION APPROVING THE TRANSFER OF FUNDS,  
STORM WATER FUND TO THE SEWER FUND**

WHEREAS, the Pleasant Hill City Council recognizes the need to approve the transfer of funds, as follows:

Storm Water Fund to Sewer Fund \$42,500.00; and

WHEREAS, this is a budgeted item for an annual transfer of funds supporting a portion of salary and benefits for staff time associated with storm water; and

THEREFORE, BE IT RESOLVED, that the City Council of Pleasant Hill, Iowa, in Polk County, Iowa, does hereby approve this transfer.

ADOPTED this 26th day of January, 2016.

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Sara Kurovski, Mayor

ATTEST:

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Dena Spooner, City Clerk/Finance Director

**RESOLUTION #012616-02**

**A RESOLUTION APPROVING THE TRANSFER OF FUNDS,  
EMERGENCY FUND TO EQUIPMENT REPLACEMENT FUND**

WHEREAS, the Pleasant Hill City Council recognizes the need to approve the transfer of funds, as follows:

Emergency Fund to Equipment Replacement Fund \$2,626.05

THEREFORE, BE IT RESOLVED, that the City Council of Pleasant Hill, Iowa, in Polk County, Iowa, does hereby approve this transfer.

ADOPTED this 26th day of January, 2016.

---

Sara Kurovski, Mayor

ATTEST:

---

Dena Spooner, City Clerk/Finance Director

**RESOLUTION #012616-03**

**A RESOLUTION APPROVING THE TRANSFER OF FUNDS,  
EMPLOYEE BENEFITS FUND TO THE GENERAL FUND**

WHEREAS, the Pleasant Hill City Council recognizes the need to approve the transfer of funds, as follows:

Employee Benefits Fund to General Fund \$20,712.22

THEREFORE, BE IT RESOLVED, that the City Council of Pleasant Hill, Iowa, in Polk County, Iowa, does hereby approve this transfer.

ADOPTED this 26th day of January, 2016.

\_\_\_\_\_  
Sara Kurovski, Mayor

ATTEST:

\_\_\_\_\_  
Dena Spooner, City Clerk/Finance Director

**AGENDA ITEM SHEET**

**CITY COUNCIL**

|                 |  |
|-----------------|--|
| <b>DATE:</b>    | <b>JANUARY 26, 2016</b>  |
| <b>TO:</b>      | <b>MAYOR AND CITY COUNCIL</b>  |
| <b>FROM:</b>    | <b>J. BENJAMIN CHAMP, AICP, EDFP, ASLA<br/>ASSISTANT CITY MANAGER / COMMUNITY DEVELOPMENT DIR.</b>         |
| <b>SUBJECT:</b> | <b>NE 75<sup>th</sup> STREET IMPROVEMENTS PROJECT<br/>PAYMENT APPLICATION NO. 4 AND CHANGE ORDER NO. 1</b> |

**BACKGROUND:**

The City Engineer has developed the plans and specifications for the NE 75<sup>th</sup> Street Improvements Project. The project has been awarded to McAninch Corporation and work is underway. The contractor has submitted the attached Change Order No. 1 and Payment Application No. 4 for work completed through December 31, 2015. The attached communication from the City Engineer, Snyder and Associates, provides a recommendation for approval of the payment application and deduct change order for the project.

**ANALYSIS/IMPACT:**

The City Engineer has reviewed, prepared, and recommended approval of the pay application and change order.

**ALTERNATIVES:**

Not approve the pay application/change order. However, the work is part of an approved contract and the work has been performed.

**FINANCIAL CONSIDERATIONS:**

Project funds are available.

**RECOMMENDATION:**

Approve the attached resolution for the NE 75<sup>th</sup> Street Improvements Project.

**RESOLUTION #012616-04**

**A RESOLUTION APPROVING PAYMENT APPLICATION NO. 4 AND CHANGE ORDER NO. 1 FOR  
THE NE 75<sup>th</sup> STREET IMPROVEMENTS PROJECT**

WHEREAS, the Pleasant Hill City Council has hired McAninch Corporation to complete the NE 75<sup>th</sup> Street Improvements Project; and

WHEREAS, McAninch Corporation has submitted the attached Change Order No. 1 and Payment Application No. 4 in the amount of \$543.84.

THEREFORE, BE IT RESOLVED, that the City Council of Pleasant Hill, Iowa, in Polk County, Iowa, does hereby approve payment application number four and change order number one for the project.

ADOPTED this 26<sup>th</sup> day of January, 2016.

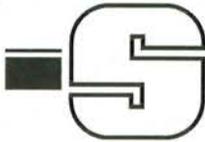
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Sara Kurovski, Mayor

ATTEST:

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Dena Spooner, City Clerk/Finance Director



January 8, 2015

Mr. Ben Champ  
City of Pleasant Hill  
5160 Maple Drive  
Pleasant Hill, IA 50327

RE: PARTIAL PAYMENT APPLICATION NO. 4 & CHANGE ORDER NO. 1  
NE 75<sup>TH</sup> STREET IMPROVEMENTS  
PROJECT NO. 113.0493

Dear Mr. Champ:

Partial payment application no. 4 includes work completed between November 1, 2015 and December 31, 2015. The contractor has completed site stabilization for winter shut down. They have also continued to monitor and maintain erosion control items during this time period.

Also enclosed is change order no.1 for the project. This change order deletes item no. 58 "Conventional Seeding, Fertilizing and Mulching, Type 4" and adds item no. 81 "Conventional Mulching." Type 4 seeding and fertilizing is not necessary and the contract did not include an item for only mulching. This change order results in a net deduct of \$1,426.25 to the contract.

We recommend approval of change order no. 1 and payment of \$543.84 to the Contractor, McAninch Corporation, for work completed through December 31, 2015. Approximately 34% of the total contract work has been completed. The contractor has until May 31, 2016 to complete the remaining work on this project.

Please contact me should you have any questions on this pay application and/or change order. We will be in attendance at the January 26, 2016 council meeting to answer any questions regarding this partial payment.

Sincerely,

SNYDER & ASSOCIATES, INC.

Nathan E. Carhoff, P.E.  
Project Engineer

Enclosures

CC: Eric Cannon, P.E., Snyder & Associates, Inc.

# APPLICATION FOR PARTIAL PAYMENT NO. 4

PROJECT: NE 75th Street Improvements  
OWNER: City of Pleasant Hill  
CONTRACTOR: McAninch Corporation  
ADDRESS: 4001 Delaware Avenue, Des Moines, IA 50313  
DATE: January 5, 2016

S&A PROJECT NO.: 113.0493

PAYMENT PERIOD: November 1, 2015 to  
December 31, 2015

## 1. CONTRACT SUMMARY:

|                             |                    |  |
|-----------------------------|--------------------|--|
| Original Contract Amount:   | \$1,687,175.73     | CONTRACT PERIOD:                       |
| Net Change by Change Order: | <u>-\$1,426.25</u> | Original Contract Date: June 9, 2015   |
| Contract Amount to Date:    | \$1,685,749.48     | Contract Completion Date: May 31, 2016 |

## 2. WORK SUMMARY:

|   |                               |
|---|-------------------------------|
| Total Work Performed to Date:           | \$567,449.35                  |
| Retainage: 5%                           | <u>\$28,372.47</u>            |
| Total Earned Less Retainage:            | \$539,076.88                  |
| Less Previous Applications for Payment: | <u>\$538,533.04</u>           |
| <b>AMOUNT DUE THIS APPLICATION:</b>     | <b><u><u>\$543.84</u></u></b> |

## 3. CONTRACTOR'S CERTIFICATION:

The undersigned CONTRACTOR certifies that:

(1) all previous progress payments received from OWNER on account of Work done under the Contract referred to above have been applied to discharge in full all obligations of CONTRACTOR incurred in connection with the Work covered by prior Applications for Partial Payments.

(2) title to all materials and equipment incorporated in said Work or otherwise listed in or covered by this application for Payment are free and clear of all liens, claims, security interests and encumbrances.

**McAninch Corporation**

CONTRACTOR

By  DATE: 1-8-16

## 4. ENGINEER'S APPROVAL:

Payment of the above AMOUNT DUE THIS APPLICATION is recommended:

**Snyder & Associates, Inc.**

ENGINEER

By  DATE: 1/8/16

## 5. OWNER'S APPROVAL

**City of Pleasant Hill**

OWNER

By \_\_\_\_\_ DATE: \_\_\_\_\_

**6. DETAILED ESTIMATE OF WORK COMPLETED:**

| No.                   | DESCRIPTION                                      | CONTRACT ITEMS                     |              |                             |               |                                 |               | COMPLETED WORK                            |      |               |                                 |              |             |
|-----------------------|--|------------------------------------|--------------|-----------------------------|---------------|---------------------------------|---------------|---|------|---------------|---------------------------------|--------------|-------------|
|                       |  | UNIT                               | UNIT COST    | Division 1<br>RISE Eligible |               | Division 2<br>Non-RISE Eligible |               | Division 1<br>RISE Eligible               |      |               | Division 2<br>Non-RISE Eligible |              |             |
|                       |  |                                    |              | QUANTITY                    | TOTAL COST    | QUANTITY                        | TOTAL COST    | QUANTITY                                  | CO # | COST          | QUANTITY                        | CO #         | COST        |
| 1                     | CLEARING AND GRUBBING (TREES)                    | UNIT                               | \$ 89.25     | 104.4                       | \$ 9,317.70   | -                               | \$ 0.00       | 104.4                                     | -    | \$ 9,317.70   | -                               | \$ 0.00      |             |
| 2                     | CLEARING AND GRUBBING (ROW CROPS)                | UNIT                               | \$ 3.29      | 100.6                       | \$ 330.97     | 324.1                           | \$ 1,066.29   | 100.6                                     | -    | \$ 330.97     | 324.1                           | \$ 1,066.29  |             |
| 3                     | CLEARING AND GRUBBING                            | ACRE                               | \$ 10,500.00 | 0.3                         | \$ 3,150.00   | 0.1                             | \$ 1,050.00   | 0.3                                       | -    | \$ 3,150.00   | 0.1                             | \$ 1,050.00  |             |
| 4                     | TOPSOIL, ON-SITE                                 | CY                                 | \$ 4.89      | 3,163                       | \$ 15,467.07  | 5,667                           | \$ 27,711.63  | 1,582                                     | -    | \$ 7,735.98   | 2,834                           | \$ 13,858.26 |             |
| 5                     | EXCAVATION, CLASS 10                             | CY                                 | \$ 5.04      | 16,576                      | \$ 83,543.04  | 4,144                           | \$ 20,885.76  | 14,832                                    | -    | \$ 74,753.28  | 3,918                           | \$ 19,746.72 |             |
| 6                     | BELOW GRADE EXCAVATION (CORE OUT)                | CY                                 | \$ 12.00     | 500                         | \$ 6,000.00   | -                               | \$ 0.00       | -   | -    | \$ 0.00       | -                               | \$ 0.00      |             |
| 7                     | SUBGRADE TREATMENT (CLASS C FLY ASH)             | SY                                 | \$ 13.00     | 500                         | \$ 6,500.00   | -                               | \$ 0.00       | -   | -    | \$ 0.00       | -                               | \$ 0.00      |             |
| 8                     | SUBGRADE TREATMENT (GEOGRID, TYPE 1)             | SY                                 | \$ 5.00      | 500                         | \$ 2,500.00   | -                               | \$ 0.00       | -   | -    | \$ 0.00       | -                               | \$ 0.00      |             |
| 9                     | SUBGRADE PREPARATION                             | SY                                 | \$ 4.57      | 8,741                       | \$ 39,946.37  | 2,516                           | \$ 11,498.12  | -   | -    | \$ 0.00       | -                               | \$ 0.00      |             |
| 10                    | SUBBASE, 8" MODIFIED                             | CY                                 | \$ 54.50     | 1,942                       | \$ 105,839.00 | 385                             | \$ 20,982.50  | -   | -    | \$ 0.00       | -                               | \$ 0.00      |             |
| 11                    | SUBBASE, SPECIAL BACKFILL                        | CY                                 | \$ 62.00     | 123                         | \$ 7,626.00   | -                               | \$ 0.00       | -   | -    | \$ 0.00       | -                               | \$ 0.00      |             |
| 12                    | REMOVAL OF KNOWN PIPE CULVERT, CMP, 15"          | LF                                 | \$ 19.00     | -                           | \$ -          | 57                              | \$ 1,083.00   | -   | -    | \$ 0.00       | -                               | \$ 0.00      |             |
| 13                    | REMOVAL OF KNOWN PIPE CULVERT, CMP, 18"          | LF                                 | \$ 21.00     | 43                          | \$ 903.00     | -                               | \$ 0.00       | 43  | -    | \$ 903.00     | -                               | \$ 0.00      |             |
| 14                    | REMOVAL OF KNOWN PIPE AND CONDUIT, DIP, 10"      | LF                                 | \$ 36.00     | -                           | \$ -          | 303                             | \$ 10,908.00  | -   | -    | \$ 0.00       | 303                             | \$ 10,908.00 |             |
| 15                    | REMOVAL OF KNOWN PIPE AND CONDUIT, DIP, 12"      | LF                                 | \$ 44.00     | -                           | \$ -          | 30                              | \$ 1,320.00   | -   | -    | \$ 0.00       | 30                              | \$ 1,320.00  |             |
| 16                    | COMPACTION TESTING                               | LS                                 | \$ 4,200.00  | 0.9                         | \$ 3,780.00   | 0.1                             | \$ 420.00     | 0.72                                      | -    | \$ 3,024.00   | 0.08                            | \$ 336.00    |             |
| 17                    | GRANULAR SHOULDERS                               | TON                                | \$ 43.50     | 159.3                       | \$ 6,929.55   | -                               | \$ 0.00       | -   | -    | \$ 0.00       | -                               | \$ 0.00      |             |
| 18                    | EARTH SHOULDER CONSTRUCTION                      | STA                                | \$ 432.00    | 7.3                         | \$ 3,153.60   | -                               | \$ 0.00       | -   | -    | \$ 0.00       | -                               | \$ 0.00      |             |
| 19                    | TRENCH COMPACTION TESTING                        | LS                                 | \$ 3,675.00  | 1                           | \$ 3,675.00   | -                               | \$ 0.00       | 1.00                                      | -    | \$ 3,675.00   | -                               | \$ 0.00      |             |
| 20                    | STORM SEWER, TRENCHED, RCP, 15"                  | LF                                 | \$ 77.00     | 308                         | \$ 23,716.00  | -                               | \$ 0.00       | 308                                       | -    | \$ 23,716.00  | -                               | \$ 0.00      |             |
| 21                    | STORM SEWER, TRENCHED, RCP, 18", REMOVE AND      | LF                                 | \$ 99.00     | 148                         | \$ 14,652.00  | -                               | \$ 0.00       | 148                                       | -    | \$ 14,652.00  | -                               | \$ 0.00      |             |
| 22                    | STORM SEWER, TRENCHED, RCP, 24"                  | LF                                 | \$ 103.00    | 394                         | \$ 40,582.00  | -                               | \$ 0.00       | 394                                       | -    | \$ 40,582.00  | -                               | \$ 0.00      |             |
| 23                    | STORM SEWER, TRENCHED, RCP, 36"                  | LF                                 | \$ 160.00    | 784                         | \$ 125,440.00 | -                               | \$ 0.00       | 784                                       | -    | \$ 125,440.00 | -                               | \$ 0.00      |             |
| 24                    | PIPE APRON, RCP, 15"                             | EACH                               | \$ 1,332.00  | 1                           | \$ 1,332.00   | -                               | \$ 0.00       | 1   | -    | \$ 1,332.00   | -                               | \$ 0.00      |             |
| 25                    | PIPE APRON, RCP, 18", REMOVE AND RESET           | EACH                               | \$ 2,038.00  | 1                           | \$ 2,038.00   | -                               | \$ 0.00       | 1   | -    | \$ 2,038.00   | -                               | \$ 0.00      |             |
| 26                    | PIPE APRON, RCP, 24"                             | EACH                               | \$ 1,744.00  | 1                           | \$ 1,744.00   | -                               | \$ 0.00       | 1   | -    | \$ 1,744.00   | -                               | \$ 0.00      |             |
| 27                    | PIPE APRON, RCP, 36"                             | EACH                               | \$ 2,516.00  | 1                           | \$ 2,516.00   | -                               | \$ 0.00       | 1   | -    | \$ 2,516.00   | -                               | \$ 0.00      |             |
| 28                    | FOOTING FOR CONCRETE PIPE APRON, RCP, 15"        | EACH                               | \$ 131.00    | 1                           | \$ 131.00     | -                               | \$ 0.00       | 1   | -    | \$ 131.00     | -                               | \$ 0.00      |             |
| 29                    | FOOTING FOR CONCRETE PIPE APRON, RCP, 18"        | EACH                               | \$ 157.00    | 1                           | \$ 157.00     | -                               | \$ 0.00       | 1   | -    | \$ 157.00     | -                               | \$ 0.00      |             |
| 30                    | FOOTING FOR CONCRETE PIPE APRON, RCP, 24"        | EACH                               | \$ 190.00    | 1                           | \$ 190.00     | -                               | \$ 0.00       | 1   | -    | \$ 190.00     | -                               | \$ 0.00      |             |
| 31                    | FOOTING FOR CONCRETE PIPE APRON, RCP, 36"        | EACH                               | \$ 262.00    | 1                           | \$ 262.00     | -                               | \$ 0.00       | 1   | -    | \$ 262.00     | -                               | \$ 0.00      |             |
| 32                    | SUBDRAIN, PERFORATED TYPE 1, 4"                  | LF                                 | \$ 12.00     | 2,861                       | \$ 34,332.00  | -                               | \$ 0.00       | -   | -    | \$ 0.00       | -                               | \$ 0.00      |             |
| 33                    | SUBDRAIN OUTLETS AND CONNECTIONS, TYPE DR-3      | EACH                               | \$ 395.00    | 16                          | \$ 6,320.00   | -                               | \$ 0.00       | -   | -    | \$ 0.00       | -                               | \$ 0.00      |             |
| 34                    | SUBDRAIN OUTLETS AND CONNECTIONS, TYPE DR-3      | EACH                               | \$ 500.00    | 4                           | \$ 2,000.00   | -                               | \$ 0.00       | -   | -    | \$ 0.00       | -                               | \$ 0.00      |             |
| 35                    | WATER MAIN, TRENCHED, C900 PVC, 12"              | LF                                 | \$ 37.00     | -                           | \$ -          | 1,448                           | \$ 53,576.00  | -   | -    | \$ 0.00       | 1,448                           | \$ 53,576.00 |             |
| 36                    | FITTING, MJ REDUCER, 12"x10"                     | EACH                               | \$ 425.00    | -                           | \$ -          | 4                               | \$ 1,700.00   | -   | -    | \$ 0.00       | 4                               | \$ 1,700.00  |             |
| 37                    | FITTING, MJ SLEEVE, 12"                          | EACH                               | \$ 1,168.00  | -                           | \$ -          | 1                               | \$ 1,168.00   | -   | -    | \$ 0.00       | 1                               | \$ 1,168.00  |             |
| 38                    | FITTING, 22.5 DEGREE BEND, 12"                   | EACH                               | \$ 435.00    | -                           | \$ -          | 2                               | \$ 870.00     | -   | -    | \$ 0.00       | 2                               | \$ 870.00    |             |
| 39                    | FITTING, 45 DEGREE BEND, 12"                     | EACH                               | \$ 685.00    | -                           | \$ -          | 10                              | \$ 6,850.00   | -   | -    | \$ 0.00       | 10                              | \$ 6,850.00  |             |
| 40                    | FITTING, TEE, 12"x12"                            | EACH                               | \$ 1,760.00  | -                           | \$ -          | 5                               | \$ 8,800.00   | -   | -    | \$ 0.00       | 5                               | \$ 8,800.00  |             |
| 41                    | VALVE, GATE, 12"                                 | EACH                               | \$ 2,177.00  | -                           | \$ -          | 4                               | \$ 8,708.00   | -   | -    | \$ 0.00       | 4                               | \$ 8,708.00  |             |
| 42                    | FIRE HYDRANT ASSEMBLY                            | EACH                               | \$ 4,315.00  | -                           | \$ -          | 6                               | \$ 25,890.00  | -   | -    | \$ 0.00       | 6                               | \$ 25,890.00 |             |
| 43                    | MANHOLE, SW-401, 48"                             | EACH                               | \$ 2,490.00  | 3                           | \$ 7,470.00   | -                               | \$ 0.00       | 2.25                                      | -    | \$ 5,602.50   | -                               | \$ 0.00      |             |
| 44                    | MANHOLE, SW-401, 60"                             | EACH                               | \$ 4,300.00  | 2                           | \$ 8,600.00   | -                               | \$ 0.00       | 1.50                                      | -    | \$ 6,450.00   | -                               | \$ 0.00      |             |
| 45                    | MANHOLE, SW-401, 72"                             | EACH                               | \$ 4,800.00  | 1                           | \$ 4,800.00   | -                               | \$ 0.00       | 0.75                                      | -    | \$ 3,600.00   | -                               | \$ 0.00      |             |
| 46                    | MANHOLE, SW-401, 84"                             | EACH                               | \$ 6,100.00  | 1                           | \$ 6,100.00   | -                               | \$ 0.00       | 0.75                                      | -    | \$ 4,575.00   | -                               | \$ 0.00      |             |
| 47                    | INTAKE, SW-501                                   | EACH                               | \$ 2,282.00  | 4                           | \$ 9,128.00   | -                               | \$ 0.00       | 2.00                                      | -    | \$ 4,564.00   | -                               | \$ 0.00      |             |
| 48                    | INTAKE, SW-505                                   | EACH                               | \$ 3,371.00  | 3                           | \$ 10,113.00  | -                               | \$ 0.00       | 1.50                                      | -    | \$ 5,056.50   | -                               | \$ 0.00      |             |
| 49                    | INTAKE, SW-506                                   | EACH                               | \$ 8,400.00  | 1                           | \$ 8,400.00   | -                               | \$ 0.00       | 0.50                                      | -    | \$ 4,200.00   | -                               | \$ 0.00      |             |
| 50                    | INTAKE, SW-507                                   | EACH                               | \$ 3,100.00  | 1                           | \$ 3,100.00   | -                               | \$ 0.00       | 0.50                                      | -    | \$ 1,550.00   | -                               | \$ 0.00      |             |
| 51                    | PAVEMENT, PCC, 9"                                | SY                                 | \$ 60.85     | 7,481                       | \$ 455,218.85 | 1,733                           | \$ 105,453.05 | -   | -    | \$ 0.00       | -                               | \$ 0.00      |             |
| 52                    | CONCRETE MEDIAN, 4"                              | SY                                 | \$ 91.40     | 244                         | \$ 22,301.60  | -                               | \$ 0.00       | -   | -    | \$ 0.00       | -                               | \$ 0.00      |             |
| 53                    | PCC PAVEMENT SAMPLES AND TESTING                 | LS                                 | \$ 9,975.00  | 0.9                         | \$ 8,977.50   | 0.1                             | \$ 997.50     | -   | -    | \$ 0.00       | -                               | \$ 0.00      |             |
| 54                    | DRIVEWAY, PAVED, HMA, 6"                         | SY                                 | \$ 44.80     | -                           | \$ -          | 639                             | \$ 28,627.20  | -   | -    | \$ 0.00       | -                               | \$ 0.00      |             |
| 55                    | PAVEMENT REMOVAL                                 | SY                                 | \$ 16.45     | 437.9                       | \$ 7,203.46   | 371.4                           | \$ 6,109.53   | -   | -    | \$ 0.00       | -                               | \$ 0.00      |             |
| 56                    | TRAFFIC SIGNAL                                   | LS                                 | \$ 95,000.00 | 1                           | \$ 95,000.00  | -                               | \$ 0.00       | -   | -    | \$ 0.00       | -                               | \$ 0.00      |             |
| 57                    | CONVENTIONAL SEEDING, SEEDING, FERTILIZING AND M | ACRE                               | \$ 1,575.00  | 2.4                         | \$ 3,780.00   | 0.4                             | \$ 630.00     | -   | -    | \$ 0.00       | -                               | \$ 0.00      |             |
| 58                    | CONVENTIONAL SEEDING, SEEDING, FERTILIZING AND M | ACRE                               | \$ 787.50    | 5.8                         | \$ 4,567.50   | 0.9                             | \$ 708.75     | -   | -    | \$ 0.00       | -                               | \$ 0.00      |             |
| 59                    | HYDRAULIC SEEDING, SEEDING, FERTILIZING AND M    | ACRE                               | \$ 2,310.00  | 2.3                         | \$ 5,313.00   | 0.5                             | \$ 1,155.00   | -   | -    | \$ 0.00       | -                               | \$ 0.00      |             |
| 60                    | WARRANTY   | LS                                 | \$ 3,150.00  | 0.9                         | \$ 2,835.00   | 0.1                             | \$ 315.00     | -   | -    | \$ 0.00       | -                               | \$ 0.00      |             |
| 61                    | PLANTS WITH WARRANTY, DECIDUOUS TREE             | EACH                               | \$ 409.50    | -                           | \$ -          | 27                              | \$ 11,056.50  | -   | -    | \$ 0.00       | -                               | \$ 0.00      |             |
| 62                    | TREE DRAINAGE WELLS                              | EACH                               | \$ 210.00    | -                           | \$ -          | 27                              | \$ 5,670.00   | -   | -    | \$ 0.00       | -                               | \$ 0.00      |             |
| 63                    | SWPPP MANAGEMENT AND INSPECTIONS                 | LS                                 | \$ 5,040.00  | 1                           | \$ 5,040.00   | -                               | \$ 0.00       | 0.40                                      | -    | \$ 2,016.00   | -                               | \$ 0.00      |             |
| 64                    | FILTER SOCKS, 9"                                 | LF                                 | \$ 1.84      | 1,848                       | \$ 3,400.32   | -                               | \$ 0.00       | 100                                       | -    | \$ 184.00     | -                               | \$ 0.00      |             |
| 65                    | FILTER SOCKS, REMOVAL                            | LF                                 | \$ 0.26      | 1,848                       | \$ 480.48     | -                               | \$ 0.00       | -   | -    | \$ 0.00       | -                               | \$ 0.00      |             |
| 66                    | TEMPORARY RECP, TYPE 2                           | SY                                 | \$ 3.68      | 200                         | \$ 736.00     | -                               | \$ 0.00       | -   | -    | \$ 0.00       | -                               | \$ 0.00      |             |
| 67                    | RIP RAP, CLASS D                                 | TON                                | \$ 70.00     | 29                          | \$ 2,030.00   | -                               | \$ 0.00       | -   | -    | \$ 0.00       | -                               | \$ 0.00      |             |
| 68                    | SILT FENCE OR SILT FENCE DITCH CHECK             | LF                                 | \$ 1.84      | 2,240                       | \$ 4,121.60   | -                               | \$ 0.00       | 1,880                                     | -    | \$ 3,459.20   | -                               | \$ 0.00      |             |
| 69                    | SILT FENCE OR SILT FENCE DITCH CHECK, REMOVA     | LF                                 | \$ 1.05      | 2,240                       | \$ 2,352.00   | -                               | \$ 0.00       | 400                                       | -    | \$ 420.00     | -                               | \$ 0.00      |             |
| 70                    | SILT FENCE OR SILT FENCE DITCH CHECK, REMOVA     | LF                                 | \$ 0.26      | 2,240                       | \$ 582.40     | -                               | \$ 0.00       | -   | -    | \$ 0.00       | -                               | \$ 0.00      |             |
| 71                    | STABILIZED CONSTRUCTION ENTRANCE                 | SY                                 | \$ 16.00     | 345                         | \$ 5,520.00   | -                               | \$ 0.00       | 140                                       | -    | \$ 2,240.00   | -                               | \$ 0.00      |             |
| 72                    | INLET PROTECTION DEVICE, TYPE B                  | EACH                               | \$ 183.75    | 12                          | \$ 2,205.00   | -                               | \$ 0.00       | -   | -    | \$ 0.00       | -                               | \$ 0.00      |             |
| 73                    | INLET PROTECTION DEVICE MAINTENANCE              | EACH                               | \$ 52.50     | 12                          | \$ 630.00     | -                               | \$ 0.00       | -   | -    | \$ 0.00       | -                               | \$ 0.00      |             |
| 74                    | REMOVAL OF FENCE                                 | LF                                 | \$ 7.35      | 272                         | \$ 1,999.20   | -                               | \$ 0.00       | 272                                       | -    | \$ 1,999.20   | -                               | \$ 0.00      |             |
| 75                    | PERMANENT ROAD CLOSURE, URBAN                    | EACH                               | \$ 455.00    | 3                           | \$ 1,365.00   | -                               | \$ 0.00       | -   | -    | \$ 0.00       | -                               | \$ 0.00      |             |
| 76                    | PAINTED PAVEMENT MARKINGS, WATERBORNE OR         | STA                                | \$ 22.25     | 44.66                       | \$ 993.69     | -                               | \$ 0.00       | -   | -    | \$ 0.00       | -                               | \$ 0.00      |             |
| 77                    | PAVEMENT MARKING SYMBOLS, WATERBORNE OR          | EACH                               | \$ 89.00     | 8                           | \$ 712.00     | 3                               | \$ 267.00     | -   | -    | \$ 0.00       | -                               | \$ 0.00      |             |
| 78                    | SIGNING  | LS                                 | \$ 2,100.00  | 1                           | \$ 2,100.00   | -                               | \$ 0.00       | -   | -    | \$ 0.00       | -                               | \$ 0.00      |             |
| 79                    | TRAFFIC CONTROL                                  | LS                                 | \$ 8,000.00  | 1                           | \$ 8,000.00   | -                               | \$ 0.00       | 0.50                                      | -    | \$ 4,000.00   | -                               | \$ 0.00      |             |
| 80                    | MOBILIZATION                                     | LS                                 | \$ 62,450.00 | 0.9                         | \$ 56,205.00  | 0.1                             | \$ 6,245.00   | 0.68                                      | -    | \$ 42,466.00  | 0.08                            | \$ 4,996.00  |             |
|                       |  | SUB TOTAL: 1,315,453.90            |              |                             |               | \$ 371,721.83                   |               | SUB TOTAL: \$ 408,032.33                  |      |               | \$ 160,843.27                   |              |             |
|                       |  | ORIGINAL CONTRACT: \$ 1,687,175.73 |              |                             |               |                                 |               | ORIGINAL CONTRACT COMPLETE: \$ 568,875.60 |      |               |                                 |              |             |
| CHANGE ORDER SUMMARY: |  |                                    |              |                             |               |                                 |               |   |      |               |                                 |              |             |
| 58                    | CONVENTIONAL SEEDING, SEEDING, FERTILIZING AND M | ACRE                               | \$ 787.50    | (5.8)                       | \$ (4,567.50) | (0.9)                           | \$ (708.75)   | (5.80)                                    | 1    | \$ (4,567.50) | (0.90)                          | 1            | \$ (708.75) |
| 81                    | CONVENTIONAL MULCHING                            | ACRE                               | \$ 500.00    | 6.7                         | \$ 3,350.00   | 1.0                             | \$ 500.00     | 6.70                                      | 1    | \$ 3,350.00   | 1.00                            | 1            | \$ 500.00   |
|                       |  | TOTAL CHANGE ORDERS:               |              |                             |               | -\$ 1,426.25                    |               |   |      |               | -\$ 1,426.25                    |              |             |
|                       |  | TOTAL CONTRACT & CHANGE ORDERS:    |              |                             |               | \$ 1,685,749.48                 |               | TOTAL COMPLETE:                           |      |               | \$ 567,449.35                   |              |             |

**CHANGE ORDER NO. 1**

OWNER: City of Pleasant Hill, Iowa

PROJECT: NE 75th Street Improvements  
PROJECT #: 113.0493

To: McAninch Corporation  
Contractor  
4001 Delaware Avenue  
Address  
Des Moines, IA 50313  
City, State, Zip

You are directed to make the following changes in this contract:

1. Description of change to be made:  
58 - Delete Item for Conventional Seeding, Fertilizing and Mulching, Type 4  
81 - Add Item for Conventional Mulching

2. Reason for Change:  
Disturbed area within the site will be stabilized for winter. McAninch plans to resume construction promptly in the spring, type 4 seeding and fertilizing is not necessary.

3. Settlement for the cost of making the change shall be as follows:

| Item No.     | Item Description                              | Quantity | Unit | Unit Price | Total Price        |
|--------------|---|----------|------|------------|--------------------|
| 58           | Conventional Seeding, Fert. and Mulch, Type 4 | -6.7     | ACRE | \$787.50   | -\$5,276.25        |
| 81           | Conventional Mulching                         | 7.7      | ACRE | \$500.00   | \$3,850.00         |
| <b>TOTAL</b> |   |          |      |            | <b>-\$1,426.25</b> |

4. This change order will result in a net change in the contract completion time of 0 days and a net change in the cost of the project of -\$1,426.25 divided as follows:

|  | Contract Amount | Contract Completion Date |
|--|-----------------|--------------------------|
| Approved funds and contract completion date as per (Engineer's Estimate, Contract or last approved C.O.) | \$1,687,175.73  | May 31, 2016             |
| Change due to this C.O. (+ or -)   | -\$1,426.25     | 0                        |
| Totals including this C.O.:  | \$1,685,749.48  | May 31, 2016             |

The change described herein is understood, and the terms of settlement are hereby agreed to:

McAninch Corporation  
CONTRACTOR  
By *Don C. Taylor*

DATE: 11-28-15

Snyder & Associates, Inc.  
ENGINEER  
By *Matthew Corbett*

DATE: 11/30/15

City of Pleasant Hill  
OWNER  
By \_\_\_\_\_

DATE: \_\_\_\_\_

**AGENDA ITEM SHEET**

**CITY COUNCIL**

|                 |  |
|-----------------|--|
| <b>DATE:</b>    | <b>JANUARY 26, 2016</b>  |
| <b>TO:</b>      | <b>MAYOR AND CITY COUNCIL</b>  |
| <b>FROM:</b>    | <b>J. BENJAMIN CHAMP, AICP, EDFP, ASLA<br/>ASSISTANT CITY MANAGER / COMMUNITY DEVELOPMENT DIR.</b> |
| <b>SUBJECT:</b> | <b>PRELIMINARY PLAT AND DEVELOPMENT AGREEMENT<br/>PRAIRIE CREEK PLAT 1</b>                         |

**BACKGROUND:**

The City has been working with the purchaser of development property in the City of Pleasant Hill in an area southeast of Highway 65 and Oakwood Boulevard over the last several months. This property was previously owned by the Iowa Department of Transportation and was recently auctioned off by the Department as excess right-of-way. The property has been assigned zoning to coincide with the Future Land Use Plan and the City is now in receipt of a Preliminary Plat for the property. The attached Prairie Creek Plat 1 provides for 29 single family lots along with a multi-family area containing 47 townhome structures. Three outlots are also included and they would remain under private ownership; two of these are wetland areas and one would provide storm water detention for the single family area. The plans show a road connection bisecting the property that extends from Oakwood Drive south to the property line to allow for future extension of the roadway. The plat would also provide a connection for Robin Road to extend further west to connect to the proposed Prairie Creek Drive providing a secondary access to the existing development for residents as well as emergency vehicles. The developer team has continued to work with City staff and the neighborhood to ensure compliance with City requirements and to accommodate neighborhood concerns as possible. A portion of the street improvement work due to the proximity to the wetlands requires review and approval from the Army Corps of Engineers. Because that process can have a long lead time, the overall project may need to be constructed in phases. The attached development agreement outlines responsibilities for the developer and City regarding phasing and outlot ownership. The wetlands will be tied to Lot 1 and the Robin Road connection will have to be completed within twelve months of the other roadway improvements. The attached resolution provides for approval of the Preliminary Plat subject to final engineering and utility comments along with the inclusion of the development agreement.

**ANALYSIS/IMPACT:**

The Planning and Zoning Commission has reviewed the preliminary plat and has recommended approval subject to final engineering and utility comments along with the inclusion of a development agreement outlining phasing and outlot responsibilities. The Commission is also reviewing a site plan for the western portion of the property that is anticipated to be forwarded to the Council at a future meeting.

**ALTERNATIVES:**

Not approve the preliminary plat or development agreement. However, this would delay or terminate the project that is being developed in concert with City regulations.

**FINANCIAL CONSIDERATIONS:**

The City would be accepting additional street and utility infrastructure following future Final Plat approvals and acceptance.

**RECOMMENDATION:**

Consider approval of the attached resolution approving the Preliminary Plat and development agreement for Prairie Creek Plat 1.

**RESOLUTION #012616-05**

**A RESOLUTION APPROVING A PRELIMINARY PLAT AND DEVELOPMENT AGREEMENT FOR PRAIRIE CREEK PLAT 1**

WHEREAS, the Pleasant Hill City Council and the Planning and Zoning Commission have received and reviewed the Preliminary Plat for Prairie Creek Plat 1; and

WHEREAS, the Commission has recommended conditional approval subject to final engineering and utility company comments along with a development agreement detailing responsibilities for phasing and outlot maintenance; and

WHEREAS, the attached development agreement outlines responsibilities for the developer and City for the Preliminary Plat; and

WHEREAS, the City Council wishes to approve the Preliminary Plat with conditions and the inclusion of the development agreement;

THEREFORE, BE IT RESOLVED, that the City Council of Pleasant Hill, Iowa, in Polk County, Iowa, does hereby approve the Preliminary Plat for Prairie Creek Plat 1 subject to final engineering and utility comments. BE IT FURTHER RESOLVED, that the attached development agreement with Prairie Creek Enterprises, L.L.C. is approved.

ADOPTED this 26<sup>th</sup> day of January 2016.

---

Sara Kurovski, Mayor

ATTEST:

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Dena Spooner, City Clerk/Finance Director

Prepared by:

Return recorded document to: Dena Spooner, City Clerk, City of Pleasant Hill, Pleasant Hill IA 50327

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**AGREEMENT BY AND BETWEEN  
THE CITY OF PLEASANT HILL, IOWA  
AND  
PRAIRIE CREEK ENTERPRISES, L.L.C.**

THIS AGREEMENT, made and entered into this 26<sup>th</sup> day of January 2016, by and between the City of Pleasant Hill, Iowa, an Iowa Municipal Corporation (The "City") and Prairie Creek Enterprises, L.L.C. (The "Developer").

**WITNESSETH**

WHEREAS, the City has been presented with and reviewed a Preliminary Plat for Prairie Creek Plat 1, a residential development in the City of Pleasant Hill; and,

WHEREAS, the Preliminary Plat has been prepared on behalf of the Developer as part of a project to develop the site for single family homes and duplex units with supporting public and private infrastructure; and,

WHEREAS, the City recognizes that there are significant design and permitting requirements for the project and the development may occur in phases;

NOW THEREFORE, the parties agree and stipulate as follows:

The Developer agrees to:

1. Complete the construction documents for Prairie Creek Plat 1 and complete the project through Final Plat including all public improvements through normal processes, reviews, and approvals.
2. The Plat may be completed in one or more phases. If completed in multiple phases, the first phase will include Lot 1, Outlots Y and Z, and the construction of Prairie Creek Drive, a public roadway connection between Oakwood Drive and the southern boundary of the property. Provisions will be included for the completion of Robin Road between Prairie Creek Drive and the existing portion of Robin Road at the time of the first phase. The developer will complete the construction of Robin Road within twelve (12) months of the City acceptance of Prairie Creek Drive. If the Robin Road portion is not completed, the developer agrees to have the roadway completed by the City and all costs assessed to Lot 1 of the Plat.
3. The Developer will permanently assign Outlot Y and Outlot Z to Lot 1 to remain under common ownership unless and until such time that the parties mutually agree otherwise. Lot 1 ownership shall be responsible for all maintenance associated with the outlots.

4. Complete the construction of a trail for public use as shown on the Preliminary Plat as part of the Final Plat infrastructure to satisfy parkland dedication requirements. Should the Iowa Department of Transportation grant permission to place the trail in the adjacent highway right-of-way prior to construction, the Developer agrees to move the trail placement further west in coordination with City review.

The City agrees to:

1. Review project documents through normal processes for approval.
2. Complete the construction of Robin Road within the Plat and assess all costs to Lot 1 of the development if the roadway segment is not completed within twelve (12) months of the City acceptance of Prairie Creek Drive.

This agreement shall be binding upon the heirs, successors in interest and assigns to all signatories to this agreement.

All parties of this agreement hereby and herewith agree to hold harmless and indemnify each of the other parties, their employees or representatives, from any and all liability to which they may be subject, arising out of the execution of this agreement.

This is the complete and final agreement of the parties and no statement not herein contained has been relied upon by any party in affixing their signature hereto.

All parties warrant that they have full and sufficient authority to execute this agreement and each party will sign whatever document is necessary to effectuate this agreement.

Failure by either party to perform the above-described stipulations would allow the other party to terminate this agreement.

IN WITNESS WHEREOF, we have affixed our signatures hereto.

DEVELOPER:

\_\_\_\_\_  
Karie Ramsey, Manager  
Prairie Creek Enterprises, L.L.C.

STATE OF \_\_\_\_\_,

ss:

\_\_\_\_\_ COUNTY,

On this \_\_\_\_ day of \_\_\_\_\_, 2016, before me, the undersigned, a Notary Public in and for said State, personally appeared Karie Ramsey, Prairie Creek Enterprises, L.L.C. to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.

\_\_\_\_\_  
Notary Public

**CITY OF PLEASANT HILL, IOWA**

**ATTEST:**

\_\_\_\_\_  
Sara Kurovski, Mayor

\_\_\_\_\_  
Dena Spooner, City Clerk/Finance Director

STATE OF IOWA, POLK COUNTY, ss:

On this \_\_\_\_ day of \_\_\_\_\_, 2016 before me, the undersigned, a Notary Public in and for said State, personally appeared Sara Kurovski and Dena Spooner to me personally known, who being by me duly sworn, did say that they are the Mayor and City Clerk, respectively, of said corporation; that the seal affixed thereto is the seal of said corporation; that said instrument was signed and sealed on behalf of said corporation by authority of its City Council; and that the said Mayor and City Clerk as such officers, acknowledged the execution of said instrument to be the voluntary act and deed of said corporation, by it and by them voluntarily executed.

Subscribed and sworn to before me this \_\_\_\_ day of \_\_\_\_\_, 2016.

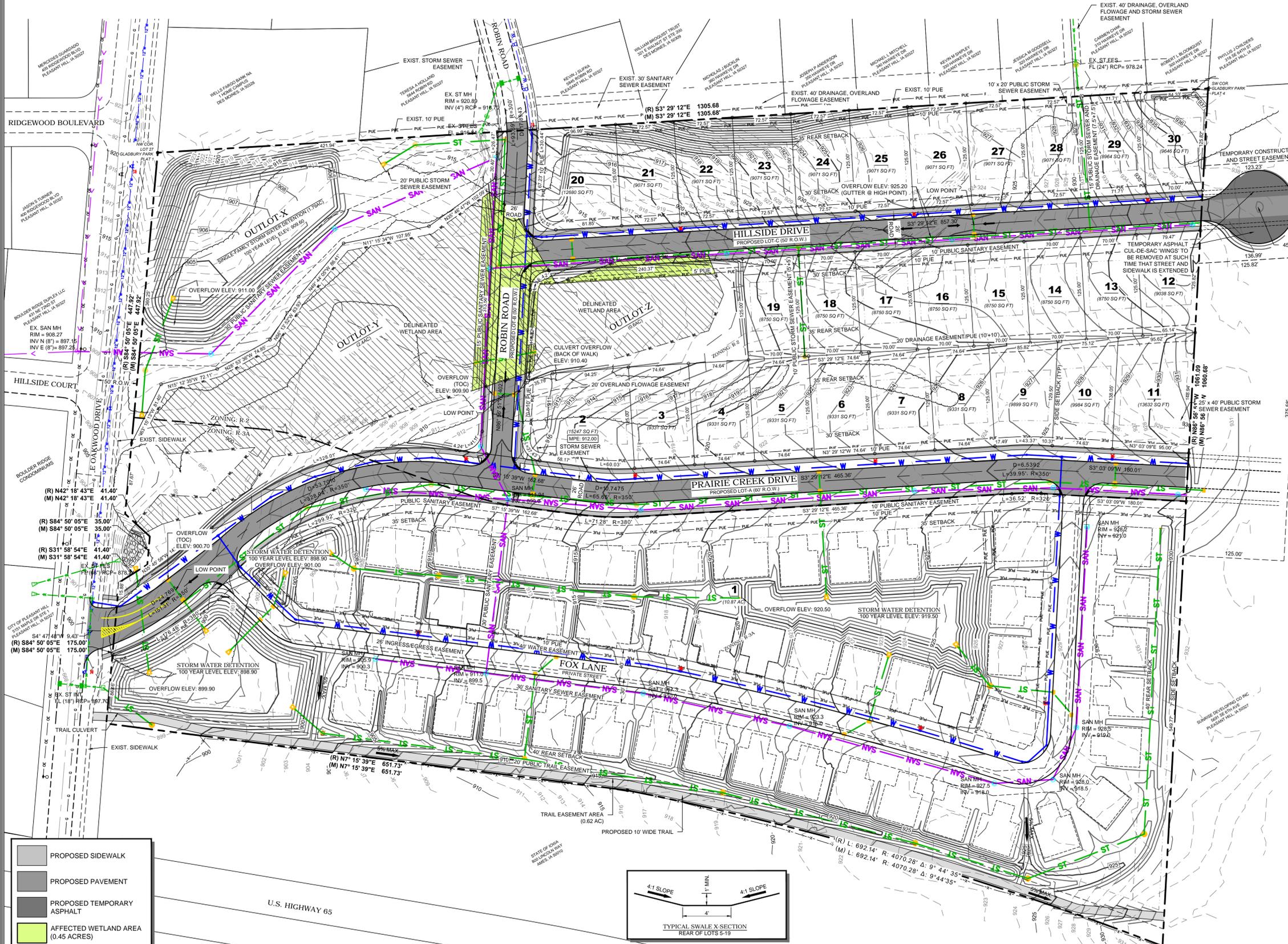
\_\_\_\_\_  
Notary Public

PRELIMINARY PLAT  
PRAIRIE CREEK PLAT 1  
PLEASANT HILL, IOWA

PROJECT NOTES

LEGAL DESCRIPTION:  
A PARCEL OF LAND PARTLY IN LOT 16 AND PARTLY IN LOT 19 IN THE OFFICIAL PLAT OF THE WEST HALF OF SECTION 3, TOWNSHIP 78 NORTH, RANGE 53 WEST OF THE 5TH P.M., NOW INCLUDED IN AND FORMING A PART OF THE CITY OF PLEASANT HILL, POLK COUNTY, IOWA, IDENTIFIED AS PARCEL "D" ON PLAT OF SURVEY, EXHIBIT "A" OF STATE LAND PATENT FILED IN BOOK 15299, PAGE 343, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT THE NORTHWEST CORNER OF LOT 27, GLADBURY PARK PLAT 2, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF PLEASANT HILL, POLK COUNTY, IOWA, THENCE SOUTH 3°29'12" EAST, 1305.58 FEET ON THE WEST LINE OF GLADBURY PARK PLAT 2, THENCE NORTH 86°56'51" WEST, 1060.68 FEET ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 3 TO A POINT ON THE EAST RIGHT OF WAY LINE OF U.S. HIGHWAY 65, THENCE NORTHERLY ON A 4,070.28 FOOT RADIUS CURVE CONVEX WESTERLY AN ARC LENGTH OF 692.14 FEET, SAID CURVE BEARING NORTH 10°09'10" EAST AND CHORD LENGTH OF 691.31 FEET ON THE EAST RIGHT OF LINE OF U.S. HIGHWAY 65, THENCE NORTH 7°19'39" EAST, 63.73 FEET ON THE EAST RIGHT OF LINE OF U.S. HIGHWAY 65 TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF EAST OAKWOOD DRIVE, THENCE SOUTHWESTERLY ON A 4,070.28 FOOT RADIUS CURVE CONVEX WESTERLY AN ARC LENGTH OF 692.14 FEET, SAID CURVE BEARING NORTH 10°09'10" EAST AND CHORD LENGTH OF 691.31 FEET ON THE SOUTH RIGHT OF WAY LINE OF EAST OAKWOOD DRIVE, THENCE SOUTH 31°58'54" EAST, 41.40 FEET ON THE SOUTH RIGHT OF WAY LINE OF EAST OAKWOOD DRIVE, THENCE SOUTH 84°50'05" EAST, 35.00 FEET ON THE SOUTH RIGHT OF WAY LINE OF EAST OAKWOOD DRIVE, THENCE NORTH 42°18'43" EAST, 41.40 FEET ON THE SOUTH RIGHT OF WAY LINE OF EAST OAKWOOD DRIVE, THENCE SOUTH 84°50'05" EAST, 44.72 FEET ON THE SOUTH RIGHT OF WAY LINE OF EAST OAKWOOD DRIVE TO THE POINT OF BEGINNING CONTAINING 25.60 ACRES, MORE OR LESS.

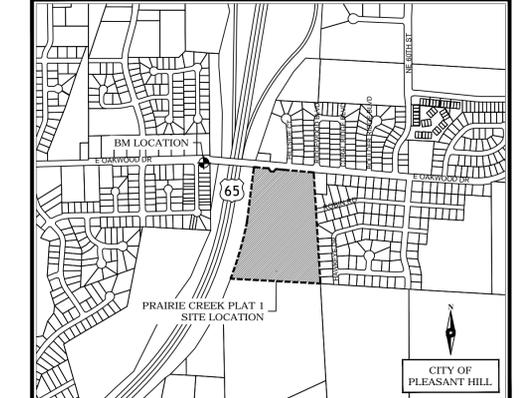
- NOTES:
- THE EASTERLY 13.51 ACRES IS ZONED R-2 (RESIDENTIAL MULTIPLE FAMILY) AND THE WESTERLY 12.09 ACRES IS ZONED R-3A (APARTMENT CONDOMINIUM).
  - BULK REGULATIONS ARE AS FOLLOWS:  
R-2: MIN. LOT AREA 8,750 SQ. FT. (ONE-FAMILY)  
MIN. LOT WIDTH 70 FT. (ONE-FAMILY)  
FRONT YARD SETBACK 30 FT.  
SIDE YARD SETBACK 7 FT. (ONE-FAMILY)  
REAR YARD SETBACK 35 FT.  
R-3A: MIN. LOT AREA 10,000 SF  
MIN. LOT WIDTH 75 FT.  
FRONT YARD SETBACK 35 FT.  
SIDE YARD SETBACK 7 FT.  
REAR YARD SETBACK 40 FT.
  - THE PROPOSED PUBLIC STREETS WILL BE 26'-8" PCC WITH INTEGRAL CURB AND GUTTER.
  - STREET LOTS (PLATTED R.O.W.) WILL BE DEEDED TO THE CITY OF PLEASANT HILL.
  - THE PROPOSED WATER SERVICE IS PROVIDED BY DES MOINES WATER WORKS.
  - THE PROPOSED SANITARY SERVICE IS PROVIDED BY THE CITY OF PLEASANT HILL.
  - THE PROPOSED ELECTRIC AND GAS SERVICES ARE PROVIDED BY MID-AMERICAN ENERGY, PHONE 1-888-427-5633.
  - ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH IOWA SUDAS STANDARD SPECIFICATIONS.
  - THE UTILITIES SHOWN HERE ARE FOR PRELIMINARY PLAT PURPOSES ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN THIS AND THE DETAILED CONSTRUCTION DRAWINGS, THE DETAILED CONSTRUCTION DRAWINGS SHALL GOVERN.
  - INSURANCE CORPUS OF ENGINEERS PERMITTING IS REQUIRED FOR ANY DISTURBED WETLAND AREA PRIOR TO ANY CONSTRUCTION WITHIN WETLAND AREA.
  - STORM WATER DETENTION FOR THE R-2 LOTS (LOTS 2-30) AND THE HILLSIDE DRIVE R.O.W. WILL BE PROVIDED WITHIN OUTLOT-X, STORM WATER DETENTION FOR THE R-3A LOT (LOT 1), THE PRAIRIE CREEK DRIVE R.O.W. (INCLUDING FRONT SETBACK AREA FOR LOTS 2-11) AND THE ROBIN ROAD R.O.W. WILL BE PROVIDED WITHIN LOT 1.
  - MAX R-2 DENSITY ALLOWED - 5 UNITS PER ACRE.
  - THE WESTERLY 12.09 AC IS SUBJECT TO CONDITIONAL R-3A ZONING DISTRICT ASSIGNMENT REQUIREMENTS, INCLUDING A MAXIMUM DENSITY OF 10 UNITS PER ACRE, PER CITY COUNCIL ORDINANCE 799 PASSED AND APPROVED OCTOBER 13, 2015.
  - APPROXIMATELY 2.50 ACRES OF EXISTING TREE AREA, AS INDICATED ON THE LANDSCAPE PLAN, WILL BE REMOVED AS PART OF THIS PROJECT. APPROXIMATELY 1.85 ACRES OF EXISTING TREE AREA WILL BE PRESERVED.
  - THE DEVELOPER IS RESPONSIBLE FOR THE INSTALLATION OF THE SIDEWALK RAMPS AND COMMON STEEL PANELS AT ALL INTERSECTIONS AS PART OF THE DEVELOPMENT.
  - DEVELOPER IS RESPONSIBLE FOR THE INSTALLATION OF THE TRAIL SHOWN ALONG WEST PROPERTY LINE.
  - OUTLOTS Y AND Z WILL BE UNDER COMMON OWNERSHIP WITH LOT 1.
  - PHASE 1: CONSTRUCTION OF ALL PUBLIC IMPROVEMENTS, INCLUDING ALL PUBLIC STREETS (PRAIRIE CREEK DR., ROBIN ROAD AND HILLSIDE DR.) AND ALL PUBLIC SEWERS AND WATER MAINS INCLUDING PUBLIC SANITARY SEWER AND WATER MAIN WITHIN LOT 1.  
PHASE 2: CONSTRUCTION OF ALL PRIVATE IMPROVEMENTS WITHIN LOT 1, INCLUDING PRIVATE STREET (FOX LANE) AND PRIVATE STORM SEWER SYSTEM.
  - INFORMATION SHOWN WITHIN LOT 1 IS FOR REFERENCE ONLY. DETAILED INFORMATION REGARDING ALL PROPOSED IMPROVEMENTS WITHIN LOT 1 WILL BE INCLUDED AS PART OF THE VILLAS AT PRAIRIE CREEK SITE PLAN.



PROJECT BENCH MARKS

BM ELEV = 908.05  
1/2" IR 17 S CL OAKWOOD 75' C CL 56' LT  
@ E EDGE DRIVE FOR WATER DEPT.

VICINITY SKETCH



SCALE: 1" = 1000'

PROJECT CONTACTS

**ENGINEER**  
attn: Dan D. DeCamp, PE  
Abaci Consulting, Inc.  
101 NE Circle Dr.  
Grimes, IA 50111  
Ph: (515) 986-5048  
Fax: (515) 986-0588  
dandecamp@abaciconsulting.com

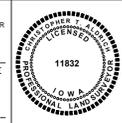
OWNER/DEVELOPER

attn: Dan Novelli  
Bloomfield Acres, LLC  
7008 Madison Ave  
Urbandale, IA 50322  
Ph: (515) 276-9384

I hereby certify that this surveying document was prepared and the related work was performed by me or under my direct personal supervision and that I am a duly licensed professional land surveyor under the laws of the State of Iowa.

**PRELIMINARY**

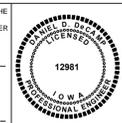
CHRISTOPHER T. ALDRICH, IOWA LIC. NO. 11832 DATE  
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2017.  
PAGES COVERED BY THIS SEAL (NONE UNLESS INDICATED HERE): BOUNDARY AND LEGAL DESCRIPTION



I hereby certify that this engineering document was prepared and the related work was performed by me or under my direct personal supervision and that I am a duly licensed professional engineer under the laws of the State of Iowa.

**PRELIMINARY**

DANIEL D. DeCAMP, IOWA LIC. NO. 12981 DATE  
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2017.  
PAGES COVERED BY THIS SEAL (NONE UNLESS INDICATED HERE): 305-305 ONLY



THIS SURVEYING/ENGINEERING DOCUMENT WAS PREPARED FOR USE ON THIS PROJECT IN ACCORDANCE WITH THE CLIENT'S SCOPE OF WORK REQUIREMENTS. ABACI CONSULTING, INC. ASSUMES NO RESPONSIBILITY OR LIABILITY (CONSEQUENTIAL OR OTHERWISE) FOR ANY USE OF THIS DRAWING PRIOR TO STARTING CONSTRUCTION UNLESS IN ACCORDANCE WITH THE TERMS OF SAID SCOPE OF WORK REQUIREMENTS.

UTILITIES SHOWN FOR REFERENCE ONLY. IOWA LAW REQUIRES AT LEAST 48 HOURS ADVANCE NOTICE BEFORE EXCAVATION BEGINS. NOTIFY IOWA ONE-CALL SERVICE PHONE 1-800-292-9989. ADDITIONALLY, THE CONTRACTOR SHALL ALSO NOTIFY THE OWNER AT LEAST 48 HOURS PRIOR TO STARTING CONSTRUCTION AND HAVE ANY AND ALL PRIVATE UTILITIES LOCATED.

**ABACI CONSULTING, INC.**  
CIVIL ENGINEERING - LAND SURVEYING  
101 NE CIRCLE DR., GRIMES, IOWA 50111, PH. (515)986-5048

**LEGEND:**

| PROPERTY CODES                    | SECTION CODES                 | EX. MAJOR CONTOUR  | EX. MINOR CONTOUR     | WATER MAIN  | WATER HYDRANT | MINIMUM PROTECTION ELEVATION | MPE            |
|-----------------------------------|-------------------------------|--------------------|-----------------------|-------------|---------------|------------------------------|----------------|
| SET 1/2" DIA. IR. W. YW CAP #1888 | ROUND CORNER                  | EX. WATER MAIN     | EX. WATER MAIN        | WATER VALVE | FIRE HYDRANT  | ELECTRICAL PEDESTAL          | PHONE PEDESTAL |
| PLATTED BEARING & DISTANCE        | MEASURED BEARING & DISTANCE   | EX. STORM SEWER    | EX. SANITARY SEWER    | WATER VALVE | WATER VALVE   | PHONE PEDESTAL               | PHONE PEDESTAL |
| CALCULATED BEARING & DISTANCE     | SECTION LINE                  | EX. UNDERGROUND TV | EX. UNDERGROUND ELEC. | WATER VALVE | WATER VALVE   | PHONE PEDESTAL               | PHONE PEDESTAL |
| PLAT BOUNDARY LINE                | PLAY LOT LINE                 | EX. UNDERGROUND TV | EX. UNDERGROUND ELEC. | WATER VALVE | WATER VALVE   | PHONE PEDESTAL               | PHONE PEDESTAL |
| PROPERTY LINE                     | BLDG SETBACK LINE (BSB)       | EX. UNDERGROUND TV | EX. UNDERGROUND ELEC. | WATER VALVE | WATER VALVE   | PHONE PEDESTAL               | PHONE PEDESTAL |
| BLDG SETBACK LINE (BSB)           | PUBLIC UTILITY EASEMENT (PUE) | EX. UNDERGROUND TV | EX. UNDERGROUND ELEC. | WATER VALVE | WATER VALVE   | PHONE PEDESTAL               | PHONE PEDESTAL |
| RIGHT OF WAY (R.O.W.)             | GAS EASEMENT                  | EX. UNDERGROUND TV | EX. UNDERGROUND ELEC. | WATER VALVE | WATER VALVE   | PHONE PEDESTAL               | PHONE PEDESTAL |
| CENTER LINE OF ROAD               | EXIST. FENCE LINE             | EX. UNDERGROUND TV | EX. UNDERGROUND ELEC. | WATER VALVE | WATER VALVE   | PHONE PEDESTAL               | PHONE PEDESTAL |
| EXIST. FENCE LINE                 |                               | EX. UNDERGROUND TV | EX. UNDERGROUND ELEC. | WATER VALVE | WATER VALVE   | PHONE PEDESTAL               | PHONE PEDESTAL |

**TYPICAL SWALE X-SECTION**  
REAR OF LOTS 5-19



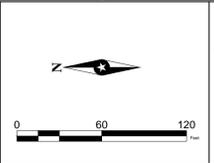
**ABACI CONSULTING, INC.**  
 CIVIL ENGINEERING - LAND SURVEYING  
 101 NE CIRCLE DR., GRIMES, IOWA 50111, PH. (515)986-5048

**LEGEND:**

|                                    |                              |                       |                          |                     |                     |
|------------------------------------|------------------------------|-----------------------|--------------------------|---------------------|---------------------|
| PROPERTY BOUNDARY                  | SECTION BOUNDARY             | EX. MAJOR CONTOUR     | PROPR. MAJOR CONTOUR     | WATER MAIN          | ELECTRICAL PEDESTAL |
| SET 1/2" DIA. I.R. W/ VV GAP #1582 | FOUND CORNER                 | EX. MINOR CONTOUR     | PROPR. MINOR CONTOUR     | FIRE HYDRANT        | PHONE PEDESTAL      |
| PLATTED BEARING & DISTANCE         | MEASURED BEARING & DISTANCE  | EX. STORM SEWER       | PROPR. STORM SEWER       | WATER VALVE         | TV PEDESTAL         |
| CALCULATED BEARING & DISTANCE      | SECTION LINE                 | EX. SANITARY SEWER    | PROPR. SANITARY SEWER    | WATER VALVE         | POWER POLE W/ LIGHT |
| PLAT LOT LINE                      | BLDG SETBACK LINE (BSB)      | EX. UNDERGROUND ELEC. | PROPR. UNDERGROUND ELEC. | MANHOLE             | POWER POLE          |
| PROPERTY LINE                      | EX. UNDERGROUND PHONE        | EX. UNDERGROUND TV    | PROPR. UNDERGROUND TV    | CLEAN OUT           | POWER POLE          |
| BLDG SETBACK LINE (BSB)            | EX. UNDERGROUND FIBER OPTICS | EX. GAS MAIN          | PROPR. GAS MAIN          | SINGLE GRATE INTAKE | GAS MAIN VALVE      |
| PUBLIC UTILITY EASEMENT (PUE)      | EX. UNDERGROUND FIBER OPTICS | EX. GAS MAIN          | PROPR. GAS MAIN          | MANHOLE             | WELL                |
| GAS EASEMENT                       | EX. UNDERGROUND FIBER OPTICS | EX. GAS MAIN          | PROPR. GAS MAIN          | CLEAN OUT           | IRON                |
| RIGHT OF WAY (ROW)                 | EX. UNDERGROUND FIBER OPTICS | EX. GAS MAIN          | PROPR. GAS MAIN          | MANHOLE             | FLAG POLE           |
| CENTER LINE OF ROAD                | EX. UNDERGROUND FIBER OPTICS | EX. GAS MAIN          | PROPR. GAS MAIN          | CLEAN OUT           | MAIL BOX            |
| EXIST. FENCE LINE                  | EX. UNDERGROUND FIBER OPTICS | EX. GAS MAIN          | PROPR. GAS MAIN          | CLEAN OUT           | MAIL BOX            |

|                              |                                 |                     |                     |
|------------------------------|---------------------------------|---------------------|---------------------|
| EX. MAJOR CONTOUR            | PROPR. MAJOR CONTOUR            | WATER MAIN          | ELECTRICAL PEDESTAL |
| EX. MINOR CONTOUR            | PROPR. MINOR CONTOUR            | FIRE HYDRANT        | PHONE PEDESTAL      |
| EX. STORM SEWER              | PROPR. STORM SEWER              | WATER VALVE         | TV PEDESTAL         |
| EX. SANITARY SEWER           | PROPR. SANITARY SEWER           | WATER VALVE         | POWER POLE W/ LIGHT |
| EX. UNDERGROUND ELEC.        | PROPR. UNDERGROUND ELEC.        | MANHOLE             | POWER POLE          |
| EX. UNDERGROUND TV           | PROPR. UNDERGROUND TV           | CLEAN OUT           | POWER POLE          |
| EX. UNDERGROUND PHONE        | PROPR. UNDERGROUND PHONE        | SINGLE GRATE INTAKE | GAS MAIN VALVE      |
| EX. UNDERGROUND FIBER OPTICS | PROPR. UNDERGROUND FIBER OPTICS | MANHOLE             | WELL                |
| EX. GAS MAIN                 | PROPR. GAS MAIN                 | CLEAN OUT           | IRON                |
| EX. GAS MAIN                 | PROPR. GAS MAIN                 | MANHOLE             | FLAG POLE           |
| EX. GAS MAIN                 | PROPR. GAS MAIN                 | CLEAN OUT           | MAIL BOX            |

|                              |                                 |                     |                     |
|------------------------------|---------------------------------|---------------------|---------------------|
| EX. MAJOR CONTOUR            | PROPR. MAJOR CONTOUR            | WATER MAIN          | ELECTRICAL PEDESTAL |
| EX. MINOR CONTOUR            | PROPR. MINOR CONTOUR            | FIRE HYDRANT        | PHONE PEDESTAL      |
| EX. STORM SEWER              | PROPR. STORM SEWER              | WATER VALVE         | TV PEDESTAL         |
| EX. SANITARY SEWER           | PROPR. SANITARY SEWER           | WATER VALVE         | POWER POLE W/ LIGHT |
| EX. UNDERGROUND ELEC.        | PROPR. UNDERGROUND ELEC.        | MANHOLE             | POWER POLE          |
| EX. UNDERGROUND TV           | PROPR. UNDERGROUND TV           | CLEAN OUT           | POWER POLE          |
| EX. UNDERGROUND PHONE        | PROPR. UNDERGROUND PHONE        | SINGLE GRATE INTAKE | GAS MAIN VALVE      |
| EX. UNDERGROUND FIBER OPTICS | PROPR. UNDERGROUND FIBER OPTICS | MANHOLE             | WELL                |
| EX. GAS MAIN                 | PROPR. GAS MAIN                 | CLEAN OUT           | IRON                |
| EX. GAS MAIN                 | PROPR. GAS MAIN                 | MANHOLE             | FLAG POLE           |
| EX. GAS MAIN                 | PROPR. GAS MAIN                 | CLEAN OUT           | MAIL BOX            |



| DATE   | REVISION        |
|--------|-----------------|
| <Date> | First Submittal |

**HYDRANT CIRCLE DIAGRAM**  
**PRAIRIE CREEK PLAT 1**

PROJECT LOCATION:  
 PLEASANT HILL, POLK COUNTY, IA

PREPARED FOR:  
 BLOOMFIELD ACRES, LLC

|           |             |                  |          |              |            |
|-----------|-------------|------------------|----------|--------------|------------|
| DRAWN BY: | CHECKED BY: | DATE OF DRAWING: | JOB NO.: | DRAWING NO.: | SHEET NO.: |
| LCS       | DDD         | 1/21/2016        | 15306    | 15-00        | 1 OF 1     |

**AGENDA ITEM SHEET**

**CITY COUNCIL**

|                 |   |
|-----------------|---|
| <b>DATE:</b>    | <b>JANUARY 26, 2016</b>   |
| <b>TO:</b>      | <b>MAYOR AND CITY COUNCIL</b>   |
| <b>FROM:</b>    | <b>MADLINE STURMS, AICP<br/>SENIOR PLANNER</b>  |
| <b>SUBJECT:</b> | <b>PLEASANT HILL BLVD AND VANDALIA ROAD INTERSECTION<br/>PROJECT STP FUNDS TRANSFER</b> |

**BACKGROUND:**

The City of Pleasant Hill has been working with the City of Des Moines to plan and construct the SE Connector as a transportation corridor connecting the Highway 5/65 Bypass to downtown Des Moines for several years. The City of Des Moines initiated the project that begins as an extension to the Martin Luther King Jr. Parkway in the City's downtown. Roadway improvements move east from downtown through the industrial southeast quadrant of the City and will be reaching SE 30<sup>th</sup> Street in 2016. The City of Pleasant Hill has been jointly applying and awarded funding with the City of Des Moines for STP funds through the Des Moines Area MPO for several years. The construction of the Pleasant Hill Boulevard and Vandalia Road intersection is able to proceed before the continued construction of the Southeast Connector between SE 30<sup>th</sup> St and U.S. 65 due to FHWA restrictions. The intersection will provide for local traffic needs and be in accordance with future construction of the Southeast Connector.

The attached resolution provides for the City of Pleasant Hill and the City of Des Moines to work jointly on the Pleasant Hill Boulevard and Vandalia Road intersection project. The resolution directs a request to the Des Moines Area MPO to transfer \$3,378,400 of STP funds from the SE Connector to the Pleasant Hill Boulevard and Vandalia Road intersection project.

**ANALYSIS/IMPACT:**

The resolution allows the construction for the SE Connector corridor to continue and utilize available awarded STP funds for the project.

**ALTERNATIVES:**

Not approve the resolution however design and construction of the intersection would likely not continue until future funding is secured.

**FINANCIAL CONSIDERATIONS:**

Local matching funds will be required to acquire some portions of property not eligible to be funded under the STP funds. STP funds will cover approximately 80% of the estimated project cost.

**RECOMMENDATION:**

Consider approval of the attached resolution which requests the Des Moines area MPO to transfer funds allocated to the Southeast Connector to the Pleasant Hill Blvd and Vandalia Rd Intersection project.

**RESOLUTION #012616-06**

**A RESOLUTION REQUESTING THE DES MOINES AREA MPO TO TRANSFER STP FUNDING TO PLEASANT HILL BLVD AND VANDALIA RD INTERSECTION PROJECT**

WHEREAS, the City of Pleasant Hill and the City of Des Moines have been coordinating for the development of the Southeast Connector; and

WHEREAS, the Southeast Connector is a public improvement project for a roadway connection between downtown Des Moines and the US 65 Beltway in Pleasant Hill; and

WHEREAS, the Pleasant Hill Blvd and Vandalia Rd Intersection project is a standalone traffic project but will be designed to coordinate with the future alignment of the Southeast Connector; and

WHEREAS, the City of Pleasant Hill and the City of Des Moines have jointly applied for STP funds through the DMAMPO; and

WHEREAS, the DMAMPO is requested to transfer awarded funds for the SE Connector project to the Pleasant Hill Blvd and Vandalia Rd Intersection project to cover approximately 80% of the project costs or \$3,378,400;

**NOW, THEREFORE, BE IT RESOLVED**, by the City Council of Pleasant Hill, Iowa, in Polk County, Iowa does hereby request the DMAMPO to transfer STP funds to the Pleasant Hill Blvd and Vandalia Rd Intersection project.

**ADOPTED** January 26, 2016

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Sara Kurovski, Mayor

ATTEST:

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Dena Spooner, City Clerk/Finance Director

**AGENDA ITEM SHEET**

**CITY COUNCIL**

|                 |  |
|-----------------|--|
| <b>DATE:</b>    | <b>JANUARY 26, 2016</b>                      |
| <b>TO:</b>      | <b>MAYOR AND CITY COUNCIL</b>                |
| <b>FROM:</b>    | <b>DONALD SANDOR, CITY MANAGER</b>           |
| <b>SUBJECT:</b> | <b>CLOSED SESSION FOR UNION NEGOTIATIONS</b> |

**BACKGROUND:**

The current union contract with the public works employees, Teamsters Local Union 238, ends June 30, 2016. Under state code the union must present their initial proposal to the city, and the city presents its initial proposal to the union. The initial proposals are presented at sessions open to the public, but subsequent negotiation sessions can be closed. Strategy sessions by the city council may also be closed to the public.

**ANALYSIS/IMPACT:**

The union presented their initial proposal to the city on Wednesday, January 13, 2016. At that session the City's initial proposal was presented to the union. A subsequent session was held on Monday, January 25<sup>th</sup>. The staff would like to update the Council on the status of the negotiations and obtain direction from Council.

**ALTERNATIVES:**

**FINANCIAL CONSIDERATIONS:**

None at this time. Final financial considerations will depend upon the final results of the negotiations.

**RECOMMENDATION:**

Adjourn to a closed session under Iowa Code Section 20.17 (3) to discuss with council union negotiation strategy.

**AGENDA ITEM SHEET**

**CITY COUNCIL**

|                 |   |
|-----------------|---|
| <b>DATE:</b>    | <b>JANUARY 26, 2016</b>                 |
| <b>TO:</b>      | <b>MAYOR AND CITY COUNCIL</b>           |
| <b>FROM:</b>    | <b>DONALD SANDOR, CITY MANAGER</b>      |
| <b>SUBJECT:</b> | <b>CLOSED SESSION FOR LAND PURCHASE</b> |

**BACKGROUND:**

Staff is requesting a closed session to discuss property for consideration of purchase.

**ANALYSIS/IMPACT:**

**ALTERNATIVES:**

**FINANCIAL CONSIDERATIONS:**

N/A

**RECOMMENDATION:**

For the City Council to adjourn to a closed session under Iowa Code Section 21.5.1 (j) to discuss the possible purchase of particular real estate.