



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

- 1. CALL TO ORDER/ROLL CALL**
- 2. APPROVAL OF AGENDA**
- 3. PRESENTATION BY GREG EDWARDS, GREATER DES MOINES PARTNERSHIP**
- 4. PUBLIC INPUT (5 MINUTES FOR ITEMS NOT ON THE AGENDA)**
- 5. CONSENT ITEMS**
 - a. Council Minutes - dated 04-12-16
 - b. Claims Listing - dated 04-26-16
 - c. Expenditure Report - dated March 2016
 - d. Revenue Report - dated March 2016
 - e. Treasurer's Report - dated March 2016
 - f. Fire Department Report - dated March 2016
 - g. **Resolution #042616-01** – Transfer of Funds – Emergency Fund to Equipment Replacement Fund
 - h. **Resolution #042616-02** – Transfer of Funds – Employee Benefits Fund to General Fund
 - i. **Resolution #042616-03** – Set Public Hearing for FY16 Budget Amendment – May 24, 2016
 - j. Liquor License Renewal – Legends American Grille, 1280 Copper Creek Drive
 - k. **Resolution #042616-04** – Approval for Fire Chief to live outside the city limits
 - l. **Resolution #042616-05** – Approval of Payment Application No. 1 – Oakwood Drive HMA Overlay Project
 - m. **Resolution #042616-06** – Approval of Payment Application No. 1 – 2016 Patching Project
- 6. BUSINESS ITEMS**
 - a. Approval of Chill on the Hill Liquor License and Sound Permit
 - b. Third reading of **Ordinance 803** - An Ordinance Amending Chapter 98 Sewer Service Charges
 - c. Second Reading of **Ordinance 804** - Amending Chapter 115 Cemetery
 - d. **Resolution #042616-07** - Approval of Site Plan for Fleck Trucking Building Addition Project
 - e. **Resolution #042616-08** - Approval of Site Plan for Smith Automotive Project
 - f. **Resolution #042616-09** - Approval of Site Plan for Central Plains Cement Co Project
 - g. **Resolution #042616-10** - Approval of Site Plan for 4326 E Oakwood Dr Project
- 7. CLOSING COMMENTS**
- 8. CLOSED SESSION:** Pursuant to Iowa Code Section 21.5.1(c) For City Council to discuss legal issues
- 9. ADJOURNMENT**

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

1. CALL TO ORDER/ROLL CALL

Mayor Kurovski called the Pleasant Hill City Council meeting to order on April 12, 2016 at 6:30 p.m. in the City Council Chambers. PRESENT: Jeff Mullen, Curt Gause, Dean Cooper, Barb Malone, Mark Konrad and Mayor Sara Kurovski. ABSENT: none.

2. APPROVAL OF AGENDA

Malone/Mullen moved to approve the agenda. ROLL CALL: AYES: Mullen, Gause, Cooper, Malone, Konrad. NAYS: None. Motion carried 5-0.

3. NATIONAL VOLUNTEER WEEK PROCLAMATION

Mayor Kurovski proclaimed the week of April 10-17, 2016 National Volunteer Week, and thanked everyone for their volunteerism, as well as preparation of the ceremony. City Manager Don Sandor honored each volunteer group during the ceremony for their commitment and service to the community.

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

Steve Turdik, a Pleasant Hill resident, requested that the bank who owns a vacant property in his neighborhood, be contacted to either clean it up or tear it down, as it was becoming a safety hazard and nuisance.

5. CONSENT ITEMS

Konrad/Malone moved to approve the **CONSENT ITEMS**: Council Minutes - dated 03-22-16, Council Minutes - dated 03-29-16, Claims Listing - dated 04-12-16, Tax Abatement Report dated March 2016, Public Works Dept Report - dated March 2016, Police Department Monthly Report- March 2016, Park and Recreation Minutes dated 03-10-16, **Resolution #041216-01** – Approval of Lien Schedule, **Resolution #041216-02** – Approval of Sale of City Equipment. ROLL CALL: AYES: Mullen, Gause, Cooper, Malone, Konrad. NAYS: None. Motion carried 5-0.

6. BUSINESS ITEMS

a. Third Reading of **Ordinance No. 801** – Amending Chapter 136 Sidewalk Regulations

Cooper/Gause moved to approve the Third Reading of **Ordinance No. 801** – Amending Chapter 136 Sidewalk Regulations. Assistant City Manager Ben Champ said that this is the one of two ordinance presented for a third reading in regards to two sections of the City's Code that regulate the width of sidewalks: an ordinance updating Chapter 136, *Sidewalk Regulations*, and a partner ordinance updating Chapter 175, *Subdivision Regulations*. There have been no changes since the second reading. Ordinance 801 would require all new sidewalks in new developments to be six feet. Existing sidewalks may be replaced/repared at the same width as is. A future ADA study will address those issues later so this ordinance addresses new development portions only for now. City Manager Don Sandor added that all Ordinances would now contain language approved by legal to be effective upon approval and publication, so that would negate the need for a second motion at third readings. ROLL CALL: AYES: Mullen, Gause, Cooper, Malone, Konrad. NAYS: None. Motion carried 5-0.

b. Third Reading of **Ordinance No. 802** – Amending Chapter 175 Subdivision Regulations

Mullen/Konrad moved to approve the Third Reading of **Ordinance No. 802** – Amending Chapter 175 Subdivision Regulations. Assistant City Manager Ben Champ explained this was the second piece of the above mentioned ordinance changes and would include the same language as Ordinance 801. ROLL CALL: AYES: Mullen, Gause, Cooper, Malone, Konrad. NAYS: None. Motion carried 5-0.

c. Second reading of **Ordinance 803** - Amending Chapter 98 Sewer Service Charges

Cooper/Malone moved to approve the Second reading of **Ordinance 803** - An Ordinance Amending Chapter 98 Sewer Service Charges. City Manager Don Sandor said that during the preparation of the FY 17 budget it was identified that the rates for sanitary sewer service needed to be increased. The City of Pleasant Hill is a member of the WRA and as a member must pay annually to the WRA for the City's proportionate share of operation and maintenance costs and for debt service payments. The WRA has approved a new facility plan which calls for significant capital improvements and bonding in the upcoming fiscal years. The additional bonding will increase Pleasant Hill's debt payments to the WRA. This rate increase is being imposed at this time to help get ahead of a

more significant increase that would be required at one time otherwise. The City has also seen an increase in operational costs from the WRA due to an increase in the percentage of flow going to the treatment facility attributed to Pleasant Hill. The rate increase proposed in this ordinance is 5%. That increase will impact the average residential customer by \$1.22 per month. This increase would become effective July 1, 2016. The ordinance approval is being requested at this time to provide sufficient time for the Des Moines Water Works to make the necessary changes to their billing program prior to the July 1 effective date. ROLL CALL: AYES: Mullen, Gause, Cooper, Malone, Konrad. NAYS: None. Motion carried 5-0.

- d. First Reading of **Ordinance 804** - Amending Chapter 115 Cemetery
Konrad/Mullen moved to approve the First Reading of **Ordinance 804** - Amending Chapter 115 Cemetery. City Manager Don Sandor said the Cemetery Committee has met several times over the last few months with City staff to update the Cemetery Ordinance. The updates were included in the packet, marked in red. Additional changes proposed include 1) the fee schedule from the original ordinance will be removed from the Ordinance and be approved as a separate Fee Schedule Resolution at the third reading of the new Ordinance, 2) the section allowing weapons at Military Funerals only should include at Law Enforcement Funerals also, 3) some grammar errors from tracked changes needed correcting, 4) there was some question about the City's liability that needed to be researched by the City's attorney and insurance carrier, 5) walking through the cemetery in some areas without walkways may necessitate stepping over existing graves. Cemetery Committee Chair Norman Gustafson thanked the Council and Mayor for allowing the Columbarium's to be added to the Cemetery, and said Pleasant Hill had a fine cemetery. Mr. Gustafson said after a lot of work on the Ordinance updates between the Committee and staff, he recommended it's approval along with the previous points well taken. ROLL CALL: AYES: Mullen, Gause, Cooper, Malone, Konrad. NAYS: None. Motion carried 5-0.
- e. **Resolution #041216-03** – Approve Homeland Security 28E Agreement
Malone/Gause moved to approve **Resolution #041216-03** – Approve Homeland Security 28E Agreement. City Manager Don Sandor explained the current agreement expired in June 2015 and the City of Des Moines is reaching out to other communities to determine if they desire to remain a part of the agreement. The City Council approved a letter of support on January 12, 2016 and the City of Des Moines has now followed up with a formal 28E agreement retroactive to July 1, 2015 expiring June 30, 2018. The services provided through this agreement could not be matched by the City of Pleasant Hill at any reasonable cost. The cost will remain the same at \$11,542 per year. ROLL CALL: AYES: Mullen, Gause, Cooper, Malone, Konrad. NAYS: None. Motion carried 5-0.
- f. **Resolution #041216-04** – Approval of job description for Equipment Operator II
Mullen/Gause moved to approve **Resolution #041216-04** – Approval of job description for Equipment Operator II. City Manager Don Sandor explained one change in the new union contract with the public works employees effective July 1, 2016 is the establishment of a classification titled Equipment Operator II. The current contract has classifications of Equipment Operator I and Crew Chief. The new contract retains the Equipment Operator I classification and replaces the Crew Chief classification with Equipment Operator II. The City did not have a job description for the Crew Chief classification. The Equipment Operator II job description was developed using the Equipment Operator I job description and job descriptions from other communities. The union representatives have reviewed the proposed job description and agree with it. ROLL CALL: AYES: Mullen, Gause, Cooper, Malone, Konrad. NAYS: None. Motion carried 5-0.
- g. Approve Requests for Copper Creek Triathlon, Sunday, June 26, 2016
Motion to Approve Use of the Lake Park Shelter
Motion to Approve Applications for Street Closing Permits-8:00 a.m. to 11:00 a.m. for bike race and run
Motion to Approve Application for Noise Permit, 7:45 a.m. to 11:00 a.m.
Malone/Cooper moved to approve the Requests for Copper Creek Triathlon, Sunday, June 26, 2016. City Manager Don Sandor said Katherine Harrington is proposing the annual Copper Creek Triathlon for June 26, 2016. This event has been well run in the past. The Clerk's Office has received all necessary applications. Everything is the same as the previous years. Mr. Sandor mentioned a sidebar note that the Special Events application now has a smoking/non-smoking box section to coincide with the new no-smoking in the Parks Policy. Mike McGinn was available for questions. Councilmember Konrad asked if residents would receive mailings about the road closures. Mr. Sandor said Riley Resources does two mailing notices to inform them. ROLL CALL: AYES: Mullen, Gause, Cooper, Malone, Konrad. NAYS: None. Motion carried 5-0.

7. CLOSING COMMENTS

Councilmember Konrad let Public Works Director Gary Patterson know that the stop sign at 60th & Oakwood had been hit, and needed replaced.

Mayor Kurovski gave rave reviews about the Star Wars showings at the Library over the weekend. She also attended the regional water meetings, adding that it was good to hear from all the parties involved, but no solution had been reached yet. The Mayor also talked about the CVB's attempts to attract larger hotels and crowds to encourage growth, and that Zach Nunn had informed her the legislator should hear the TIF discussions this week. The Mayor concluded with a quote she enjoyed from Brian Gallagher at the United Way luncheon - "Big acts occur from small ones".

Police Chief Al Pizzano announced the speed signs for University Avenue had been approved by the DOT, so would be moving forward on those. He also announced that one of their Officers would be going through the Metro Star Program with the Homeland Security, so we will have a representative. The Chief concluded by thanking the community for all their support during the recent tragedy involving Officers Susan Ferrell and Carlos Puente-Morales. He said the Fire Department helped the Elks Club raise over \$6,000 at their benefit for the two families.

8. ADJOURNMENT

Konrad/Malone moved to adjourn the meeting. ROLL CALL: AYES: Mullen, Gause, Cooper, Malone, Konrad. NAYS: None. Motion carried 5-0. The meeting was adjourned at 6:58 p.m.

Sara Kurovski, Mayor

ATTEST:

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

BANK: ALL

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

PAID ITEMS DATES : 4/13/2016 THRU 4/26/2016
PARTIALLY ITEMS DATES: 4/13/2016 THRU 4/26/2016
UNPAID ITEMS DATES :

VENDOR NAME	DESCRIPTION	GROSS AMOUNT
A+ COMMUNICATIONS & SECURI	SECURITY MONITORING	59.85
ABC PEST CONTROL	SPRAY FOR PESTS-NORTH COMPLEX	75.00
ACME TOOLS	CONCRETE OVERBOOTS	49.99
AFLAC INSURANCE	INSURANCE	1,092.10
ALTOONA HERALD INDEX	LEGAL NOTICES	777.17
AMAZON.COM	BOOKS	176.16
BAKER & TAYLOR	BOOKS	691.90
BCC REAL ESTATE APPRAISAL	NE 60TH STREET IMPROVEMENTS	2,200.00
BEN FREEBORN	CUSTODIAL	2,100.00
BRICK, GENTRY, BOWERS LAW	CONSULTANT/PROFESSIONAL	1,695.00
CARPENTER UNIFORMS/PROMOT	UNIFORMS/SAFETY EQUIPMENT	33.99
CENTURY LINK	YC DSL	63.98
CINTAS FIRST AID & SAFETY	FIRST AID SUPPLIES	152.32
COLLECTION SERVICES	GARNISHMENT WITHHOLDING	1,156.66
CONFLUENCE	PLEASANT HILL PARK MASTER PLAN	20,146.85
CRYSTAL CLEAR WATER CO.	OPERATING SUPPLIES	21.00
D & K PRODUCTS	BRUSH CONTROL	234.00
D.R.I.V.E.	D.R.I.V.E. DEDUCTION	10.00
DANKO EMERGENCY EQUIPMENT	RESCUE EQUIPMENT	183.55
DES MOINES STAMP MANU CO	UNIFORMS/SAFETY EQUIP	25.00
ED M FELD EQUIPMENT CORP	SCBA MASKS	6,358.00
FAIR-PLAY BY TRANSLUX	SCORE BOARD REPAIRS	397.50
FAMILY SUPPORT PAYMENT CEN	GARNISHMENT WITHHOLDING	59.67
FRASER TRANSPORTATION SVC	PARAMEDIC ASSIST	200.00
G & K SERVICES	FLOOR MATS	96.57
G&L CLOTHING	SAFETY BOOTS	195.48
GENERAL FIRE AND SAFETY	SERVICE CALL-SPRINKLER SYSTEM	115.00
GRAHAM TIRE OF DES MOINES	FRONT TIRES - TRUCK #27	730.06
GRAINGER	EXTRICATION GLOVES	868.50
HAWKEYE/VAN GINKEL LAWN &	LANDSCAPE WEED CONTROL	1,147.50
HY-VEE - CITY HALL ACCOUNT	MEMORIAL FLOWERS	149.48
HY-VEE - FIRE ACCOUNT	SUPPLIES	24.04
HY-VEE - LIBRARY ACCOUNT	PROGRAM SUPPLIES	71.04
HY-VEE - POLICE ACCOUNT	VEHICLE MAINTENANCE SUPPLIES	22.00
HYDRO KLEAN	REMOVE DEBRIS-SEWER MANHOLE	759.00
ICMA-RC	DEFERRED COMPENSATION	2,277.47
IMFOA	ANNUAL DUES-DS	100.00
INTERNAL REVENUE SERVICE	FED WITHHOLDING	31,616.90
IOWA DEPT OF PUBLIC SFTY	IOWA SYSTEM	603.00
IOWA DEPT OF REVENUE & FI	STATE WITHHOLDING	5,273.00
IOWA LAW ENFORCEMENT ACADE	EDUCATION/TRAINING	300.00
IOWA LIVING MAGAZINE	PH LIVING MAGAZINE LAYOUT-MAR	579.00
IOWA ONE CALL CORP	BURIED UTILITY LOCATE SERVICE	26.10
IOWA PARK & RECREATION	IPRA SPRING CONFERENCE	260.00

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

PAID ITEMS DATES : 4/13/2016 THRU 4/26/2016
 PARTIALLY ITEMS DATES: 4/13/2016 THRU 4/26/2016
 UNPAID ITEMS DATES :

VENDOR NAME	DESCRIPTION	GROSS AMOUNT
IPERS-REGULAR	IPERS CONTRIBUTIONS	17,975.30
KLOCKE'S EMERGENCY VEHICLE	AMBULANCE PARTS	116.01
KNESS SIGNS	BALL FENCE SIGNS	411.20
KOCH BROTHERS	OFFICE SUPPLIES	277.78
L & G PRODUCTS, INC.	PEAT MOSS FOR HAZ-MAT	600.00
LARRY FLECK &SON TRUCKING	RECYCLED CONCRETE	8,250.40
MARTHA STEWART LIVING	MAGAZINE	19.00
MEDIACOM	INTERNET ACCESS-LIBRARY	205.90
MENARDS-ALTOONA	MAIL BOX REPAIR MATERIALS	217.47
METRO WASTE AUTHORITY	SOLID WASTE COLLECTION-APR '16	25,191.10
MIDAMERICAN ENERGY CO	UTILITY SERVICE	16,290.33
MIDWEST AUTOMATIC FIRE SPR	REPAIR/SVC CALL-SOUTH COMPLEX	114.00
MISCELLANEOUS VENDOR	KARN MCDERMOTT:REFUND-PARK	324.00
O'REILLY AUTO PARTS	EQUIPMENT/VEHICLE PARTS RETURN	228.10
OCLC, INC.	DATABASE ACCESS	35.25
P & P SMALL ENGINES	PRUNER BLADES	189.97
PETERS LAWN & LANDSCAPING	MOWING	1,605.82
PETTY CASH - PD	MISCELLANEOUS EQUIPMENT	92.66
POLK COUNTY SHERIFF-CIVIL	GARNISHMENT WITHHOLDING	46.35
PORTER DO IT BEST	PUBLIC WORKS SUPPLIES	60.91
QUILL	OFFICE SUPPLIES	476.85
RACOM CORPORATION	MISC EQUIPMENT	40,769.16
RECORDED BOOKS	BOOKS ON CD	107.98
RELIANCE STANDARD	DENTAL PREMIUM PAYROLL DEDUCT	3,094.72
RELIASTAR LIFE INSURANCE C	DEFERRED COMP - ING	2,931.72
S & S WORLDWIDE,INC.	PROGRAM SUPPLIES	307.30
SHERWIN WILLIAMS - ALTOONA	ORANGE PAINT-SOCCER FIELDS	212.52
SKINNER LAW OFFICE, P C	LEGAL COUNSEL-MARCH 2016	5,248.11
STROH CORPORATION	REPLACE RADIANT TUBE HEATER	29,260.00
TASC	FLEXIBLE DEP BENE PLAN	2,172.26
TEAMSTERS LOCAL UNION #238	UNION DUES DEDUCTION	701.48
THE EQUITABLE	DEFERRED COMP - THE EQUITABLE	675.36
THE HARTFORD	DEFERRED COMP - THE HARTFORD	591.05
THE WALDINGER CORP	REPL CONTROLLERS/REPROGRAM	16,528.74
THE WEEK	MAGAZINE	70.89
TREASURER-STATE OF IA	MARCH 2016 SALES TAX (DMWW)	1,531.00
UNITED WAY OF CENTRAL IA	UNITED WAY CONTRIBUTION	38.00
UNUM LIFE INSURANCE COMPAN	LTD PAYROLL DEDUCTION TAXED	1,795.00
UPSTART	PROGRAM SUPPLIES	2,150.03
US BANK EQUIPMENT FINANCE	COPIER MACHINE	141.55
VISA CARD SERVICES	COMMUNICATIONS	2,691.56
WELLMARK BLUE CROSS BLUE S	HEALTH INS PREM PAYROLL DEDUCT	19,914.07
WIMACTEL, INC.	PAYPHONE-515 262-9927	55.00
WINDSTREAM	PHONE SERVICE - PARKS	1,695.91
** TOTAL **		288,585.64

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 : 4/13/2016 THRU 4/26/2016
PARTIALLY ITEMS DATES: 4/13/2016 THRU 4/26/2016
UNPAID ITEMS DATES :

FUND TOTALS

001	GENERAL	160,465.68
110	ROAD USE	13,007.72
301	CAPITAL PROJECTS	59,857.25
610	SEWER	15,400.19
670	SOLID WASTE	25,191.10
699	EQUIPMENT REPLACEMENT	14,194.70
740	STORM WATER	469.00
GRAND TOTAL		288,585.64

EXPENDITURES BY PROGRAM, AREA & DEPARTMENT

AS OF: MARCH 31ST, 2016

% OF YEAR COMPLETED - 75.00

EXPENDITURES	CURRENT BUDGET	MONTHLY ACTUAL	YEAR TO DATE ACTUAL	BUDGET BALANCE	% OF BUDGET
PUBLIC SAFETY					
=====					
POLICE DEPARTMENT	2,165,520	153,894.88	1,476,806.25	688,713.75	68.20
EMERGENCY FUND	0	0.00	0.00	0.00	0.00
EMERGENCY MANAGEMENT	11,100	232.12	12,679.30 (	1,579.30)	114.23
FIRE DEPARTMENT	818,797	32,868.66	503,825.30	314,971.70	61.53
EMS/AMBULANCE	78,450	9,062.83	51,688.18	26,761.82	65.89
ANIMAL CONTROL	3,000	266.45	1,246.85	1,753.15	41.56
TOTAL PUBLIC SAFETY	3,076,867	196,324.94	2,046,245.88	1,030,621.12	66.50
PUBLIC WORKS					
=====					
ROADS, BRIDGES & SIDEWALK	820,412	52,776.23	549,403.05	271,008.95	66.97
STREET LIGHTING	137,000	21,006.06	96,088.67	40,911.33	70.14
TRAFFIC CONTROL	50,000	12,121.62	52,833.18 (	2,833.18)	105.67
SNOW REMOVAL	63,000	3,644.01	52,068.98	10,931.02	82.65
STREET CLEANING	0	0.00	0.00	0.00	0.00
STORM SEWERS	0	0.00	106.93 (	106.93)	0.00
ADMINISTRATIVE	0	0.00	0.00	0.00	0.00
TOTAL PUBLIC WORKS	1,070,412	89,547.92	750,500.81	319,911.19	70.11
HEALTH/SOCIAL SERVICES					
=====					
MOSQUITO CONTROL	10,500	0.00	7,423.43	3,076.57	70.70
TOTAL HEALTH/SOCIAL SERVICES	10,500	0.00	7,423.43	3,076.57	70.70
CULTURE/RECREATION					
=====					
LIBRARY	598,126	43,043.29	382,748.61	215,377.39	63.99
PARKS	274,231	17,675.83	189,762.91	84,468.09	69.20
RECREATION	160,806	17,180.38	127,908.59	32,897.41	79.54
CEMETERY	6,750	630.18	10,247.37 (	3,497.37)	151.81
TOTAL CULTURE/RECREATION	1,039,913	78,529.68	710,667.48	329,245.52	68.34
COMMUNITY ECONOMIC DEVELOPMENT					
=====					
LMI	601,000	0.00	581,745.00	19,255.00	96.80
TIF	372,669	0.00	119,240.49	253,428.51	32.00
PLANNING & ZONING	544,901	45,103.64	417,395.72	127,505.28	76.60
TOTAL COMMUNITY ECONOMIC DEVELOPMENT	1,518,570	45,103.64	1,118,381.21	400,188.79	73.65

EXPENDITURES BY PROGRAM, AREA & DEPARTMENT

AS OF: MARCH 31ST, 2016

% OF YEAR COMPLETED - 75.00

EXPENDITURES	CURRENT BUDGET	MONTHLY ACTUAL	YEAR TO DATE ACTUAL	BUDGET BALANCE	% OF BUDGET
GENERAL GOVERNMENT					
=====					
MAYOR	13,764	5,540.81	9,805.16	3,958.84	71.24
COUNCIL	94,523	3,765.75	71,610.43	22,912.57	75.76
CLERK, TREASURER, ADMIN.	373,669	26,383.81	270,286.71	103,382.29	72.33
ELECTIONS	3,000	0.00	3,392.54 (	392.54)	113.08
LEGAL SERVICES/CITY ATTY	135,000	9,694.51	123,764.00	11,236.00	91.68
CITY HALL & BUILDINGS	274,149	22,110.77	185,399.43	88,749.57	67.63
UTILITY FRANCHISE	90,000	295.00	74,025.49	15,974.51	82.25
IT	<u>130,250</u>	<u>11,807.01</u>	<u>78,710.71</u>	<u>51,539.29</u>	<u>60.43</u>
TOTAL GENERAL GOVERNMENT	1,114,355	79,597.66	816,994.47	297,360.53	73.32
DEBT SERVICE					
=====					
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	0.00	7,337.50	262,337.50	2.72
2009 SEWER IMPROVEMENT	68,435	0.00	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	0.00	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>0.00</u>	<u>17,908.26</u>	<u>22,162.74</u>	<u>44.69</u>
TOTAL DEBT SERVICE	658,907	0.00	63,514.49	595,392.76	9.64
CAPITAL PROJECTS					
=====					
CAPITAL PROJECTS	<u>4,335,330</u>	<u>54,151.41</u>	<u>1,756,895.22</u>	<u>2,578,434.78</u>	<u>40.53</u>
TOTAL CAPITAL PROJECTS	4,335,330	54,151.41	1,756,895.22	2,578,434.78	40.53
BUSINESS TYPE ACTIVITIES					
=====					
WATER ADMINISTRATION	273,000	0.00	212,008.84	60,991.16	77.66
SEWER DEPARTMENT	1,384,369	123,573.45	1,020,519.86	363,849.14	73.72
SOLID WASTE DEPARTMENT	393,000	62,523.48	335,096.04	57,903.96	85.27
EQUIPMENT REPLACEMENT	602,400	19,114.24	319,912.51	282,487.49	53.11
STORM WATER	<u>172,500</u>	<u>5,974.93</u>	<u>29,889.65</u>	<u>142,610.35</u>	<u>17.33</u>
TOTAL BUSINESS TYPE ACTIVITIES	2,825,269	211,186.10	1,917,426.90	907,842.10	67.87

EXPENDITURES BY PROGRAM, AREA & DEPARTMENT

AS OF: MARCH 31ST, 2016

% OF YEAR COMPLETED - 75.00

EXPENDITURES	CURRENT BUDGET	MONTHLY ACTUAL	YEAR TO DATE ACTUAL	BUDGET BALANCE	% OF BUDGET
NON-PROGRAM					
=====					
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	15,650,123	754,441.35	9,188,049.89	6,462,073.36	58.71
	=====	=====	=====	=====	=====

CITY OF PLEASANT HILL
 REVENUE PUBLICATION REPORT
 AS OF: MARCH 31ST, 2016

	MONTHLY REVENUE
GENERAL	212,478.75
ROAD USE	93,152.50
EMPLOYEE BENEFIT FUND	29,735.35
EMERGENCY FUND	3,767.92
INDUSTRIAL TIF DISTRICT	11,926.85
EAST URBAN RENEWAL TIF	11,236.52
LMI FUND	5.84
SPECIAL ASSESSMENT	0.07
URBAN RENEWAL CCRK TIF	34,999.13
FEDERAL PROCEEDS	5.60
AVENUE OF FLAGS T & A	0.25
P&R COMPLEX TRUST & AGENCY	3.07
LIBRARY TRUST & AGENCY	3.76
MEMORIAL TRUST & AGENCY	0.14
DEBT SERVICE	17,874.13
CAPITAL PROJECTS	370.48
WATER PARK PROJECT	0.00
TIF CAPITAL PROJECTS	568.98
PERPETUAL TRUST & AGENCY	267.57
WATER	765.09
SEWER	109,302.72
SEWER CONSTRUCTION FUND	0.00
SOLID WASTE	40,206.66
EQUIPMENT REPLACEMENT	37,811.00
STORM WATER	<u>17,893.80</u>
GRAND TOTAL REVENUES	622,376.18

TREASURER'S REPORT
CITY OF PLEASANT HILL
03/31/2016

FUND	BALANCE MONTH BEGINNING	REVENUE	EXPENSES	BALANCE MONTH ENDING
001-1110 Cash	416,605.52	212,425.69	432,633.48	196,397.73
001-1112 Money Market	5,030.85	0.21		5,031.06
001-1114 Cash - DMCU	34.59		0.02	34.57
001-1120 Petty Cash	1,450.00			1,450.00
001-1150 Investments	61,643.62			61,643.62
110-1110 Road Use	829,853.59	93,152.50	56,420.24	866,585.85
112-1110 Cash-Employee Benefits	3,830.95	29,735.35	3,830.95	29,735.35
119-1110 Emergency Fund	485.41	3,767.92	485.41	3,767.92
125-1110 Industrial TIF District	374,416.56	11,926.85		386,343.41
126-1110 East Urban Renewal TIF	825,376.53	11,236.52		836,613.05
127-1110 LMI Fund	53,230.81	5.84		53,236.65
130-1110 Special Assessment	640.68	0.07		640.75
145-1110 Urban Renewal CCRK TIF	1,480,728.25	34,999.13		1,515,727.38
177-1110 Drug Forfeitures	50,999.50	5.60		51,005.10
180-1110 Avenue of Flags	2,281.70	0.25		2,281.95
182-1110 Park/Rec	2,883.63	3.07		2,886.70
182-1150 Park/Rec Investments	25,129.19	138.59		25,267.78
183-1110 Library	26,754.32	3.76		26,758.08
183-1150 Library Investments	7,488.32			7,488.32
184-1110 Memorial	1,280.24	0.14		1,280.38
200-1110 Debt Service	254,643.35	17,874.13		272,517.48
301-1110 CIP Projects Fund	2,322,354.62	370.48		2,322,725.10
301-1150 CIP Projects Investments	1,017,207.41			1,017,207.41
304-1110 TIF CIP Projects Fund	5,136,497.89	568.98	54,151.41	5,082,915.46
500-1110 Cemetery	29,265.85	267.57		29,533.42
500-1150 Cemetery Investments	39,776.74			39,776.74
600-1110 Water	1,362,566.94	164.13	2.61	1,362,728.46
600-1150 Investments	108,966.62	600.96		109,567.58
600-1170 Meter Deposits	23,788.31	2.61		23,790.92
610-1110 Sewer	527,831.31	108,199.63	122,470.36	513,560.58
670-1110 Garbage/Recycling	91,814.02	38,000.49	60,317.31	69,497.20
699-1110 Equipment Replacement	318,944.03	37,811.00	19,114.24	337,640.79
740-1110 Storm Water	49,678.25	16,790.71	4,871.84	61,597.12
TOTAL	15,453,479.60	618,052.18	754,297.87	15,317,233.91

City Clerk/Finance Director

City Manager

Pleasant Hill Fire Department

March 2016 Report



Fire Activity:

Structure Fire 0

Automatic Alarm 4

CO Alarm 0

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:

All fire apparatus pumps have been tested and recertified by an outside vendor. This is an annual certification that is required by NFPA.

RESOLUTION #042616-01

**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 \$3,767.92

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

ADOPTED this 26nd day of April, 2016.

Sara Kurovski, Mayor

ATTEST:

Dena Spooner, City Clerk/Finance Director

RESOLUTION #042616-02

**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 \$29,735.35

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

ADOPTED this 26nd day of April, 2016.

Sara Kurovski, Mayor

ATTEST:

Dena Spooner, City Clerk/Finance Director

RESOLUTION #042616-03

**A RESOLUTION SETTING THE PUBLIC HEARING TO AMEND THE
FY 2015-2016 BUDGET FOR THE CITY OF PLEASANT HILL, IOWA**

LET IT BE RESOLVED that the public hearing for the amendment of the FY 2015-2016 budget for the City of Pleasant Hill, Iowa is set for May 24, 2016 at 6:30 p.m., in the Pleasant Hill Council Chambers, Pleasant Hill, Iowa.

ADOPTED April 26, 2016

Sara Kurovski, Mayor

ATTEST:

Dena Spooner, City Clerk/Finance Director

RESOLUTION 042616- 04

A RESOLUTION TO APPROVAL THE FIRE CHIEF TO LIVE OUTSIDE THE CITY LIMITS OF PLEASANT HILL

WHEREAS, Tom Solberg became Fire Chief for Pleasant Hill, Iowa in February 2014; and

WHEREAS, Tom Solberg and the City of Pleasant Hill, Iowa entered into an Employment Contact and Agreement through Resolution #012814-06, modified through Resolution #020916-05; and

WHEREAS, said Employment Contract and Agreement provides in Section 12 (G) that the Fire Chief shall be a resident of the City of Pleasant Hill unless the parties agree otherwise; and

WHEREAS, Chief Solberg desires to purchase a house located on 47th Street, in the City of Des Moines, Iowa;

NOW, THEREFORE BE IT RESOLVED that the City Council of the City of Pleasant Hill, Iowa does hereby agree for Chief Solberg to purchase a house outside the city limits of the City of Pleasant Hill, Iowa;

BE IT FURTHER RESOLVED that the approval by the City Council of the City of Pleasant Hill, Iowa includes a limitation that the Fire Chief must live no further than 15 driving minutes from the City limits of the City of Pleasant Hill, Iowa.

Passed and approved the 26th day of April, 2016

Sara Kurovski, Mayor

ATTESTED:

Dena Spooner, City Clerk/Finance Director



CITY OF PLEASANT HILL, IOWA
CITY COUNCIL AGENDA COMMUNICATION

DATE: APRIL 26, 2016
TO: MAYOR & CITY COUNCIL
FROM: J. BENJAMIN CHAMP, AICP, EDFP, ASLA
ASSISTANT CITY MANAGER / COMMUNITY DEVELOPMENT DIRECTOR
SUBJECT: OAKWOOD DRIVE HMA OVERLAY PROJECT
PAYMENT APPLICATION NO. 1

BACKGROUND:

The City Engineer has developed the plans and specifications for the Oakwood Drive HMA Overlay Project. The project has been awarded to TK Concrete, Inc. and work is underway. The contractor has submitted the attached Payment Application No. 1 for work completed through April 18, 2016. Following is a communication from the City Engineer, Snyder and Associates, providing a recommendation for approval of the payment application. The attached resolution approves Payment Application No. 1.

ALTERNATIVES:

Not approve the payment application. 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 Oakwood Drive HMA Overlay Project.

RESOLUTION #042616-05

A RESOLUTION APPROVING PAYMENT APPLICATION NO. 1 FOR THE OAKWOOD DRIVE HMA OVERLAY PROJECT

WHEREAS, the Pleasant Hill City Council has hired TK Concrete, Inc. to complete the Oakwood Drive HMA Overlay Project; and

WHEREAS, TK Concrete, Inc. has submitted the attached Payment Application No. 1 in the amount of \$178,270.35.

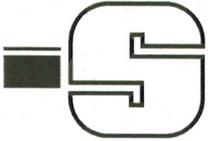
THEREFORE, BE IT RESOLVED, that the City Council of Pleasant Hill, Iowa, in Polk County, Iowa, does hereby approve payment application number one for the project.

ADOPTED this 26th day of April, 2016.

Sara Kurovski, Mayor

ATTEST:

Dena Spooner, City Clerk/Finance Director



April 19, 2016

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

RE: PARTIAL PAYMENT APPLICATION NO. 1
OAKWOOD DRIVE HMA OVERLAY PROJECT
PROJECT NO. 115.0195

Dear Mr. Champ:

Partial payment application no. 1 includes work completed between March 3, 2016 and April 18, 2016. The contractor has worked on PCC full depth patching, PCC sidewalk, PCC driveways, and storm sewer construction. Remaining work to be completed includes HMA milling, PCC full depth patching, HMA overlay, manhole adjustments, PCC paving, pedestrian refuge islands, recreational trail construction, and surface restoration.

We recommend payment of \$178,270.35 to the Contractor, TK Concrete, Inc., for work completed through April 18, 2016. Approximately 20% of the total contract work has been completed. The contractor has until June 30, 2016 to complete the remaining work on the project.

Please contact me should you have any questions on this pay application.

Sincerely,

SNYDER & ASSOCIATES, INC.

Garret D. Reeder, P.E.
Project Engineer

Enclosures

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

APPLICATION FOR PAYMENT NO. 1

PROJECT: Oakwood Drive HMA Overlay Project
OWNER: City of Pleasant Hill
CONTRACTOR: TK Concrete, Inc.
ADDRESS: 1608 Fifield Road, Pella, IA 50219
DATE: April 26, 2016

S&A PROJECT NO.: 115.0195

PAYMENT PERIOD: March 3, 2016 to
April 18, 2016

1. CONTRACT SUMMARY:

Original Contract Amount:	\$1,071,591.00	CONTRACT PERIOD:
Net Change by Change Order:	<u>\$0.00</u>	Original Contract Date: March 3, 2016
Contract Amount to Date:	\$1,071,591.00	Contract Completion Date: June 30, 2016

2. WORK SUMMARY:

Total Work Performed to Date:	\$187,653.00
Retainage: 5%	<u>\$9,382.65</u>
Total Earned Less Retainage:	\$178,270.35
Less Previous Applications for Payment:	<u>\$0.00</u>
AMOUNT DUE THIS APPLICATION:	<u>\$178,270.35</u>

3. CONTRACTOR'S CERTIFICATION:

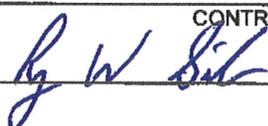
The undersigned CONTRACTOR certifies that:

(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.

TK Concrete, Inc.

CONTRACTOR

By 

DATE: 4-19-16

4. ENGINEER'S APPROVAL:

Payment of the above AMOUNT DUE THIS APPLICATION is recommended:

Snyder & Associates, Inc.

ENGINEER

By 

DATE: 4-19-2016

5. OWNER'S APPROVAL

City of Pleasant Hill

OWNER

By _____

DATE: _____

6. DETAILED ESTIMATE OF WORK COMPLETED:

ITEM NO.	DESCRIPTION	CONTRACT ITEMS				COMPLETED WORK		
		QUANTITY	UNIT	UNIT COST	TOTAL COST	QUANTITY	CO #	COST
1.1	Mobilization	1	LS	\$ 142,500.00	\$ 142,500.00	0.5		\$71,250.00
	EARTHWORK							
2.1	Clearing and Grubbing	1	LS	\$ 5,000.00	\$ 5,000.00	1.0		\$5,000.00
2.2	Topsoil, Strip, Salvage, and Respread	839	CY	\$ 18.00	\$ 15,102.00			\$0.00
2.3	Excavation, Class 10, Roadway and Borrow	2880	CY	\$ 15.50	\$ 44,640.00			\$0.00
2.4	Removal of Sidewalk	322	SY	\$ 10.00	\$ 3,220.00			\$0.00
2.5	Removal of Driveway	485	SY	\$ 10.00	\$ 4,850.00	76.0		\$760.00
2.6	Modified Subbase	1426	SY	\$ 12.00	\$ 17,112.00			\$0.00
2.7	Core Out Excavation	265	CY	\$ 20.00	\$ 5,300.00			\$0.00
2.8	Class A Roadstone	690	TON	\$ 20.00	\$ 13,800.00			\$0.00
2.9	Geogrid	800	SY	\$ 2.00	\$ 1,600.00			\$0.00
2.10	Headwall Removal	1	LS	\$ 5,000.00	\$ 5,000.00			\$0.00
	SEWERS AND DRAINS							
4.1	Storm Sewer, Class 3 RCP, 15"	95	LF	\$ 55.00	\$ 5,225.00			\$0.00
4.2	Storm Sewer, Class A-3 Arch, 15"	22	LF	\$ 100.00	\$ 2,200.00			\$0.00
4.3	Storm Sewer, Class A-3 Arch, 18"	58	LF	\$ 100.00	\$ 5,800.00			\$0.00
4.4	Storm Sewer, Class A-3 Arch, 24"	135	LF	\$ 98.00	\$ 13,230.00			\$0.00
4.5	Storm Sewer, Class 3 RCP, 24"	77	LF	\$ 80.00	\$ 6,160.00	16.0		\$1,280.00
4.6	Storm Sewer, Class 3 RCP, 30"	80	LF	\$ 95.00	\$ 7,600.00	80.0		\$7,600.00
4.7	Storm Sewer, Class 3 RCP, 36"	78	LF	\$ 120.00	\$ 9,360.00	78.0		\$9,360.00
4.8	Apron, 15" RCP with Footing	3	EA	\$ 3,500.00	\$ 10,500.00			\$0.00
4.9	Apron, 36" RCP with Footing	2	EA	\$ 5,500.00	\$ 11,000.00	2.0		\$11,000.00
4.10	Removal of Storm Sewer/Culverts <= 36"	230	LF	\$ 15.00	\$ 3,450.00			\$0.00
4.11	Subdrain, Perforated Type 1, 6"	802	LF	\$ 12.50	\$ 10,025.00			\$0.00
4.12	Subdrain Outlet, 6"	6	EA	\$ 300.00	\$ 1,800.00			\$0.00
	STRUCTURES FOR SANITARY AND STORM							
6.1	Manhole, SW-401, 48"	1	EA	\$ 4,000.00	\$ 4,000.00	0.9		\$3,600.00
6.2	Manhole, SW-402, 5'x5'	1	EA	\$ 6,500.00	\$ 6,500.00	0.9		\$5,850.00
6.3	SW-501 Intake	1	EA	\$ 2,750.00	\$ 2,750.00			\$0.00
6.4	SW-503 Intake	1	EA	\$ 4,000.00	\$ 4,000.00			\$0.00
6.5	SW-505 Intake	3	EA	\$ 4,750.00	\$ 14,250.00			\$0.00
6.6	SW-506 Intake	1	EA	\$ 8,000.00	\$ 8,000.00			\$0.00
6.7	Removal of Intake	2	EA	\$ 750.00	\$ 1,500.00			\$0.00
6.8	Removal and Replacement of Intake SW-501	3	EA	\$ 3,500.00	\$ 10,500.00			\$0.00
6.9	Removal and Replacement of Intake SW-507	6	EA	\$ 6,250.00	\$ 37,500.00			\$0.00
6.10	Sanitary Manhole Adjustment	9	EA	\$ 1,000.00	\$ 9,000.00	1.0		\$1,000.00
	STREETS AND RELATED WORK							
7.1	Milling	3850	SY	\$ 4.50	\$ 17,325.00			\$0.00
7.2	HMA (1M ESAL) Intermediate, 1/2"	743	TON	\$ 75.00	\$ 55,725.00			\$0.00
7.3	HMA (1M ESAL) Surface, 1/2" No Friction	743	TON	\$ 76.00	\$ 56,468.00			\$0.00
7.4	Asphalt Binder, PG 58-28	90	TON	\$ 495.00	\$ 44,550.00			\$0.00
7.5	HMA Pavement Samples	1	LS	\$ 1,500.00	\$ 1,500.00			\$0.00
7.6	Pavement, PCC, 7"	1290	SY	\$ 54.60	\$ 70,434.00			\$0.00
7.7	PCC Pavement Samples	1	LS	\$ 2,500.00	\$ 2,500.00			\$0.00
7.8	Sidewalk, PCC, 4"	755	SY	\$ 34.00	\$ 25,670.00			\$0.00
7.9	Sidewalk, PCC, 6"	710	SY	\$ 40.00	\$ 28,400.00			\$0.00
7.10	Detectable Warnings	270	SF	\$ 32.50	\$ 8,775.00			\$0.00
7.11	Driveway, Paved, PCC 6"	485	SY	\$ 40.00	\$ 19,400.00	76.2		\$3,048.00
7.12	PCC Full Depth Patches	2085	SY	\$ 75.00	\$ 156,375.00	842.4		\$63,180.00
7.13	Partial Depth PCC Joint and Crack Repair Patches	2800	LF	\$ 20.00	\$ 56,000.00			\$0.00
7.14	Overdepth Patches	1100	SF	\$ 20.00	\$ 22,000.00			\$0.00
7.15	Curb Removal and Replacement	200	LF	\$ 45.00	\$ 9,000.00			\$0.00
7.16	Paved Median	150	SY	\$ 100.00	\$ 15,000.00			\$0.00
	TRAFFIC CONTROL							
8.1	Traffic Control	1	LS	\$ 10,750.00	\$ 10,750.00	0.3		\$3,225.00
8.2	Pavement Marking, Waterborne or Solvent-Based	44	STA	\$ 87.50	\$ 3,850.00			\$0.00
8.3	Pavement Marking, Symbols, Waterborne or Solvent-Based	6	EA	\$ 160.00	\$ 960.00			\$0.00

ITEM NO.	DESCRIPTION	CONTRACT ITEMS				COMPLETED WORK		
		QUANTITY	UNIT	UNIT COST	TOTAL COST	QUANTITY	CO #	COST
SITE WORK AND LANDSCAPING								
9.1	Sod	51	SQ	\$ 85.00	\$ 4,335.00			\$0.00
9.2	Seeding, Fertilizing, and Mulching for Hydrualic Seeding	0.32	AC	\$ 7,500.00	\$ 2,400.00			\$0.00
9.3	Silt Fence	200	LF	\$ 3.00	\$ 600.00			\$0.00
9.4	Silt Fence Removal	200	LF	\$ 2.00	\$ 400.00			\$0.00
9.5	Filter Sock, 8"	900	LF	\$ 4.00	\$ 3,600.00			\$0.00
9.6	Filter Sock Removal	900	LF	\$ 1.00	\$ 900.00			\$0.00
9.7	Storm Water Pollution Prevention Plan Preparation	1	LS	\$ 1,500.00	\$ 1,500.00	1.0		\$1,500.00
9.8	Storm Water Pollution Prevention Plan Management	1	LS	\$ 4,500.00	\$ 4,500.00			\$0.00
9.9	Storm Water Pollution Prevention Plan Inspections	17	EA	\$ 100.00	\$ 1,700.00			\$0.00
9.10	Remove and Reinstall Sign	6	EA	\$ 275.00	\$ 1,650.00			\$0.00
9.11	Object Marker Sign	6	EA	\$ 225.00	\$ 1,350.00			\$0.00
9.12	Stop Sign	4	EA	\$ 375.00	\$ 1,500.00			\$0.00
					ORIGINAL CONTRACT:	\$1,071,591.00	\$187,653.00	
CHANGE ORDER SUMMARY:								
		TOTAL CHANGE ORDERS:				\$0.00	\$0.00	
		TOTAL CONTRACT & CHANGE ORDERS				\$1,071,591.00	\$187,653.00	



CITY OF PLEASANT HILL, IOWA
CITY COUNCIL AGENDA COMMUNICATION

DATE: APRIL 26, 2016

TO: MAYOR & CITY COUNCIL

FROM: J. BENJAMIN CHAMP, AICP, EDFP, ASLA
ASSISTANT CITY MANAGER / COMMUNITY DEVELOPMENT DIRECTOR

SUBJECT: 2016 PATCHING PROJECT
PAYMENT APPLICATION NO. 1

BACKGROUND:

The City Engineer has developed the plans and specifications for the 2016 Patching Project. The project has been awarded to TK Concrete, Inc. and work is underway. The contractor has submitted the attached Payment Application No. 1 for work completed through April 15, 2016. Following is a communication from the City Engineer, Snyder and Associates, providing a recommendation for approval of the payment application. The attached resolution approves Payment Application No. 1.

ALTERNATIVES:

Not approve the payment application. 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 2016 Patching Project.

RESOLUTION #042616-06

**A RESOLUTION APPROVING PAYMENT APPLICATION NO. 1 FOR THE 2016
PATCHING PROJECT**

WHEREAS, the Pleasant Hill City Council has hired TK Concrete, Inc. to complete the 2016 Patching Project; and

WHEREAS, TK Concrete, Inc. has submitted the attached Payment Application No. 1 in the amount of \$19,135.85.

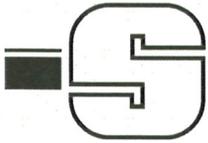
THEREFORE, BE IT RESOLVED, that the City Council of Pleasant Hill, Iowa, in Polk County, Iowa, does hereby approve payment application number one for the project.

ADOPTED this 26th day of April, 2016.

Sara Kurovski, Mayor

ATTEST:

Dena Spooner, City Clerk/Finance Director



April 19, 2016

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

RE: PARTIAL PAYMENT APPLICATION NO. 1
2016 PATCHING PROJECT
PROJECT NO. 115.0196

Dear Mr. Champ:

Partial payment application no. 1 includes work completed between April 5, 2016 and April 15, 2016. The contractor has worked on PCC full depth patching during this time period. Remaining work to be completed includes PCC full depth patching, manhole adjustments, PCC sidewalk, PCC driveways, and surface restoration.

We recommend payment of \$19,135.85 to the Contractor, TK Concrete, Inc., for work completed through April 15, 2016. Approximately 10% of the total contract work has been completed. The contractor has until June 24, 2016 to complete the remaining work on the project.

Please contact me should you have any questions on this pay application.

Sincerely,

SNYDER & ASSOCIATES, INC.

Garret D. Reeder, P.E.
Project Engineer

Enclosures

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

APPLICATION FOR PAYMENT NO. 1

PROJECT: 2016 Patching Project
OWNER: City of Pleasant Hill
CONTRACTOR: TK Concrete, Inc.
ADDRESS: 1608 Fifield Road, Pella, IA 50219
DATE: April 26, 2016

S&A PROJECT NO.: 115.0196

PAYMENT PERIOD: April 5, 2016 to
April 15, 2016

1. CONTRACT SUMMARY:

Original Contract Amount:	\$234,890.00	CONTRACT PERIOD:
Net Change by Change Order:	<u>\$0.00</u>	Original Contract Date: February 9, 2016
Contract Amount to Date:	\$234,890.00	Contract Completion Date: June 24, 2016

2. WORK SUMMARY:

Total Work Performed to Date:	\$20,143.00
Retainage: 5%	<u>\$1,007.15</u>
Total Earned Less Retainage:	\$19,135.85
Less Previous Applications for Payment:	<u>\$0.00</u>
AMOUNT DUE THIS APPLICATION:	<u><u>\$19,135.85</u></u>

3. CONTRACTOR'S CERTIFICATION:

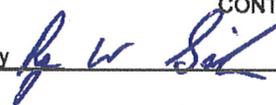
The undersigned CONTRACTOR certifies that:

(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.

TK Concrete, Inc.

CONTRACTOR

By 

DATE: 4-19-16

4. ENGINEER'S APPROVAL:

Payment of the above AMOUNT DUE THIS APPLICATION is recommended:

Snyder & Associates, Inc.

ENGINEER

By 

DATE: 4-19-2016

5. OWNER'S APPROVAL

City of Pleasant Hill

OWNER

By _____

DATE: _____

6. DETAILED ESTIMATE OF WORK COMPLETED:

ITEM NO.	DESCRIPTION	CONTRACT ITEMS				COMPLETED WORK		
		QUANTITY	UNIT	UNIT COST	TOTAL COST	QUANTITY	CO #	COST
1	Mobilization	1	LS	\$ 17,500.00	\$ 17,500.00	0.25		\$4,375.00
2	Class A Roadstone	455	TON	\$ 20.00	\$ 9,100.00			\$0.00
3	Core Out Excavation	240	CY	\$ 10.00	\$ 2,400.00			\$0.00
4	Geogrid	715	SY	\$ 2.00	\$ 1,430.00			\$0.00
5	Manhole Adjustment	1	EA	\$ 1,250.00	\$ 1,250.00			\$0.00
6	Driveway, PCC, 6"	210	SY	\$ 42.00	\$ 8,820.00			\$0.00
7	Sidewalk, PCC, 4"	60	SY	\$ 40.00	\$ 2,400.00			\$0.00
8	Sidewalk, PCC, 6"	70	SY	\$ 45.00	\$ 3,150.00			\$0.00
9	Detectable Warnings	132	SF	\$ 32.50	\$ 4,290.00			\$0.00
10	7" PCC Full Depth Patches	2600	SY	\$ 58.00	\$ 150,800.00	246.0		\$14,268.00
11	8" PCC Full Depth Patches	300	SY	\$ 63.00	\$ 18,900.00			\$0.00
12	Traffic Control	1	LS	\$ 7,500.00	\$ 7,500.00	0.2		\$1,500.00
13	Pavement Marking, Waterborne or Solvent Based	19	STA	\$ 50.00	\$ 950.00			\$0.00
14	Painted Symbols and Legends, Waterborne or Solvent Based	4	EA	\$ 100.00	\$ 400.00			\$0.00
15	Sod	40	SQ	\$ 150.00	\$ 6,000.00			\$0.00
		ORIGINAL CONTRACT: \$234,890.00				\$20,143.00		
CHANGE ORDER SUMMARY:		TOTAL CHANGE ORDERS: _____ \$0.00				_____ \$0.00		
		TOTAL CONTRACT & CHANGE ORDERS \$234,890.00				_____ \$20,143.00		



CITY OF PLEASANT HILL, IOWA
CITY COUNCIL AGENDA COMMUNICATION

DATE: APRIL 26, 2016
TO: MAYOR & CITY COUNCIL
FROM: DON SANDOR
CITY MANAGER
SUBJECT: CHILL ON THE HILL

BACKGROUND:

The Chamber of Commerce has held the Chill on the Hill event successfully for several years.. They are requesting approval for this event. The City has received all required applications for the Chill on the Hill Event scheduled for Fridays on May 20 and 27, June 3, 10, 17, and 24, from 6:00 p.m. until 9:00 p.m. In your packet, you will find the applications for the liquor license and sound permit.

The Chamber of Commerce has submitted a certificate of liability, naming the City as an additional insured. The site plan is included that has been reviewed and approved. The Clerk's Office, Police, and Fire Departments have all reviewed the applications and recommend approval of the event. They have requested an approved smoking area on the event application.

ALTERNATIVES:

Not approve the events.

FINANCIAL CONSIDERATIONS:

There is no cost to the City, as the Chamber reimburses the city for police/fire protection.

RECOMMENDATION:

Recommend approval of the events and the liquor license and sound permit.

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pleasant hill

APPLICATION FOR SOUND PERMIT

Fees: 1 day or less: \$10.00

2 through 7 days: \$25.00

APPLICANT'S NAME: Pleasant Hill Chamber of Commerce - Cathy Jensen

ADDRESS: 5160 Maple Drive, Suite C Pleasant Hill 50327

PHONE: (515) 261-0466

PURPOSE FOR WHICH SOUND EQUIPMENT WILL BE USED: Chill on the Hill

LOCATION WHERE EQUIPMENT WILL BE USED: Copper Creek Lake Park, Fenod area

DAY OF WEEK / DATE OF EVENT: 5/20, 5/27, 6/3, 6/10, 6/17, 6/24/16

TIMES OF DAY: 6-9 pm

GENERAL DESCRIPTION OF EQUIPMENT TO BE USED (VEHICLE LICENSE PLATE NUMBER, IF APPLICABLE): sound equipment (speakers, amps, etc.) for bands playing

ANY OTHER INFORMATION REQUIRED BY THE CITY CLERK OR BUILDING INSPECTOR:

Catherine Jensen
Signature of Applicant

For Office Use Only:	
Date Submitted _____	cc: Public Works Dept. _____
Fee Paid _____	Police Dept. _____
Fee Waived _____	City Clerk's Office _____
Permit No. _____	Fire Dept. _____
Police Dept. Approval/Denial _____	
City Clerk's Approval/Denial _____	

Revised 06.18.08



Special Events Application

City of Pleasant Hill Parks and Recreation
 5160 Maple Drive, Suite A, Pleasant Hill Iowa 50327
 Ph: 515-262-9368 Fax: 515-262-9570
 pleasanthillowa.org

Contact Information			
Organization: <i>Pleasant Hill Chamber of Commerce</i>		Applicant's Name: <i>Cathy Jensen/Caiti Williams</i>	
Category: <input type="checkbox"/> Private <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Nonprofit/Civic <input type="checkbox"/> Government/School <input type="checkbox"/> Other (specify below) <i>Chill on the Hill</i>			
Home Ph: <i>(515) 261-0466</i>		Work Ph:	Cell Ph:
Email: <i>PHILLCHAMBER@QWESTOFFICE.NET</i>		State ID# (for non-profit):	
Address: <i>5160 Maple Drive, Suite C</i>			
City: <i>Pleasant Hill</i>		State: <i>Iowa</i>	Zip: <i>50327</i>
Rental Details			
Name of Park/Location: <i>Copper Creek Lake Park</i>		Site within Park: <i>fenced area</i>	
Date of Event: <i>5/20, 5/27, 6/3, 6/10, 6/17, 6/24</i>		Estimated Attendance: <i>400 per night</i>	
Set Up Date and Time: <i>5:00pm</i>		Event Time: <i>6:00pm</i>	Clean Up Date and Time: <i>10:00pm</i>
Type of Event: <input type="checkbox"/> Reunion <input type="checkbox"/> Wedding/Reception <input type="checkbox"/> Party/Picnic <input type="checkbox"/> Fundraiser <input checked="" type="checkbox"/> Other (specify below) <i>Chill on the Hill</i>			
Additional Event Uses			
Permits or additional documents may be required for any of the following activities.			
Alcohol <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Fireworks <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Road Closing <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Amplified Sound <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Event insurance <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	A copy of the certificate of insurance with the City of Pleasant Hill added as an additional insured must be provided. Minimum coverage and limits of liability are \$1,000,000 per occurrence, \$2,000,000 aggregate Commercial General Liability Insurance, including Liquor Liability, if alcoholic beverages are served.		
Additional electricity <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Most parks have 110V/20 amp electricity. This may not be adequate for some event. If additional power is needed, the user may bring a generator. Specify size and type of generator: _____		
Additional toilets <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	The applicant must provide portable restrooms at city approved locations for each 100 people expected in attendance. The units must be maintained throughout the event and removed the next business day upon completion of the event.		
Catering / selling food <input type="checkbox"/> Yes <input type="checkbox"/> No	Specify the type and size of power source needed (generator, park power, etc): _____		
Smoking Area <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Pleasant Hill Parks and Trails are Tobacco-free; including smokeless tobacco and vapor products. However, upon request City Council may grant an exception.		
Additional information/Signature required on back. (over)			

Additional Event Uses (continued)
Permits or additional documents may be required for any of the following activities.

Erecting inflatable(s), tents, rides, games, signs, etc. <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Please indicate type and quantity: <input type="checkbox"/> Inflatable Rides _____ <input type="checkbox"/> Tent or Canopy _____ <input type="checkbox"/> Climbing Wall _____ <input type="checkbox"/> Dunk Tank _____ <input type="checkbox"/> Stage _____ <input type="checkbox"/> Signs _____ <input type="checkbox"/> Other _____ Park rental must be paid for all days that the structures and/or equipment are placed.
Limited public access to park <input type="checkbox"/> Yes <input type="checkbox"/> No	If yes, describe location and type of fencing or other structures used to limit access. _____ _____
Vehicle access off of road/parking lot <input type="checkbox"/> Yes <input type="checkbox"/> No	Driving off of road or parking lots shall be for loading and unloading only. No vehicles are allowed to park for an extended period of time off of the road or parking areas in any city park.
Open to the public <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Is an admission charged or donation requested? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, how much? \$ _____
Additional trash containers needed <input type="checkbox"/> Yes <input type="checkbox"/> No	Dumpsters will be required for event with over 150 participants. All garbage must be removed from the park by the applicant at the close of the event. Recycle stations are highly encouraged.
Partnership with city <input type="checkbox"/> Yes <input type="checkbox"/> No	If yes, specify which city department(s) _____ Staff person: _____ Staff contact phone #: _____

Site Plan

The plan must include; (parking for Handicap, Volunteers, Vendors and Participants) Stages, Generators, Dumpsters, Rides, Tents, Vendor Booths, Portable Restrooms, Fencing, Promotional Signs, Traffic Management Signs, Traffic Controllers, Smoking Area

Race/walk routes	Any type of contest, tournament, race or walk must show the course layout and route on the site plan.
On site conference	The applicant must schedule an on-site conference with City representatives at least 30 days before the event to review the site plan. The site plan must be approved by the City before the event may be set up.

(Office Use Only)

Fees & Charges (Payable by cash or check). Make checks payable to the City of Pleasant Hill.

Estimated Fee: \$ _____	<input type="checkbox"/> Cash <input type="checkbox"/> Check # _____	Receipt # _____	Process by: _____	Date: _____
-------------------------	--	-----------------	-------------------	-------------

_____ Applicant Signature	_____ Date
------------------------------	---------------



Legend

-  Vendor
-  Portable_RR
-  Electrical_Pedestal
-  Fencing
-  Stage

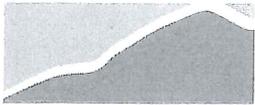


Map Created By: DDL March 09'

NOTEPADINSURED'S NAME **Pleasant Hill Chamber of****PLEAS-7
OP ID: LM**PAGE 2
Date **04/20/2016**

The Company and the Insured expressly agree and state that the purchase of this policy of insurance by the insured does not provide coverage for torts specified in Iowa Code 670.4 and that the Insured does not waive any of the defenses of governmental immunity available to the insured under Iowa Code 670.4 as it now exists and as it may be amended from time to time. The Company and the insured further expressly agree and state that the Insured may, at any time, assert any of the governmental immunity defenses available to it without effecting the coverage afforded under this policy.

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Shelter Use Agreement

City of Pleasant Hill Parks and Recreation

www.ci.pleasant-hill.ia.us

515-262-9368 Fax: 515-262-9570

5160 Maple Drive, Suite A, Pleasant Hill Iowa 50327

STOP – IF YOU ARE CONSIDERING ONE OF THE FOLLOWING SPECIAL USES AT YOUR EVENT, YOU WILL NEED TO SUBMIT A "SPECIAL EVENT APPLICATION"			
<input type="checkbox"/> Erecting inflatables, tents, rides, games, signs, etc.	<input type="checkbox"/> Partnership with the city	<input type="checkbox"/> Limited public access to the park (fencing)	<input type="checkbox"/> Vehicle access off of road/parking lot
<input type="checkbox"/> Amplified sound	<input type="checkbox"/> Alcohol distribution	<input type="checkbox"/> Road closing	<input type="checkbox"/> Catered / selling food
<input type="checkbox"/> Open to the public	<input type="checkbox"/> Additional electricity	<input type="checkbox"/> Additional toilets	<input type="checkbox"/> Additional trash containers needed

Contact Information		
Organization: <i>Pleasant Hill Chamber</i>	Applicant's Name: <i>Cathy Jensen</i>	
Category <input type="checkbox"/> Private <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Nonprofit/Civic <input type="checkbox"/> Government/School <input type="checkbox"/> Other (specify below) <i>Chill on the Hill</i>		
Home Phone: <i>(515) 261-0400</i>	Work Phone:	Cell Phone:
Email: <i>phillchamber@questoffice.net</i>	State ID# (for non-profit):	
Address: <i>5160 Maple Drive, Suite C</i>		
City: <i>Pleasant Hill</i>	State: <i>IA</i>	Zip: <i>50327</i>

Shelter Information	
(8:00 a.m. to 10:00 p.m.) from mid-April through mid-October	
Rental Rate: \$ 35 /event	
All shelters have electricity, picnic tables, grill, water, playgrounds, swings and restrooms nearby	
Oak Hill Park	Park features: basketball court, informal play area, on street parking
Copper Creek Lake Park	Park features: woodlands, prairie areas, lake, streams, 4 Mile Creek, 1.22 miles trail surrounding the lake, several commercial businesses, limited parking
Doanes Park	Park features: baseball and soccer fields, tennis courts, woodlands, prairie areas, nature trails ample parking
Sunrise Park	Park features: basketball court, baseball and soccer fields, informal play area, limited parking

Rental Details					
<input type="checkbox"/> Oak Hill Park		<input checked="" type="checkbox"/> Copper Creek Lake Park		<input type="checkbox"/> Doanes Park	<input type="checkbox"/> Sunrise Park
Date of Event	From Set Up	Time of Event	From Clean Up	Total Hours	Total Charge
<i>May-June 2016</i>	<i>5pm</i>	<i>6pm-9pm</i>	<i>10pm</i>	<i>5 hours</i>	
Estimated Attendance: <i>400</i> <i>pet night</i>	Type of Event: <input type="checkbox"/> Reunion <input type="checkbox"/> Wedding/Reception <input type="checkbox"/> Party/Picnic <input type="checkbox"/> Fundraiser <input checked="" type="checkbox"/> Other (specify): <i>Chill on the Hill</i>				

Fees & Charges (Payable by cash or check) Make checks payable to the City of Pleasant Hill				
(Office Use Only)				
Rent Paid:	<input type="checkbox"/> Cash or <input type="checkbox"/> Check #	Receipt #	Processed by:	Date:
Additional information / signature required on back (over)				

General Policy Information

Reservations:	A "Special Event Application" must be submitted for the following: erecting tent or inflatable, amplified sound, open to the public, alcohol distribution, additional electricity, limited public access, road closing, additional toilets, vehicle access off of road/parking, catered/selling food, or additional trash containers. Reservations will be granted on a first come first serve basis. Priority shall be given to the city sponsored event. The city will assess fees to the applicant according to services provided. All users must submit the facility use agreement with payment in full to guarantee reservation. City sponsored events are not charged and security deposits are waived. Local leagues must have a league season lease agreement with the city for the use of specific ball field facilities and are encouraged to support public use of the fields when not in use. Each applicant shall be bound by all city rules and regulations and all applicable ordinances.
Access/Keys:	Access to the facility is only for the time(s) indicated on the agreement. Keys are obtained at city hall during regular business hours. The deposit shall be retained until the key is returned. The contact person shall return the key to the city hall no later than 4:00 p.m. of the next working day. If the key is lost or stolen the user is responsible for the cost of changing the locks & keys on the facility. The user is responsible for reporting loss of key, to the Pleasant Hill Police Department.
Refunds:	The city does not honor refunds for cancellations due to inclement weather. Cancellations must be made 30 days prior to the reserved date in order to receive a refund; less a \$10 cancellation fee for shelters and a \$50 cancellation fee for the Youth Center. There are no guarantees or refunds regarding the facility's suitability to the event, including but is not limited to; parking, appliances, heating or cooling, electrical (such as access to power and/or blown circuit breakers) and water supply. Appeals for refund may be made to the Park & Recreation Commission.
Non-Compliance:	Failure to abide by the facility use policy will prevent future reservations of any city facility. The Director or designee shall have the authority to summarily revoke a reservation upon finding a violation of any provision, thereof, or upon finding a violation of any City Ordinance, Rules and Regulations. The City reserves the right to refuse and cancel any rental at any time. Discrepancies and requests that are not consistent with this policy may be reviewed by the Park & Recreation Commission.

Shelter Use Policy

(8:00 a.m. to 10:00 p.m.) from mid-April through mid-October)

Conditions:	Sole use of the shelters is only for the time(s) indicated on the agreement. Renting a shelter does not guarantee the use of the fields or sole use of the rest of the park structures or facilities.
Prohibited Uses:	No keg beer of any size, party balls, hard liquor, or glass containers. No vehicles off of the roadways or parking areas.
Inspections:	The user shall agree to: <ul style="list-style-type: none"> o Remove and dispose of decorations. o Place all picnic tables in an orderly fashion within the shelter. o Survey the restrooms and grounds and dispose of non-contained trash that may have been left by their guests. o Dispose of all garbage in the dumpster or trash cans provided by the city.

Liability

The undersigned, being of legal age and in consideration of the opportunity to use certain facilities of the City of Pleasant Hill Parks and Recreation Department, and to participate in the activity identified above, hereby agree to assume full responsibility for any risk resulting from participation in any activity, and I further agree to indemnify and hold harmless the City of Pleasant Hill, the Parks & Recreation Department, their officials, and officers, employees, agents, and representatives, from any and all claims, causes of action, demands, and expenses of every kind, resulting from or relating to a third party or his/her property, arising out of use of the facilities or relating to the activity which is the subject matter of this executed form.

Further, I have read and understand the Park Regulations, as codified at Chapter 47 of the City Code, and the Pleasant Hill Parks and Recreation Facility Use Policy, and agree to abide by them, to ensure that other invited participants abide by said regulations and conditions, to assume responsibility for any theft, loss or damage of equipment, facilities, and grounds as a result of such use, and to fully reimburse the City for the expense of any theft, loss or damage, including excessive cleanup.

Catherine Jensen
RENTER'S Signature

4-1-16
Date

Applicant License Application ()

Name of Applicant:	<u>Pleasant Hill Chamber of</u>		
Name of Business (DBA):	<u>Pleasant Hill Chamber of Commerce</u>		
Address of Premises:	<u>4390 El. University Avenue</u>		
City	<u>Pleasant Hill</u>	County:	<u>Polk</u> Zip: <u>50327</u>
Business	<u>(515) 261-0466</u>		
Mailing	<u>5160 Maple Drive Suite C</u>		
City	<u>Pleasant Hill</u>	State	<u>IA</u> Zip: <u>50327</u>

Contact Person

Name	<u>Catherine Jensen</u>		
Phone:	<u>(515) 261-0466</u>	Email	<u>phillchamber@qwestoffice.net</u>

Classification Class B Beer (BB) (Includes Wine Coolers)

Term:6 months

Effective Date: 05/01/2016

Expiration Date: 01/01/1900

Privileges:

Class B Beer (BB) (Includes Wine Coolers)

Outdoor Service

Status of Business

BusinessType:	<u>Privately Held Corporation</u>		
Corporate ID Number:	<u>119531</u>	Federal Employer ID	<u>421307305</u>

Ownership

Catherine Jensen

First Name: Catherine

Last Name: Jensen

City: Pleasant Hill

State: Iowa

Zip: 50327

Position: Executive Director

% of Ownership: 0.00%

U.S. Citizen: Yes

Insurance Company Information

Insurance Company:	<u>West Bend</u>		
Policy Effective Date:	<u>05/01/2016</u>	Policy Expiration	<u>11/01/2016</u>
Bond Effective	Dram Cancel Date:		
Outdoor Service Effective	Outdoor Service Expiration		
Temp Transfer Effective	Temp Transfer Expiration Date:		



CITY OF PLEASANT HILL, IOWA
CITY COUNCIL AGENDA COMMUNICATION

DATE: APRIL 26, 2016

TO: MAYOR AND CITY COUNCIL

FROM: DON SANDOR
CITY MANAGER

SUBJECT: ORDINANCE 803
THIRD READING OF ORDINANCE TO AMEND CITY CODE CHAPTER 98 SEWER
SERVICE CHARGES

BACKGROUND: During the preparation of the FY 17 budget it was identified that the rates for sanitary sewer service needed to be increased. The City of Pleasant Hill is a member of the WRA and as a member must pay annually to the WRA for the City's proportionate share of operation and maintenance costs and for debt service payments. The WRA has approved a new facility plan which calls for significant capital improvements and bonding in the upcoming fiscal years. The additional bonding will increase Pleasant Hill's debt payments to the WRA. This rate increase is being imposed at this time to help get ahead of a more significant increase that would be required at one time otherwise. The City has also seen an increase in operational costs from the WRA due to an increase in the percentage of flow going to the treatment facility attributed to Pleasant Hill.

The rate increase proposed in this ordinance is 5%. That increase will impact the average residential customer by \$1.22 per month. The last rate increase the City approved was July 2015. This increase would become effective July 1 2016. The ordinance approval is being requested at this time to provide sufficient time for the Des Moines Water Works to make the necessary changes to their billing program prior to the July 1 effective date.

ALTERNATIVES: Not approve the ordinance, but there will need to a larger one time increase in the future.

FINANCIAL CONSIDERATIONS: Estimated increase of \$63,000 to the sanitary sewer fund

RECOMMENDATION: Approve the third reading of the ordinance to amend Chapter 98, Sanitary Sewer Charges

ORDINANCE NO. 803

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF PLEASANT HILL, IOWA 1998, BY AMENDING CHAPTER 98 SEWER SERVICE CHARGES

BE IT ENACTED by the Pleasant Hill City Council, Pleasant Hill, Iowa:

98.02 MODIFIED. Chapter 98, Section 98.02(1). Single-family dwelling. Each single-family dwelling shall be charged \$ 5.11 per 1,000 gallons of water consumed each month. Actual consumption shall be billed in 1,000 gallon increments.

98.02 MODIFIED. Chapter 98, Section 98.02(2). Multi-family dwelling. Each multi-family dwelling shall be charged \$ 5.11 per 1,000 gallons of water consumed each month. Multi-family dwellings may request and receive permission for installation of a master meter.

98.02 MODIFIED. Chapter 98, Section 98.02 (3). Sewer Access Charge. An \$8.57 per unit sewer access charge shall be assessed monthly to each single-family dwelling and to each multi-family unit.

98.02 MODIFIED. Chapter 98, Section 98.02(4). Commercial or Industrial Property. Except as otherwise provided, a commercial or industrial user will be subject to the same rates as set forth above. However, the rate for all amounts exceeding 20,000 gallons of water consumed each month shall be \$3.94 per 1,000 gallons.

All water used for irrigation purposes, which is measured through an irrigation meter installed in accordance with rules and regulations of Des Moines Water Works, as provided for in Chapter 90 this Code of Ordinances and not discharged into the sewer system, is exempt from the sewer service charges contained herein.

NOW, THEREFORE, be it ordained by the Pleasant Hill City Council, City of Pleasant Hill, Iowa, that Chapter 98, Sewer Service Charges of the 1998 Code of Ordinances, be amended to include the aforementioned.

FURTHER, this ordinance shall be in effect on July 1, 2016, following its final passage, approval, and publication provided by law.

PASSED AND APPROVED by the Pleasant Hill City Council on _____.

Sara Kurovski, Mayor

ATTEST:

Dena Spooner, City Clerk/Finance Director

I, Dena Spooner, City Clerk/Finance Director of said City, hereby certify that at a meeting of the City Council of said City of Pleasant Hill, held on the above date, among other proceedings, the above was adopted, and that the foregoing was published as Ordinance No. 803.

Dena Spooner, City Clerk/Finance Director



CITY OF PLEASANT HILL, IOWA
CITY COUNCIL AGENDA COMMUNICATION

DATE: APRIL 26, 2016
TO: MAYOR & CITY COUNCIL
FROM: GARY PATTERSON
PUBLIC WORKS DIRECTOR
SUBJECT: ORDINANCE 804
AMENDMENTS TO CHAPTER 115 CEMETERY

BACKGROUND:

The City of Pleasant Hill has been working with the Cemetery Committee on updating the Cemetery Ordinance to include the columbarium niches and ensure proper oversight of the community's Cemetery. As part of updating this ordinance, the Cemetery Committee and city staff reviewed Chapter 115 to identify if any additional updates were needed to ensure uniformity. Proposed changes are highlighted in the attached document. Following review of the ordinance and discussion with the Cemetery Committee, it has been determined updates to this chapter were needed not only in regards to the columbarium but also throughout the ordinance. Some working changes have been made to the proposed ordinance for the second reading based upon comments received at the first reading.

ALTERNATIVES:

Not approve the second reading of the ordinance. However, some of the niches in the columbarium have already been sold.

FINANCIAL CONSIDERATIONS:

As part of this chapter, a schedule of fees is to be adopted by resolution in a table outside of the Ordinance. The Cemetery and Columbarium Schedule of Fees will be presented at the May 10, 2015 Council meeting in conjunction with the third reading of this ordinance.

RECOMMENDATION:

Consider approval of the second reading of an ordinance amending Chapter 115 Cemetery.

ORDINANCE NO. 804

**AN ORDINANCE AMENDING THE CODE OF ORDINANCES FOR THE CITY OF PLEASANT HILL, IOWA
BY AMENDING CHAPTER 115 CEMETERY**

BE IT ENACTED by the City Council of Pleasant Hill, Iowa:

Section 1: The Code of Ordinances for the City of Pleasant Hill, Iowa is hereby amended to replace the existing **Chapter 115, CEMETERY** with the following new **Chapter 115, CEMETERY** as follows:

Pleasant Hill, IA Code of Ordinances

**CHAPTER 115
CEMETERY**

115.01 Municipal Cemetery Established	115.09 Monuments
115.02 Superintendent	115. 41 - 10 Plantings & Decorations
115.03 Purchase of Cemetery spaces/niches	115. 42 - 11 Fees, Charges and Payments
115.04 Purchase Rights of Interment	115. 43 - 12 Perpetual Care
115.05 Maintenance Operations and Privileges	115. 44 - 13 Gifts, Donations and Endowments
115.06 Rules for Visitors	115. 45 - 14 Administrator of Fund
115.07 Interments	115. 47 - 15 Cemetery Committee
115.08 Disinterment	

115.01 MUNICIPAL CEMETERY ESTABLISHED.

Oakwood Cemetery, as now constituted or hereafter enlarged or changed, is a municipal cemetery under the provisions of Sections 566.14 to 566.18 of the Code of Iowa, together with City responsibility for its care and operation.

115.02 SUPERINTENDENT.

Public Works Director is the cemetery superintendent and operates the cemetery in accordance with the rules and regulations thereof. The Public Works Director may designate individuals to perform and supervise duties in interment and maintenance procedures. Additional help may be retained or employed for care and maintenance of the cemetery and for the opening of graves.

(Ord. 651 – May 06 Supp.)

115.03 PURCHASE OF CEMETERY SPACES/NICHE(S) RIGHTS.

Persons desiring to purchase a cemetery space/niche in the cemetery are referred to the Clerk's office. The Clerk's office will have available suitable maps showing size and price of cemetery spaces/niches, and such other information as may be required, and will be pleased to render assistance to those desiring to make cemetery space/niche rights purchases. Upon having made a cemetery space/niche selection, the Superintendent will issue a cemetery space/niche order directly to the City Clerk's Office or to the prospective purchaser, who will present such order at the Office of the City Clerk in the City Hall where the cemetery space/niche rights purchase will be made and a certificate of interment rights issued upon full payment of the cemetery space/niche price.

115.04 RIGHTS OF INTERMENT CERTIFICATE HOLDER(S)

1. Definition. Certificate of interment rights shall be construed to mean the right to use a cemetery space/niche or part of a cemetery space/niche, as purchased from the City for a consideration, for burial purposes only and the Purchaser's rights are limited by and subject to the Cemetery's rules and regulations as now existing or as amended in the future.

2. Issuance of Certificate of Interment Rights. Upon full payment of the purchase price of a cemetery space/niche, the City will issue a cemetery certificate of interment rights, under its seal, and the certificate of interment rights will be kept in the records of the City as evidence of rights of the cemetery space/niche. It shall be the duty of the office of the City Clerk to record the cemetery certificate of interment rights with the Polk County Recorder's Office, and the City Clerk will charge a fee per the fee schedule to cover the costs of filing the certificate of interment rights. Certificate of interment rights holders can transfer rights in part or all to another person(s). A filing fee will be applied and a new certificate of interment rights will be issued to desired person(s). The certificate of interment rights may be signed by either the Mayor or Mayor Pro Tem and the City Clerk or Deputy City Clerk, and they shall make and execute certificate of interment rights for burial cemetery spaces/niches in Oakwood Cemetery and all additions thereto and any other cemeteries platted or belonging to the City.

(Ord. 651 – May 06 Supp.)

3. Purchaser of Cemetery space/niche; Request for Burials. If the purchaser of a cemetery space/niche abandons said cemetery space/niche, it shall revert to the City under the provisions of the Code of Iowa. The City shall have the right to assume at all times that the cemetery space/niche purchaser acquired such cemetery space/niche for the interment of self and/or members of the purchaser's family. Unless otherwise directed in writing and filed with the Clerk by the purchaser, devisees, or heirs, the cemetery will permit the interment of members of the purchaser's family at the request of any interested person upon proof of eligibility for burial, as follows:

A. The surviving spouse of the cemetery space/niche owner shall have the first right to interment or to direct the right of interment.

B. When there is no surviving spouse, the devisees or heirs of the owners may, by agreement in writing, determine who among them shall have the right of interment or direction for interment, which agreement shall be filed with the Clerk.

C. In the event the owner, devisees or heirs shall not have arranged for future interments, then the devisees or the heirs, as the case may be, of such owner, shall have the right of interment in the order of their needs.

4. All cemetery spaces/niches are exempt from taxation and cannot be seized for debt, nor can they be mortgaged. All burial rights for cemetery spaces/niches purchased from the City are to be used only by Purchaser(s) or co-purchaser(s) of cemetery spaces/niches Certificate of Interment Rights at the Clerk's Office in Pleasant Hill City Hall. In case of the death of a cemetery space/niche Purchaser, when the cemetery space/niche is disposed of by a will, a Certified copy of the will must be delivered to the Clerk before the City will recognize a transfer of purchase rights. If the deceased cemetery space/niche purchaser left no will, satisfactory proof of descent must be presented. Cemetery space/niche purchasers, in making their wills, should include the cemetery spaces/niches and will it to a future rights holder.

5. Use of Cemetery space(s)/niche(s) is for Burial Purposes Only. The certificate to a cemetery space/niche vests in the purchaser the right to use such cemetery space/niche for burial purposes only in accordance with the cemetery rules and regulations.

6. Resale or Transfer. Cemetery space/niche owners may not resell their cemetery space/niche or parts of cemetery spaces/niches to anyone. Cemetery space/niche owner(s) desiring to dispose of cemetery space(s)/niche(s) or parts of cemetery space(s)/niche(s) may receive a refund of the original purchase price of the cemetery space(s)/niche(s), upon the surrender of the original certificate of interment rights, along with a letter requesting the refund and identifying the returned cemetery space(s)/niche(s). Alternatively, a transfer may be made upon the return of the original certificate of interment rights and along with a notarized statement from the owner of the cemetery space(s)/niche(s) (or from all the surviving heirs if the owner is deceased). Upon satisfactory transfer, the City will then issue a new certificate of interment rights to the new cemetery space/niche owner.
(Ord. 651 – May 06 Supp.)

115.05 MAINTENANCE OPERATIONS AND PRIVILEGES.

1. Each cemetery space/niche in the cemetery will, prior to its sale, ~~will~~ be suitably marked by the City.

2. The City reserves the right for its workers and those persons necessary to the performance of normal cemetery operations to enter upon or cross over any cemetery space in the cemetery in the performance of such duties. ~~This includes but is not limited to any object that is within the Oakwood Cemetery property lines.~~

3. ~~The City, its employees, or City approved Maintenance Company assumes no liability for actual damages, or mental anguish, in the performance of its normal operations, or loss by vandalism, theft or other acts beyond its control.
(Ord. 655 – May 06 Supp.)~~

3. The City, its employees, representatives, officers and agency or subdivision of the City, or any person who performs services for the community without compensation or a City approved maintenance company, assumes no liability for any damages in the performance of its normal operation or in the exercise of new care unless otherwise stated under Iowa Code 523(i) and not otherwise exempt pursuant to Iowa Code Chapter 670.

4. The City reserves the right to furnish, supply, and/or sell to its patrons such items as may be normally used within the cemetery, such as flush floral receptacles.

5. The City reserves the right to alter, change, or close alleys, roadways, water mains, and other physical properties of the cemetery.

115.06 RULES FOR VISITORS.

1. The cemetery will be open to visitors at all times between the hours of 7:30 a.m. and one-half hour after sunset. Permission to enter the cemetery at any other time must be obtained from the Superintendent or the Police Department.

2. Children under fourteen (14) years of age are admitted only when accompanied by

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parents or guardian.

3. No picnicking, parties or uses other than normal intended use.
4. Dogs or other pets are not allowed in the cemetery.
5. Firearms are allowed in the cemetery only at military and law enforcement funerals.
6. Visitors are required to use the walks and drives to the extent possible and shall not trespass on cemetery spaces, pick any flowers (either wild or cultivated), injure any shrubs, trees or plants, or mar or deface any monument, stone or structure in the cemetery.

115.07 INTERMENTS.

1. Interments are not made on Sundays except by order of the Board of Health.
2. All interments shall be made in a permanent type outer container.
3. All graves shall be dug under the direction of the Superintendent. Depth of graves shall conform to the laws and regulations of the State. The minimum depth will be five and one-half (5½) feet.
4. The ~~for~~ opening and closing will be done at a current rate set by the City's fee schedule per resolution. Said charge shall be paid in advance of interment by the person authorizing the opening, unless said charge is assumed by the funeral home in charge, and shall include opening of the grave, removal of excess material, refilling, and seeding or placing sod.
- ~~65.~~ The cemetery space purchaser or funeral home shall designate the location of the burial place on the cemetery space/niche to the Superintendent and any change of location made by the purchaser after the opening of the grave/niche has begun, shall be at the expense of the cemetery space/niche purchaser.
- ~~76.~~ When definite information for locating a burial place is not available in ample time for preparation to meet the time requested for interment, the Superintendent will exercise his or her best judgment in making a location in order that the requested time for interment may be met. The City assumes no responsibility for any error in such location and an additional charge will be made for any change requested.
- ~~87.~~ The Superintendent shall be given forty-eight (48) hours' notice for the opening and preparation of a burial place prior to interment.
- ~~98.~~ When several burials occur in a one or two day period, the Superintendent shall schedule them in as prompt and efficient a manner as possible, working in close cooperation with the funeral homes.
- ~~499.~~ No interment of anybody other than that of a human being is permitted. The interment of two bodies in one grave is not allowed, except as follows:
 - A. A parent and infant;
 - B. Twin children;
 - C. Two children buried at the same time;

D. Two cremation burials.

~~44~~10. The Superintendent, or an assistant, may attend an interment to ensure that the rules, regulations, and strict proprieties of the cemetery are observed.

~~42~~11. As soon as flowers, wreaths, emblems, etc., used at funerals, or placed on graves at other times, become unsightly and faded, they will be removed, and no responsibility for their protection or maintenance is assumed.

115.08 DISINTERMENT.

Removal of bodies/cremains from graves/columbarium in the cemetery shall be made only by the City in accordance with the requirements of the statutes of the State and the rules, regulations and other directives promulgated under the laws of the State. Charges set by the City for removal will be payable in advance. Cemetery space purchasers, or their heirs, desiring burial places opened shall secure the necessary disinterment permit from the State and deliver same to the Superintendent.

115.09 MONUMENTS.

1. Grave markers will be set according to regulations specified by the City by resolution. For large monuments, the City reserves the right to require the construction of a foundation of such material, size, and design as will provide ample insurance against possible settlement or injury to the stone work. The top of the concrete foundation will be constructed approximately one inch below the base of the stone work so as to permit the monument or marker to be set in a bed of cement mortar evenly covering the concrete base.

2. The settling of monuments, stones, and markers and the transportation of all tools, materials, etc., within the cemetery grounds, shall be subject to the supervision and control of the Superintendent. Heavy trucking is not permitted within the cemetery when, in the opinion of the ~~foreman~~ superintendent, such work might cause damage to the driveways. Special permission ~~is~~ shall be obtained on all work. All cleanup and removal of trash is to be completed immediately.

3. Stone or monumental work is not permitted on a cemetery space/niche until the cemetery space/niche is fully paid for, and the City reserves the right to refuse permission to erect any monumental work not in keeping with the good appearance of the grounds.

4. Stone work or monumental work, once placed on its foundations, shall not be removed, except by permission of the Superintendent.

5. Footstone – A stone placed at the foot of a grave or it may be affixed to the back of the headstone.

~~115.44-10~~ PLANTINGS AND DECORATIONS.

1. To sustain the natural beauty of the cemetery the placement of plantings artificial flowers, and decorations shall be limited. Respecting the rights of neighboring lot owners who desire the same.

2. All plantings and decorations must be properly placed and maintained according to the conditions below. Items not conforming to these conditions may be removed and discarded by the superintendent or person(s) assigned without notice.

3. The Placement Zone is the space where plantings, artificial flowers, and/or decorations

are permitted.

The Headstone Placement Zone is limited to the two (2) by four (4) foot area at the head of the grave space.

The Columbarium Placement Zone is limited to the attached vases. Footstones shall not have Placement Zones.

4. Items permitted anywhere in the Placement Zone are:

Small upright annuals and bulbs.
Floral arrangements.

5. Items permitted to the side(s) of the memorial are:

Annuals and Perennials (Prohibited plants are ornamental grasses, iris, daylily, trees, shrubs, roses and vines.)

No more than two potted plants.

No more than one Shepherd hook with flower basket, placed as close as possible to the side of the memorial with the hook over the memorial and not exceeding five (5) feet in height. Attachment of any other item to the hook is not permitted.

6. All other decorations must fit on and be secured to the memorial. Items propped up, leaning against the memorial, or placed on the footing is not permitted.

7. Floral arrangements and plantings that are faded, dead, and surrounded by weeds and tall grass will be removed.

8. Grave blankets are permitted between November 15 and March 1.

9. Prohibited items:

During routine maintenance operations the superintendent or person(s) assigned are permitted without notice to remove any prohibited items or anything of similar nature to the following:

Items placed on surrounding trees and shrubs

Standing easels (except those supporting wreaths or floral arrangements.)

Staked items, iron gates and posts

Glass, ceramic and china

Battery operated items

Solar operated lights

Candles

Wildlife houses and feeders

Balloons, banners, pinwheels, wind chimes, windmills

Chairs, pet urns, enclosed boxes

Plastic, steel, wooden and concrete signs (other than temporary markers).

Landscaping materials included but not limited to edging, fencing, fabric, gravel, rock, stepping stone, boulders or brick.

(No hedges, fences, or enclosures of any kind will be permitted on or around lots, effective March 30, 2006. Those in place prior to this date may remain as long as they do not impede maintenance.

(Ord. 651 – May 06 Supp.)

10. Cleanup periods:

Cleanup periods are for the removal of ALL artificial floral arrangements and associated hardware such as vases, saddles, easels, baskets, etc from the Placement Zone, including the arrangements on the memorial.

Scheduled cleanup dates are:

- April 1 to 15
- June 15 to July 1
- August 1 to 15
- November 1 to 15

11. American Flag etiquette rules:

The use of any flag or flag holder on a lot is permitted only for the Memorial Day Holiday.
Smaller American flags are permitted on individual graves from Memorial Day through Flag Day and on Veterans Day.
Veterans Day flags may be placed three days prior to the holiday and remain one week after the holiday.
All flags must be presentable and will be removed and disposed of according to established flag etiquette.
American flags and flag holders shall be placed in the front and center of the monument (or the veteran's side if the monument includes a spouse).

12. The superintendent or person(s) assigned may authorize without notice the removal of any item(s) in violation of the ordinance. The City, or its employees, assumes no liability for damages, actual or mental anguish, in the performance of its normal operations, or loss by vandalism or other acts beyond its reasonable control.

115.~~42-11~~ FEES, CHARGES AND PAYMENTS.

The payment of all fees and charges are payable in advance and shall be made at the Office of the City Clerk in Pleasant Hill at Pleasant Hill City Hall, where receipts will be issued for all amounts paid. The fees and charges will be outlined in the Oakwood Cemetery and Columbarium Fee Schedule.
(Ord. 760 - Jan. 13 Supp.)

115.~~43-12~~ PERPETUAL CARE.

The perpetual care fee is placed in a separate fund known as the Oakwood Cemetery Perpetual Care Fund and cannot be used or spent except by order of the Iowa District Court in and for Polk County; however, the income there from shall be used for the care and maintenance of the Oakwood Cemetery.

115.~~44-13~~ GIFTS, DONATIONS AND ENDOWMENTS.

The City may accept gifts, donations and endowments for the Oakwood Cemetery and such gifts, donations and endowments shall be added to the Oakwood Cemetery Perpetual Care Fund unless the donor specifies otherwise.

115.~~45-14~~ ADMINISTRATOR OF FUND.

The Council is the administrator of the Oakwood Cemetery Perpetual Care Fund.

115.~~47-15~~ CEMETERY COMMITTEE.

A Cemetery Committee consisting of five members is hereby created. The members of the Committee shall be appointed by the Mayor and shall serve four-year, staggered terms. The Committee shall serve as an advisory group to the Superintendent.
(Ord. 675 – Jan. 07 Supp.)

NOW, THEREFORE, be it ordained by the Pleasant Hill City Council, City of Pleasant Hill, Iowa that the Pleasant Hill Code of Ordinances be amended to remove the existing Chapter 115 in its entirety and replace with the aforementioned new Chapter 115.

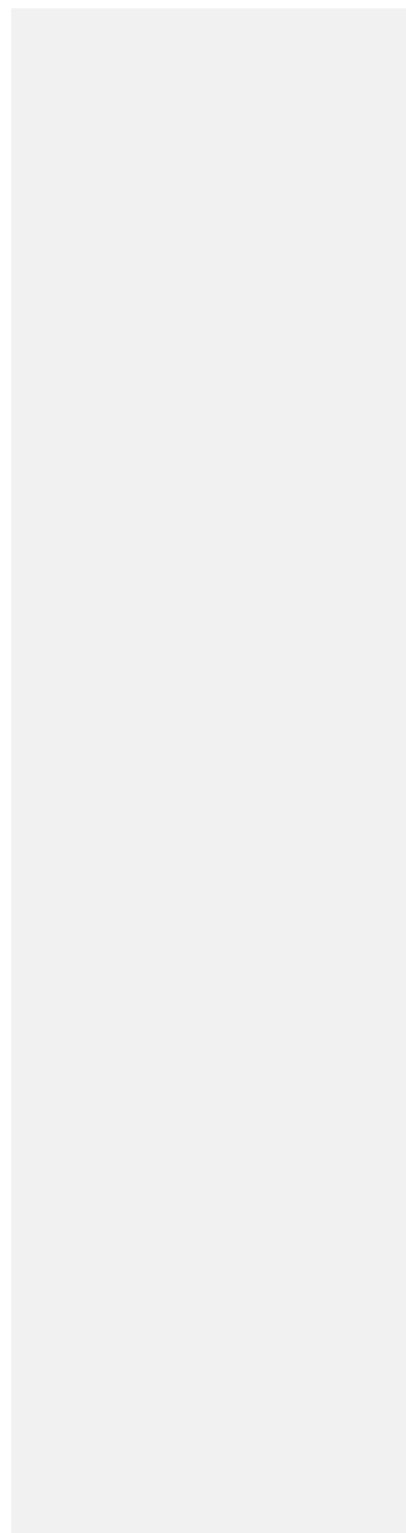
FURTHER, this ordinance shall be in effect upon its final passage, approval, and publication as provided by law.

PASSED AND APPROVED by the City Council of the City of Pleasant Hill, Iowa on this _____ day of _____, 2016.

Sara Kurovski, Mayor

ATTEST:

Dena Spooner, City Clerk/Finance Director



Print

Pleasant Hill, IA Code of Ordinances

CHAPTER 115
CEMETERY

- 115.01 Municipal Cemetery Established ~~115.10 Restrictions of Monuments and Grave Markers~~
- 115.02 Superintendent ~~115.11 Trees, Shrubs and Flowers Plantings & Decorations~~
- 115.03 Purchase of ~~Lot Cemetery spaces/niches~~ 115.12 Fees, Charges and Payments
- 115.04 ~~Ownership-Purchase~~ Rights of Interment 115.13 Perpetual Care
- 115.05 ~~Maintenance Operations and Privileges and Restrictions~~ 115.14 Gifts, Donations and Endowments
- 115.06 Rules for Visitors 115.15 Administrator of Fund
- 115.07 Interments ~~115.16 Authority of Cemetery Superintendent~~
- 115.08 ~~Removals Disinterment~~ 115.17 Cemetery Committee
- 115.09 Monuments

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115.01 MUNICIPAL CEMETERY ESTABLISHED.
~~Pleasant Hill - Oakwood~~ Cemetery, as now constituted or hereafter enlarged or changed, is a municipal cemetery under the provisions of Sections 566.14 to 566.18 of the Code of Iowa, together with City responsibility for its care and operation.

115.02 SUPERINTENDENT.
~~The Community Services~~ Public Works Director is the cemetery superintendent and operates the cemetery in accordance with the rules and regulations ~~therefor~~ thereof. The ~~Community Services~~ Public Works Director may designate individuals to perform and supervise duties in interment and maintenance procedures. Additional help may be retained or employed for care and maintenance of the cemetery and for the opening of graves.

(Ord. 651 – May 06 Supp.)

115.03 PURCHASE OF ~~LOT~~ CEMETERY SPACES/NICHE(S) RIGHTS.
Persons desiring to purchase a ~~lot~~ cemetery space/niche in the cemetery are referred to the Clerk's office. The Clerk's office will have available suitable ~~plots~~ maps showing size and price of ~~lot~~ cemetery spaces/niches, and such other information as may be required, and will be pleased to render assistance to those desiring to make ~~lot~~ cemetery space/niche rights purchases. Upon having made a ~~lot~~ cemetery space/niche selection, the Superintendent will issue a ~~lot~~ cemetery space/niche order directly to the City Clerk's Office or to the prospective purchaser, who will present such order at the Office of the City Clerk in the City Hall where the ~~lot~~ cemetery space/niche sale-rights purchase will be made and a ~~deed~~ certificate of interment rights issued upon full payment of the ~~lot~~ cemetery space/niche price.

115.04 ~~OWNERSHIP RIGHTS OF INTERMENT. RIGHTS OF INTERMENT~~
CERTIFICATE HOLDER(S)

1. Definition. ~~The terms "lot~~ cemetery space owner" or "ownership" Certificate of

~~interment rights shall~~ rights shall be construed to mean the right to use a lot cemetery space/niche or part of a lot cemetery space/niche, as purchased from the City for a consideration, -for burial purposes only and the Purchaser's rights are limited by and subject to the Cemetery's Cemetery's rules and regulations as now existing existing or as amended in the future. ~~under the existing or subsequent rules and regulations as prescribed by the City for such use.~~

2. Issuance of ~~Deed Certificate of Interment Rights~~. Upon full payment of the purchase price of a ~~lot cemetery space/niche~~, the City will issue a cemetery ~~deed certificate of interment rights~~, under its seal, and the ~~deed certificate of interment rights~~ will be kept in the records of the City as evidence of ~~ownership rights~~ of the ~~lot cemetery space/niche~~. It shall be the duty of the office of the City Clerk to record the cemetery ~~deed certificate of interment rights~~ ~~with~~ the Polk County Recorder's Office, ~~and~~ the City Clerk will charge a fee ~~of \$18.00 per the fee schedule~~ to cover the costs of filing the ~~deed certificate of interment rights~~. ~~Lot Cemetery spaces or fractional lot cemetery spaces, for which lot cemetery space deed certificate of interment rights have been issued by the City will not thereafter be divided, except by consent of the Council. Certificate of interment rights holders can transfer rights in part or all to another person(s). A filing fee will be applied and a new certificate of interment rights will be issued to desired person(s). All lot cemetery spaces are exempt from taxation and cannot be seized for debt, nor can they be mortgaged.~~ The ~~deed certificate of interment rights~~ may be signed by either the Mayor or Mayor Pro Tem and the City Clerk or Deputy City Clerk, and they shall make and execute ~~deed certificate of interment rights~~ for burial ~~lot cemetery spaces/niches~~ in ~~Pleasant Hill Oakwood~~ Cemetery and all additions thereto and any other cemeteries platted or belonging to the City.

(Ord. 651 – May 06 Supp.)

3. ~~Ownership Purchaser~~ of ~~Lot Cemetery space/niche~~; Request for Burials. If the ~~owner-purchaser~~ of a ~~cemetery lot cemetery space/niche~~ abandons said ~~lot cemetery space/niche~~, it shall revert to the City under the provisions of the Code of Iowa. The City shall have the right to assume at all times that the ~~lot cemetery space/niche owner-purchaser~~ acquired such ~~lot cemetery space/niche~~ for the interment of ~~such owner-self~~ and/or members of the ~~owner's-purchaser's~~ family. Unless otherwise directed in writing and filed with the Clerk by the ~~owner-purchaser~~, devisees, or heirs, the cemetery will permit the interment of members of the ~~owner's-purchaser's~~ family at the request of any interested person upon proof of eligibility for burial, ~~as, as~~ follows:

A. The surviving spouse of the ~~lot cemetery space/niche~~ owner shall have the first right to interment or to direct the right of interment.

B. When there is no surviving spouse, the devisees or heirs of the owners may, by agreement in writing, determine who among them shall have the right of interment or direction for interment, which agreement shall be filed with the Clerk.

C. In the event the owner, devisees or heirs shall not have arranged for future interments, then the devisees or the heirs, as the case may be, of such owner, shall have the right of interment in the order of their needs.

4. ~~Cemetery Lot Cemetery spaces Considered Real Estate Interment Rights~~. All cemetery spaces/niches are exempt from taxation and cannot be seized for debt, nor can they be mortgaged. ~~All All burial~~ All burial rights for in cemetery ~~lot cemetery spaces/niches~~ purchased from the City ~~occupy the same position as real estate at the death of the owner. are to be used~~ ~~Only by such persons whose names appear on the cemetery records of the City, will be recognized as owners-Purchaser(s) or part owners-co-purchaser(s) of lot cemetery spaces/niches. Certificate of Interment Rights at the Clerk's Office in Pleasant Hill City Hall.~~ In case of the death of a ~~lot cemetery space/niche Purchaser owner~~, when the ~~cemetery lot cemetery space/niche~~ is disposed of by a will, a ~~certified~~ Certified copy of the will must be delivered to the Clerk before the City will recognize ~~the a transfer of change in purchase right ownership~~. If the deceased ~~lot cemetery space/niche owner-purchaser~~ left no will, satisfactory proof of descent must be presented. ~~Lot Cemetery space/niche purchaser owners~~, in making their wills, should include the ~~cemetery lot cemetery~~

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~~spaces/niches and will it to a future rights holder, one person.~~

5. Use of ~~Lot Cemetery space(s)/niche(s) is~~ for Burial Purposes Only. The ~~title certificate~~ to a ~~cemetery lot/cemetery space/niche~~ vests in the ~~owner-purchaser~~ the right to use such ~~lot/cemetery space/niche~~ for burial purposes only in accordance with the cemetery rules and regulations.

~~6. Resale or Transfer. Lot/niche owners may not resell their lot/niche or parts of lots/niches to anyone. A rights tTransfer may be made, only within the immediate family, and only upon the by return of the original deed and issuance of new deeds by the City to the new owners rights holder of lot(s)/niche(s) or parts of lots/niches so transferred. Lot/niche owners purchaser(s) desiring to dispose of lot(s)/niche(s) or parts of lot(s)/niche(s) may, upon surrender of the original deed, list such lot(s)/niche(s) or portion of lot(s)/niche(s) with the City Clerk for a refund of the original sale purchase price of the lot/niche. Upon satisfactory resale, the City will issue a new deed to the new lot/niche owner/purchaser.~~

~~(Ord. 651 – May 06 Supp.)~~

6. Resale or Transfer. Cemetery space/niche owners may not resell their cemetery space/niche or parts of cemetery spaces/niches to anyone. Cemetery space/niche owner(s) desiring to dispose of cemetery space(s)/niche(s) or parts of cemetery space(s)/niche(s) may receive a refund of the original purchase price of the cemetery space(s)/niche(s), upon the surrender of the original certificate of interment rights, along with a letter requesting the refund and identifying the returned cemetery space(s)/niche(s). Alternatively, a transfer may be made upon the return of the original certificate of interment rights and along with a notarized statement from the owner of the cemetery space(s)/niche(s) (or from all the surviving heirs if the owner is deceased). Upon satisfactory transfer, the City will then issue a new certificate of interment rights to the new cemetery space/niche owner.

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(Ord. 651 – May 06 Supp.)

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115.05 MAINTENANCE OPERATIONS AND PRIVILEGES.

1. Each cemetery space/niche in the cemetery will, prior to its sale, will be suitably marked by the City.

The City will provide p.7.

2. The City reserves the right for its workers and those persons necessary to the performance of normal cemetery operations to enter upon or cross over any cemetery space in the cemetery in the performance of such duties. This includes but is not limited to any object that is within the Oakwood Cemetery property lines.

3. The City, its employees, or City approved Maintenance Company assumes no liability for actual damages, or mental anguish, in the performance of its normal operations, or loss by vandalism, theft or other acts beyond its control. (Ord. 655 – May 06 Supp.)

4. The City reserves the right to furnish, supply, and/or sell to its patrons such items as may be normally used within the cemetery, such as flush floral receptacles.

5. The City reserves the right to alter, change, or close alleys, roadways, water mains, and other physical properties of the cemetery.

115.05 PRIVILEGES AND RESTRICTIONS.

1. Each lot/cemetery space in the cemetery will, prior to its sale, be suitably marked by the City with a metal or concrete post placed on each lot corner and set level with the adjacent ground. To maintain accuracy and uniformity of marking, substitute or additional corner posts may not be used.

2. No mounds shall be raised upon any grave above the general level of the lot/cemetery space.

3. No hedges, fences, or enclosures of any kind will be permitted on or around lot/cemetery spaces, effective March 30, 2006. Those in place prior to this date may remain as long as they do not impede maintenance. Personal items and mementos may remain on the headstone or in vases. Decorations, such as shepherd's hooks and hanging baskets may remain. Flags and emblems may be used as long as they are used within the guidelines of flag etiquette for cemetery usage.

(Ord. 651 – May 06 Supp.)

4. All landscaping, care of lot/cemetery spaces, and other work in the cemetery will be done by the City, but it is desired that each lot/cemetery space owner feel free to consult with those in charge of the cemetery at all times.

5. The City reserves the right for its workers and those persons necessary to the performance of normal cemetery operations to enter upon or cross over any lot/cemetery space in the cemetery in the performance of such duties.

6. The City, or its employees, assume no liability for damages, actual or mental anguish, in the performance of its normal operations, or loss by vandalism or other acts beyond its reasonable control.

7. The City reserves the right to furnish, supply, and/or sell to its patrons such items as may be normally used within the cemetery, such as flush floral receptacles.

~~8. The City reserves the right to alter, change, or close alleys, roadways, water mains, and other physical properties of the cemetery.~~

115.06- RULES FOR VISITORS.

1. The cemetery will be open to visitors at all times between the hours of 7:30 a.m. and one-half hour after sunset. Permission to enter the cemetery at any other time must be obtained from the Superintendent or the Police Department.

2. Children under fourteen (14) years of age are admitted -only when accompanied by parents or guardian.

~~3. Persons or picnic parties, with refreshments, are not admitted. No picnicking, parties or uses other than normal intended use.~~

~~4. Dogs or other pets~~ are not allowed in the cemetery.

~~4-5.~~ Firearms are allowed in the cemetery only at military funerals.

~~5-6.~~ Visitors are required to use the walks and drives and shall not trespass on ~~cemetery- lot/cemetery spaces~~, pick any flowers (either wild or cultivated), injure any shrubs, trees or plants, or mar or deface any monument, stone or structure in the cemetery.

~~115.07 INTERMENTS~~115.07 INTERMENTS.

1. Interments are not made on Sundays ~~or official City Holidays~~ except by order of the Board of Health.

~~2. All interments shall be made in a permanent type outer container.~~

~~3. All graves shall be dug by the City under the direction of the Superintendent. Depth of graves shall conform to the laws and regulations of the State. The minimum depth will be five and one-half (5½) feet.~~

~~4. The for opening and closing will be done at a current rate set by the City. Said charge shall be paid in advance of interment by the person authorizing the opening, unless said charge is assumed by the funeral home in charge, and shall include opening of the grave, removal of excess material, refilling, and seeding or placing sod.~~

~~6. The cemetery space purchaser or funeral home shall designate the location of the burial place on the cemetery space/niche to the Superintendent and any change of location made by the purchaser after the opening of the grave/niche has begun, shall be at the expense of the cemetery space/niche purchaser.~~

~~7. When definite information for locating a burial place is not available in ample time for preparation to meet the time requested for interment, the Superintendent will exercise his or her best judgment in making a location in order that the requested time for interment may be met. The City assumes no responsibility for any error in such location and an additional charge will be made for any change requested.~~

~~8. The Cemetery Superintendent shall be given forty-eight (48) hours' notice for the opening and preparation of a burial place prior to interment.~~

~~9. When several burials occur in a one or two day period, the Cemetery Superintendent shall schedule them in as prompt and efficient a manner as possible, working in close cooperation with the funeral homes.~~

~~10. No interment of any body other than that of a human being is permitted. The interment of~~

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CHAPTER 115 CEMETERY

Page 7 of 7

two bodies in one grave is not allowed, except as follows:

A. A mother and infant;

B. Twin children;

C. Two children buried at the same time;

D. Two cremation burials.

11. The Superintendent, or an assistant, may attend an interment to ensure that the rules, regulations, and strict proprieties of the cemetery are observed.

12. As soon as flowers, wreaths, emblems, etc., used at funerals, or placed on graves at other times, become unsightly and faded, they will be removed, and no responsibility for their protection or maintenance is assumed.

~~2. All interments shall be made in a permanent type outer container.~~

~~3. All graves shall be dug by the City under the direction of the Superintendent. Depth of graves shall conform to the laws and regulations of the State. The minimum depth will be five and one half (5½) feet.~~

~~4. A charge for opening and closing a grave and the sodding and seeding of the ground will be made at a current rate set by the City. Said charge shall be paid in advance of interment by the person authorizing the opening, unless said charge is assumed by the funeral director in charge, and shall include opening of the grave, removal of excess material, refilling, and seeding and sodding.~~

~~5. No burial will be permitted until a legal burial permit has been presented to the Superintendent. The interment of bodies of persons who have died of a contagious disease shall be in strict accordance with the rules, regulations and laws of the State.~~

~~6. The lot/cemetery space owner or funeral director shall designate the location of the graves on the lot/cemetery space to the Superintendent and any change of location made after the opening of the grave has begun, shall be at the expense of the lot/cemetery space owner.~~

~~7. When definite information for locating a grave is not available in ample time for grave preparation to meet the time requested for interment, the Superintendent will exercise his or her best judgment in making a location in order that the requested time for interment may be met. The City assumes no responsibility for any error in such location and an additional charge will be made for any change requested.~~

~~8. The Cemetery Superintendent shall be given thirty-six (36) forty-eight (48) hours' notice for the opening and preparation of a grave prior to interment.~~

~~9. When several burials occur in a one or two day period, the Cemetery Superintendent shall schedule them in as prompt and efficient a manner as possible, working in close cooperation with the funeral directors.~~

~~10. No interment of any body other than that of a human being is permitted. The interment of two bodies in one grave is not allowed, except as follows:~~

- ~~A. A mother and infant;~~
- ~~B. Twin children;~~
- ~~C. Two children buried at the same time;~~
- ~~D. Two cremation burials.~~

~~11. The Superintendent, or an assistant, shall attend every interment and see that the rules, regulations, and strict proprieties of the cemetery are observed.~~

~~12. As soon as flowers, wreaths, emblems, etc., used at funerals, or placed on graves at other times, become unsightly and faded, they will be removed, and no responsibility for their protection or maintenance is assumed.~~

115.08 **REMOVALSDISINTERMENT.**

Removal of bodies/cremains from graves/graves/columbarium in the cemetery shall be made only by the City in accordance with the requirements of the statutes of the State and the rules, regulations and other directives

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promulgated under the laws of the State. Charges set by the City for removal will be payable in advance. ~~LotCemetery space ownerspurchsaerspurchasers~~, or their heirs, desiring ~~graves-burial places~~ opened shall secure the necessary disinterment permit from the State and deliver same to the ~~Cemetery~~ Superintendent.

~~115.09 MONUMENTS~~115.09 MONUMENTS.

1. Grave markers will be set according to regulations specified by the City by resolution. For large monuments, the City reserves the right to require the construction of a foundation- of such material, -size, and design as will provide ample insurance against possible settlement or injury to the stone work. The top of the concrete foundation will be constructed approximately- one inch ~~below the~~below the base of the stone work so as to permit the monument or marker to be set in a bed of cement mortar evenly covering the concrete base.

2. The settling of monuments, stones, and markers and the transportation of all tools, materials, etc., within the cemetery grounds, shall be subject to the supervision and control of the Superintendent. Heavy trucking is not permitted within the cemetery when, in the opinion of the foreman, such work might cause ~~damageinjury~~ to the driveways. ~~Except when S~~special permission is obtained on; all work ~~as outlined above shall be completed and rubbish removed immediately.~~ All cleanup and removal of trash is to be completed immediately.

3. Stone or monumental work is not permitted on a ~~lotcemetery space/niche~~ until the ~~lotcemetery space/niche~~ is fully paid for, and the City reserves the right to refuse permission to erect any monumental work not in keeping with the good appearance of the grounds.

4. Stone work or monumental work, once placed on its foundations, shall not be removed, except by permission of the ~~Cemetery~~ Superintendent.

5.Footstone – A stone placed at the foot of a grave or it may be affixed to the back of the headstone.

~~115.10 RESTRICTIONS OF MONUMENTS AND GRAVE MARKERS.~~

~~1. Tombs and mausoleums may be placed only on such lotcemetery spaces as may be set aside or designated by the City for such structures. All applications for permits to erect such structures shall be made in writing to the City. Complete plans and specifications of the proposed construction, including details of materials, workmanship, method of construction, etc., shall accompany such application and the approval of the City shall be obtained thereon before any construction work is begun. The right is reserved to prohibit the erection of any structure that is not considered safe, suitable or desirable.~~

~~2. Before any tomb or mausoleum may be erected, the lotcemetery space owner is required to deposit in a Perpetual Care Fund of the City such amounts as the City may deem necessary as a trust, the income from which is to be used in the care and maintenance of the structure and the ground. Such amount in no case shall be less than ten percent (10%) of the cost of the structure.~~

~~3. Tombs or mausoleums are not permitted on lotcemetery spaces containing less than one thousand (1,000) square feet, and the portion of the lotcemetery space occupied by the building shall not exceed twenty percent (20%) of the lotcemetery space area, as determined by the City, but in no case will permission be given to set the building nearer to the lotcemetery space line than ten (10) feet.~~

115.11 TREES, SHRUBS AND FLOWERS, PLANTINGS AND DECORATIONS

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1. To sustain the natural beauty of the cemetery the placement of plantings, artificial flowers, and decorations shall be limited. Respecting the rights of neighboring lot owners who desire the same.
2. All plantings and decorations must be properly placed and maintained according to the conditions below. Items not conforming to these conditions may be removed and discarded by the superintendent or person(s) assigned without notice.
3. The Placement Zone is the space where plantings, artificial flowers, and/or decorations are permitted.
The Headstone Placement Zone is limited to the two (2) by four (4) foot area at the head of the grave space.
The Columbarium Placement Zone is limited to the attached vases.
Footstones shall not have Placement Zones.
4. Items permitted anywhere in the Placement Zone are:
Small upright annuals and bulbs.
Floral arrangements.
5. Items permitted to the side(s) of the memorial are:
Annuals and Perennials (Prohibited plants are ornamental grasses, iris, daylily, trees, shrubs, roses and vines.)
No more than two potted plants.
No more than one Shepherd hook with flower basket, placed as close as possible to the side of the memorial with the hook over the memorial and not exceeding five (5) feet in height. Attachment of any other item to the hook is not permitted.
6. All other decorations must fit on and be secured to the memorial. Items propped up, leaning against the memorial, or placed on the footing is not permitted.
7. Floral arrangements and plantings that are faded, dead, and surrounded by weeds and tall grass will be removed.
8. Grave blankets are permitted between November 15 and March 1.
9. Prohibited items:
During routine maintenance operations the superintendent or person(s) assigned are permitted without notice to remove any prohibited items or anything of similar nature to the following:
Items placed on surrounding trees and shrubs
Standing easels (except those supporting wreaths or floral arrangements.)
Staked items, iron gates and posts
Glass, ceramic and china
Battery operated items
Solar operated lights
Candles
Wildlife houses and feeders
Balloons, banners, pinwheels, wind chimes, windmills
Chairs, pet urns, enclosed boxes
Plastic, steel, wooden and concrete signs (other than temporary markers).
Landscaping materials included but not limited to edging, fencing, fabric, gravel, rock, stepping stone, boulders or brick.
(No hedges, fences, or enclosures of any kind will be permitted on or around lots, effective March 30, 2006. Those in place prior to this date may remain as long as they do not impede maintenance. (Ord. 651 – May 06 Supp.))

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10. Cleanup periods:

Cleanup periods are for the removal of ALL artificial floral arrangements and associated hardware such as vases, saddles, easels, baskets, etc from the Placement Zone, including the arrangements on the memorial.

Scheduled cleanup dates are:

April 1 to 15

June 15 to July 1

August 1 to 15

November 1 to 15

11. American Flag etiquette rules:

The use of any flag or flag holder on a lot is permitted only for the Memorial Day Holiday.

Smaller American flags are permitted on individual graves from Memorial Day through Flag Day and on Veterans Day.

Veterans Day flags may be placed three days prior to the holiday and remain one week after the holiday.

All flags must be presentable and will be removed and disposed of according to established flag etiquette.

American flags and flag holders shall be placed in the front and center of the monument (or the veteran's side if the monument includes a spouse).

12. The superintendent or person(s) assigned may authorize without notice the removal of any item(s) in violation of the ordinance. The City, or its employees, assumes no liability for damages, actual or mental anguish, in the performance of its normal operations, or loss by vandalism or other acts beyond its reasonable control.

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- ~~g. All plantings and decorations must be properly placed and maintained according to the conditions below. Items not conforming to these conditions may be removed and discarded by the superintendent or person(s) assigned without notice.~~
- ~~h. Placement Area defined:

 - ~~i. The Placement Area is the section of the space where Plantings and Decorations may be placed.~~
 - ~~ii. For spaces without a headstone the Placement Area is the 2x4 foot area at the top/head of the space.~~
 - ~~iii. For spaces with a headstone the Placement Area is limited to the 4x4 foot area along the burial side of the memorial and any remaining allowable area on the sides of the memorial.~~
 - ~~iv. For Columbariums, the Placement Area is limited the attached vases.~~~~
- ~~i. Plantings and Decorations defined:

 - ~~ii. Plantings and Decorations consist of floral arrangements, wreaths, grave blankets (winter season only), annual, perennials, and small item capable of being placed on or affixed to the headstone and kept within the Placement Area.~~
 - ~~iii. Plantings and Decorations not permitted are:

 - ~~iv. Trees, shrub or vines.~~
 - ~~v. Items encroaching upon an adjacent burial space.~~
 - ~~vi. Items that hinder mowing and trimming.~~
 - ~~vii. Items placed on surrounding trees, shrubs or adjacent spaces.~~
 - ~~viii. Glass in any form.~~
 - ~~ix. Non organic mulch and landscape materials including but not limited to landscape fabric, plastic, rock, brick, concrete, wire or iron fencing.~~
 - ~~x. Wood or metal containers.

 - ~~a. Staked items including but not limited to battery or solar operated lights, vigil light, candles, pinwheels, wildlife houses, feeders, and artificial trees.~~
 - ~~b. Hedges, borders or enclosures of any kind, effective March 30, 2006. Those in place prior to this date may remain as long as they do not impede maintenance.~~~~~~
 - ~~xiii. Flags and emblems used must be within the guidelines of flag etiquette for cemetery usage.~~
 - ~~xiv. The superintendent or person(s) assigned may authorize without notice the removal of any plantings or decorations not permitted by ordinance.~~
 - ~~xv. Cleanup periods are scheduled for April 1 to April 15, June 15 to July 1, November 1 to November 15 with public notification will be provided.~~~~

~~4. All landscaping, including the planting of trees, shrubs, and flowers will be done by the City. Lot Cemetery space owners may consult with the City at any time about matters pertaining to the general beautification, care, and maintenance of lot cemetery spaces in the cemetery.~~

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~~2. Potted plants may be set on lot cemetery spaces, without disturbing the sod, on special occasions, such as Memorial Day, birthdays, anniversaries, etc., but will be picked up and destroyed if unsightly.~~

~~3. Artificial decorations may be used at any time and will remain until the cleanup date, unless they are located on the headstone or in vases. Containers are to be a type that can be disposed of when artificial decorations are removed. Said decorations may be placed on the gravesites anytime after the end date of the cleanup. Scheduled cleanup periods are March 15 through April 1, June 15 through July 1, October 15 through November 1. Public notification for cemetery cleanup periods will be posted in the area local newspapers and signs will be placed at the cemetery entrances one month prior to cleanup.~~

~~(Ord. 688 — Aug. 07 Supp.)~~

~~4. Solar lighting near gravestones will be allowed with the City's approval.~~

~~5. The City will not be responsible for damage to any items not on the gravestone.~~

~~(Ord. 651 — May 06 Supp.)~~

~~6. The City will not be responsible for any stolen, lost, or damaged items.~~

~~(Ord. 655 — May 06 Supp.)~~

115.12 FEES, CHARGES AND PAYMENTS.

The payment of all fees and charges are payable in advance and shall be made at the Office of the City Clerk in Pleasant Hill at Pleasant Hill City Hall, where receipts will be issued for all amounts paid. ~~The following charges and fees are presently in effect: The fees and charges will be outlined in the Oakwood Cemetery and Columbarium Fee Schedule.~~

INTERMENTS:

Regular Weekday	\$665.00
Saturday/Holiday	\$800.00
Infant - Weekday	\$340.00
Infant - Saturday/Holiday	\$540.00
Cremation - Weekday	\$305.00
Cremation - Saturday/Holiday	\$435.00

DISTINTERMENTS:

Regular Weekday	\$545.00
Saturday/Holiday	\$780.00

LOT COSTS:

Residents - City of Pleasant Hill (per space)	\$360.00
Non-residents (per space)	\$720.00

FILING FEES:

Record deed - Polk County Recorder	\$18.00
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PERPETUAL CARE:

Residents - City of Pleasant Hill (per space)	\$70.00
Non-residents (per space)	\$145.00

MISCELLANEOUS:

Frost Fee (December 1 - March 15)	————— \$115.00
After 3:00 p.m. Closing Fee	————— \$70.00
Special Handling Fee - Fiberglass Vaults	————— \$35.00

(Ord. 760 - Jan. 13 Supp.)

115.13 PERPETUAL CARE.

~~The cost of the lot/cemetery space includes both the space charge and the perpetual care fee.~~
The perpetual care fee is placed in a separate fund known as the Pleasant Hill-Oakwood Cemetery Perpetual Care Fund and cannot be used or spent except by order of the Iowa District Court in and for Polk County; however, the income there from shall be used for the care and maintenance of the Pleasant Hill-Oakwood Cemetery.

115.14 GIFTS, DONATIONS AND ENDOWMENTS.

The City may accept gifts, donations and endowments for the Pleasant Hill-Oakwood Cemetery and such gifts, donations and endowments shall be added to the Pleasant Hill-Oakwood Cemetery Perpetual Care Fund unless the donor specifies otherwise.

115.15 ADMINISTRATOR OF FUND.

The Council is the administrator of the ~~Pleasant Hill Cemetery~~Oakwood Cemetery Perpetual Care Fund.

~~**115.16 AUTHORITY OF CEMETERY SUPERINTENDENT.**~~

~~(Repealed by Ord. 651 - May 06 Supp.)~~

115.17 CEMETERY COMMITTEE.

A Cemetery Committee consisting of five members is hereby created. The members of the Committee shall be appointed by the Mayor and shall serve four-year, staggered terms. The Committee shall serve as an advisory group to the Cemetery Superintendent.

(Ord. 675 - Jan. 07 Supp.)



CITY OF PLEASANT HILL, IOWA
CITY COUNCIL AGENDA COMMUNICATION

DATE: APRIL 26, 2016
TO: MAYOR & CITY COUNCIL
FROM: MADELINE STURMS, AICP, CPM
SENIOR PLANNER
SUBJECT: SITE PLAN APPROVAL
FLECK TRUCKING

BACKGROUND:

Fleck Trucking has been working for the last several months to develop a site plan for the addition of a second building for storage and office space at Fleck Trucking located at 1455 S Pleasant Hill Blvd. The property currently contains one large metal building as well as outdoor storage of equipment and materials. The site is within the I-3 Heavy Industrial zoning district which offers a wide array of uses as the City's least restrictive district. The site plan proposes a 56'x100' building as well as additional parking area. Stormwater is proposed to be handled in the northwest portion of the site with a new detention area to be constructed. The property is located within the floodplain and the applicant has received the required permits from the Iowa Department of Natural Resources, the Army Corps of Engineers and the City of Pleasant Hill. The site plan has been adjusted to reflect the proposed alignment and grading work to be completed as a part of the Pleasant Hill Blvd and Vandalia Rd intersection project. The Planning and Zoning Commission has reviewed the site plan and forwarded a recommendation for approval. The project engineer will be present at the Council meeting to answer questions. Following is a resolution approving the site plan.

ALTERNATIVES:

Not approve the site plan. However, the proposed project would be delayed or terminated.

FINANCIAL CONSIDERATIONS:

N/A

RECOMMENDATION:

Approve the attached resolution approving the site plan.

RESOLUTION #042616-07

A RESOLUTION APPROVING SITE PLAN FOR FLECK TRUCKING BUILDING ADDITION PROJECT

WHEREAS, Fleck Trucking has submitted the attached site plan for a building addition project; and

WHEREAS, the site plan has been reviewed by the Planning and Zoning Commission with a recommendation for approval;

THEREFORE, BE IT RESOLVED, that the City Council of Pleasant Hill, Iowa, in Polk County, Iowa, does hereby approve the attached site plan for the project.

ADOPTED this 26th day of April, 2016.

Sara Kurovski, Mayor

ATTEST:

Dena Spooner, City Clerk/Finance Director

FLECK TRUCKING BUILDING ADDITION

SITE PLAN

PROPERTY DESCRIPTION:

PARCEL E IN THE NW 1/4 OF THE SW 1/4 OF SECTION 9, T78N, R23W OF THE 5TH P.M., CITY OF PLEASANT HILL, POLK COUNTY, IOWA.

POLK COUNTY, IOWA RECORDER'S OFFICE, BOOK 7184 PAGE 326.

SAID TRACT OF LAND CONTAINS 4.05 ACRES, MORE OR LESS.

ADDRESS:

1455 SOUTH PLEASANT HILL BLVD
PLEASANT HILL, IOWA 50327

OWNER:

LARRY E. AND SANDRA A. FLECK
1460 SOUTH SHADY VIEW BLVD
PLEASANT HILL, IOWA 50327

GENERAL NOTES:

- ALL WORK SHALL BE DONE IN ACCORDANCE WITH SUDAS STANDARD SPECIFICATIONS AND ANY AND ALL CITY/COUNTY SUPPLEMENTAL SPECIFICATIONS. THE CITY OF PLEASANT HILL MUST BE NOTIFIED BY ALL CONTRACTORS 48 HOURS PRIOR TO COMMENCING WORK.
- IN EVENT OF A DISCREPANCY BETWEEN THE QUANTITY ESTIMATES AND THE DETAILED PLANS, THE DETAILED PLANS SHALL GOVERN.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL UTILITIES. ANY DAMAGE TO SAID UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT O.S.H.A. CODES AND STANDARDS. NOTHING INDICATED ON THESE PLANS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH THE APPROPRIATE SAFETY REGULATIONS.
- ALL NECESSARY CONSTRUCTION SIGNS, BARRICADES AND OTHER TRAFFIC CONTROL DEVICES REQUIRED DURING CONSTRUCTION WILL BE FURNISHED BY THE CONTRACTOR. SIGNS, BARRICADES AND OTHER TRAFFIC CONTROL DEVICES MUST BE IN CONFORMANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS."
- BISHOP ENGINEERING SHALL NOT BE LIABLE FOR ANY INJURIES THAT HAPPEN ON SITE. THIS SHALL INCLUDE BUT NOT BE LIMITED TO TRENCH COLLAPSES FROM VARYING SOIL CONDITIONS OR INJURIES CAUSED BY UNDERGROUND UTILITIES INCLUDING UTILITIES THAT ARE NOT SHOWN ON PLAN.
- THE CONTRACTOR IS LIABLE FOR ALL DAMAGES TO PUBLIC OR PRIVATE PROPERTY CAUSED BY THEIR ACTION OR INACTION IN PROVIDING FOR STORM WATER FLOW DURING CONSTRUCTION. DO NOT RESTRICT FLOWS IN EXISTING DRAINAGE CHANNELS, STORM SEWER, OR FACILITIES.
- LABORATORY TESTS SHALL BE PERFORMED BY THE OWNER UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL PROVIDE SAMPLES OF MATERIAL REQUIRED FOR LABORATORY TESTS AND TESTING IN ACCORDANCE WITH THE URBAN STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS.
- SOIL IMPORT OR EXPORT ON THIS PROJECT SHALL BE CONSIDERED INCIDENTAL AND WILL NOT BE MEASURED OR PAID FOR SEPARATELY.
- THE CONTRACTOR SHALL PROTECT ALL STRUCTURES NOT SHOWN AS REMOVALS ON THE PLANS.
- THE CONTRACTOR SHALL OBTAIN ANY AND ALL NECESSARY PERMITS PRIOR TO ANY CONSTRUCTION. CONTRACTOR SHALL WORK WITH OWNER OR OWNERS REPRESENTATIVE ON ALL REQUIRED STORM WATER DISCHARGE PERMITS FROM THE IOWA DEPARTMENT OF NATURAL RESOURCES AND THE CITY OF PLEASANT HILL.
- THE CONTRACTOR SHALL PICK UP ANY DEBRIS SPILLED ONTO THE ADJACENT RIGHT OF WAY OR ADJUTING PROPERTIES AS THE RESULT OF CONSTRUCTION, AT THE END OF EACH WORK DAY.
- THE CONTRACTOR IS RESPONSIBLE FOR THE PROMPT REMOVAL OF ALL MUD THAT HAS BEEN TRACKED OR WASHED UNTO ADJACENT PROPERTY OR RIGHT OF WAY UNTIL SUCH TIME THAT PERMANENT VEGETATION HAS BEEN ESTABLISHED.
- DISPOSE OF ALL EXCESS MATERIALS AND TRASH IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REQUIREMENTS. PROVIDE WASTE AREAS OR DISPOSAL SITES FOR EXCESS MATERIALS NOT DESIRABLE FOR INCORPORATION INTO THE PROJECT.

PAVING NOTES:

- PROPOSED PAVEMENT SHALL BE 7" THICK PORTLAND CEMENT CONCRETE.
- THE PAVING/GRADING CONTRACTOR SHALL BACKFILL THE PAVING SLAB AND FINE GRADE THE RIGHT OF WAY AS SOON AFTER THE PAVING AS POSSIBLE. ALL AREAS SHALL BE SEEDED IN ACCORDANCE WITH CITY OF PLEASANT HILL STANDARD SPECIFICATIONS AND THE CURRENT VERSION OF SUDAS.
- SUBGRADE PREPARATION AND PAVEMENTS WILL BE CONSTRUCTED FOLLOWING RECOMMENDATIONS IN THE SOILS REPORT. APPROVED SOILS ENGINEER MUST SIGN OFF ON SUBBASE PRIOR TO ANY PAVEMENT BEING PLACED.

DES MOINES WATER WORKS NOTES:

- CONTRACTOR SHALL GIVE THE DES MOINES WATER WORKS 24 HOURS NOTICE OF ANY WORK IN THE WATER MAIN EASEMENT AREA.
- THE DUCTILE IRON WATER MAIN LOCATED IN THIS EASEMENT IS FITTED WITH ANODES AND MONITORED WITH TEST STATIONS WHICH NEED TO BE IDENTIFIED AND KNOWN TO THE CONTRACTOR BEFORE WORK IN THE EASEMENT MAY BEGIN.
- CONTRACTOR SHALL BE LIABLE FOR ANY AND ALL DAMAGE TO THE WATER MAIN, APPURTENANCES, OR EASEMENT AREA.

UTILITY CONFLICT NOTES:

- UTILITY CONFLICTS MAY EXIST ACROSS THE SITE WITH NEW UTILITIES, GRADING, PAVING ETC. MOST UTILITY CONFLICTS HAVE BEEN CALLED OUT FOR CONTRACTOR CONVENIENCE.
- CONTRACTOR IS RESPONSIBLE FOR ALL UTILITY CONFLICTS THAT ARE EITHER CALLED OUT ON THE PLANS OR THAT CAN BE SEEN ON THE PLANS BETWEEN AND EXISTING UTILITY AND PROPOSED CONSTRUCTION

WETLAND NOTES:

- BISHOP ENGINEERING DOES NOT PERFORM WETLAND STUDIES OR WETLAND MITIGATION. IT IS THE OWNER'S RESPONSIBILITY TO DETERMINE IF ANY WETLANDS ARE LOCATED ON THE PROJECT SITE AND PERFORM ANY NECESSARY MITIGATION PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES.

SURVEY NOTES:

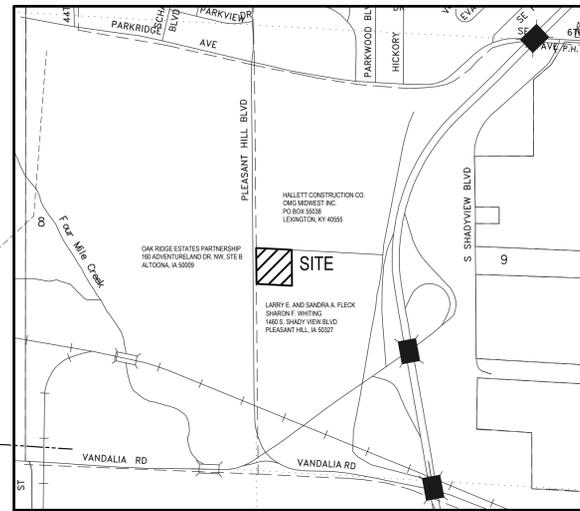
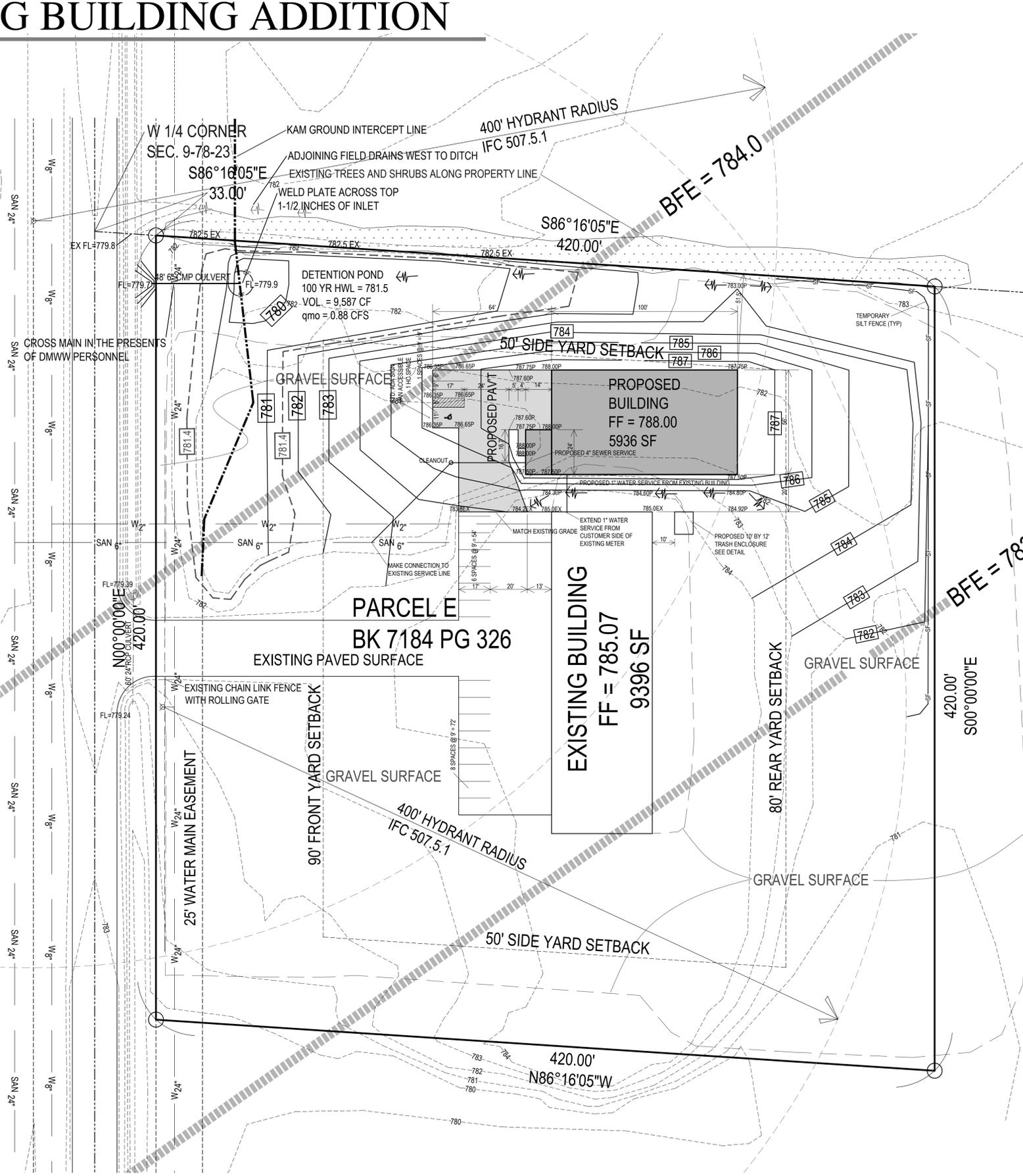
- EXISTING CONTOURS ARE LIDAR AVAILABLE FROM THE STATE OF IOWA.



UTILITY NOTE:

THE LOCATION OF THE UTILITIES INDICATED ON THE PLANS ARE TAKEN FROM EXISTING PUBLIC RECORDS AND ARE APPROXIMATE LOCATIONS. THE EXACT LOCATIONS OF ALL UTILITIES MUST BE ASCERTAINED IN THE FIELD. IT SHALL BE THE DUTY OF THE CONTRACTOR TO DETERMINE WHETHER ANY ADDITIONAL FACILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT.

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ZONING:

I-3 HEAVY INDUSTRIAL

FEMA REFERENCES:

MAP: 190489 0002 B DATED MAY 3, 1982
ZONE: A5

MPE:

ONE FOOT ABOVE BFE EQUALS 784.95

PARKING:

OFFICE SPACE, ONE SPACE PER 400 SF = 336 / 400 = 1 SPACE
TRUCK STORAGE, ONE SPACE PER TWO EMPLOYEES = 30 / 2 = 15 SPACES
TOTAL PARKING REQUIRED = 16 SPACES
PARKING PROVIDED = 16 SPACES INCLUDING ONE ADA SPACE

GFA:

TOTAL GROSS FLOOR AREA EXISTING AND PROPOSED = 15,332 SF

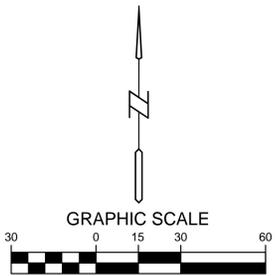
SOLID WASTE: SEE LOCATION ON THIS SHEET AND DETAIL ON C2.0

FENCING: NONE PROPOSED.

SIGNS: NONE PROPOSED.

EXTERIOR LIGHTING: NONE PROPOSED.

OPEN SPACE: SEE C.2.0.



DISTURBED AREA

1.4 ACRES

COSESCO PERMIT REQUIRED: DO NOT BEGIN CONSTRUCTION WITHOUT COSESCO PERMIT FROM THE CITY OF PLEASANT HILL.

NPDES PERMIT REQUIRED: DO NOT BEGIN CONSTRUCTION WITHOUT NPDES PERMIT FROM THE STATE OF IOWA.

IMPERVIOUS SURFACE:

0.7 ACRES

BUILDING SERVICES:

NEW SERVICES ARE NOT PROPOSED FOR THIS SITE. THE EXISTING SANITARY SEWER AND WATER SERVICES WILL BE EXTENDED TO SERVE THE PROPOSED BUILDING. THE WATER SERVICE CONNECTION WILL BE MADE ON THE CUSTOMER SIDE OF THE EXISTING METER.

BENCHMARK:

ARROW ON FIRE HYDRANT, 70 FEET WEST OF NW CORNER OF SITE... EL. 783.55 NGVD29
RM12 BRASS DISC IN SW CURB OF VANDALIA RD. BRIDGE OVER FOURMILE CREEK ... EL. 787.8 NGVD29
USED UPDATED DATA PROVIDED BY CITY OF DES MOINES FOR RM-12 = DM #4872 ... ELEV. 787.705

BASIN AS-BUILT REQUIRED:

CONTRACTOR SHALL PROVIDE DETENTION POND AS-BUILT SURVEY AND STORAGE VOLUME CERTIFICATION IN ACCORDANCE WITH CITY POST CONSTRUCTION ORDINANCE.

LEGEND:

- 120 --- EXISTING CONTOUR
- 120 --- PROPOSED CONTOUR
- > DIRECTION OF FLOW
- SF-SF-SF SILT FENCE (TYP)



I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED 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.

SIGNED: *Steven K. Venard* DATE: 4-4-16
STEVEN K. VENARD, P.E. 9532

LICENSE RENEWAL DATE: DEC. 31, 2017
PAGES OR SHEETS COVERED BY THIS SEAL: C 1.0 AND C 2.0

Bishop Engineering
"Planning Your Successful Development"
3501 104th Street
Des Moines, Iowa 50322-3825
Phone: (515)274-0467 Fax: (515)276-0217
Established 1959
Civil Engineering & Land Surveying

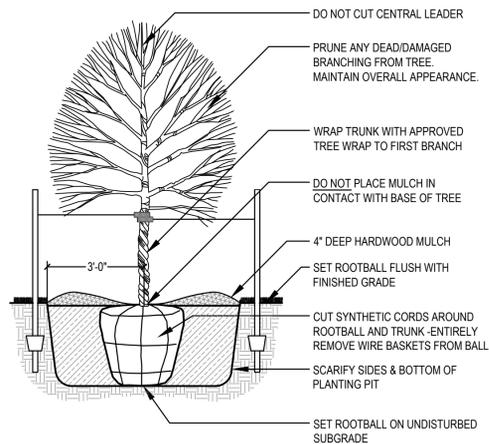
FLECK TRUCKING BUILDING ADDITION
1455 S. PLEASANT HILL BLVD, PLEASANT HILL, IA 50327
SITE PLAN

REFERENCE NUMBER:	
DRAWN BY:	
CHECKED BY:	
REVISION DATE:	1. ADD DETENTION 12-3-15 2. PER CITY REVIEW 12-23-15 3. CHANGE FOOT PRINT 2-9-16 4. PER CITY REVIEW 3-1-16 5. PER SNYDER REVIEW 3-1-16 6. REVISED GRADES 3-8-16 7. PER SNYDER REVIEW 3-10-16 8. PER CITY REVIEW 3-28-16 9. FOR FUTURE FILL 4-4-16
PROJECT NUMBER:	150228
SHEET NUMBER:	C 1.0

FLECK TRUCKING BUILDING ADDITION SITE PLAN

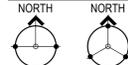
LANDSCAPE NOTES:

1. ALL SEEDING & LANDSCAPE PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE URBAN STANDARD SPECIFICATIONS, UNLESS SPECIFIED OTHERWISE.
2. PERMANENT OPEN SPACE SHALL BE SEEDED WITH SUDAS LAWN MIXTURE.
3. SEED ALL DISTURBED AREAS WITHIN THE CONTRACT LIMITS, UNLESS NOTED OTHERWISE.
4. ALL EXISTING OPEN SPACE SHALL BE UPGRADED AS REQUIRED TO MEET CITY REQUIREMENTS.
5. AREAS SHOWN AS OPEN SPACES, BOTH PROPOSED AND EXISTING, SHALL NOT BE RECONFIGURED WITHOUT PRIOR CITY APPROVAL.
6. THE LANDSCAPING CONTRACTOR SHALL HAVE ALL UTILITIES LOCATED BEFORE STARTING ANY SITE WORK OR PLANTING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES.
7. NO LANDSCAPE MATERIAL SHALL BE SUBSTITUTED WITHOUT THE AUTHORIZATION OF THE LANDSCAPE ARCHITECT.
8. CONTRACTOR SHALL BE RESPONSIBLE MAINTAINING APPROPRIATE LEVEL OF WATERING FOR ALL NEW PLANTINGS FOR A PERIOD OF 30 DAYS.



DECIDUOUS TREE PLANTING (TYP.)
SCALE: NOT TO SCALE

STAKING ORIENTATION



2 STAKES - 3" CAL. & LESS
3 STAKES - GREATER THAN 3" CAL.

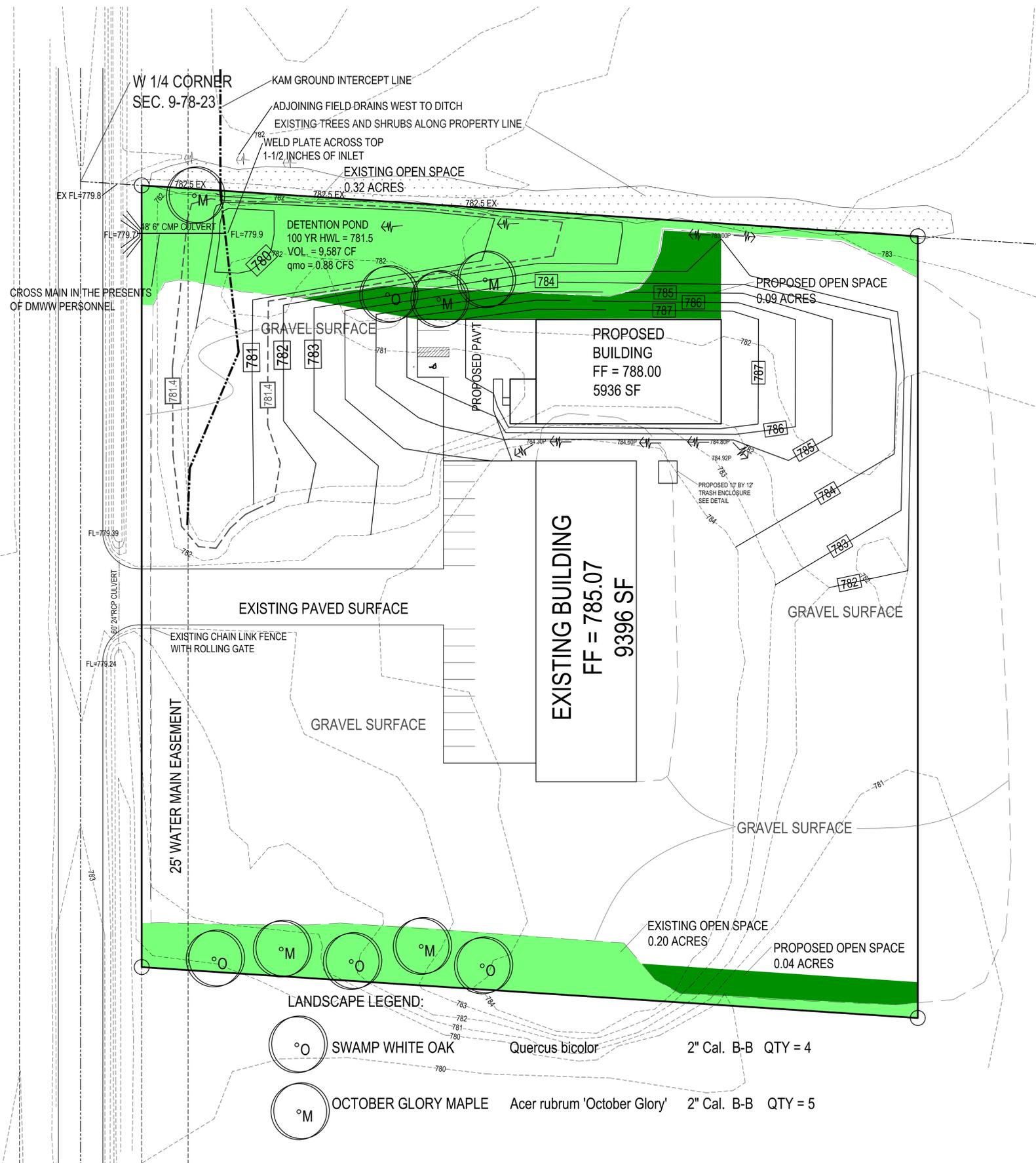
USE HOSE GUARDS AROUND TRUNK ON STAKING WIRE. TIE WIRE TO STEEL POSTS PLACED OUTSIDE PLANT PIT.

LEAVE STAKES IN PLACE NO MORE THAN 1 YEAR FROM INSTALLATION. CONTRACTOR RESPONSIBLE FOR REMOVAL.



UTILITY NOTE:

THE LOCATION OF THE UTILITIES INDICATED ON THE PLANS ARE TAKEN FROM EXISTING PUBLIC RECORDS AND ARE APPROXIMATE LOCATIONS. THE EXACT LOCATIONS OF ALL UTILITIES MUST BE ASCERTAINED IN THE FIELD. IT SHALL BE THE DUTY OF THE CONTRACTOR TO DETERMINE WHETHER ANY ADDITIONAL FACILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT.



ZONING:
I-3 HEAVY INDUSTRIAL

PARKING: OFFICE SPACE, ONE SPACE PER 400 SF = 336 / 400 = 1 SPACE
TRUCK STORAGE, ONE SPACE PER TWO EMPLOYEES = 30 / 2 = 15 SPACES
TOTAL PARKING REQUIRED = 16 SPACES
PARKING PROVIDED = 16 SPACES

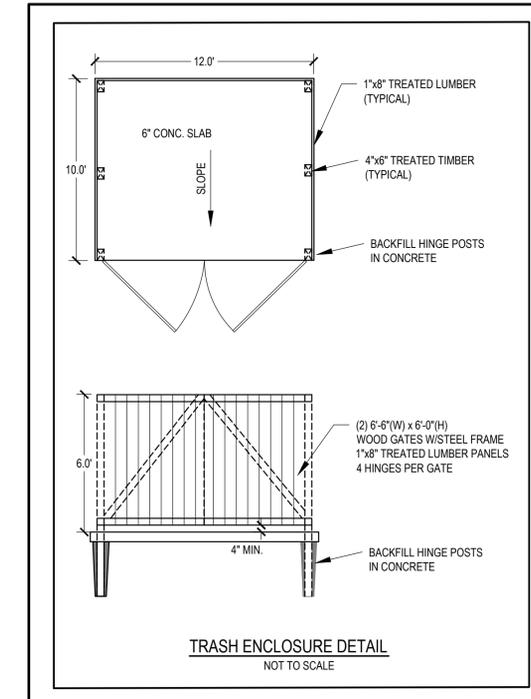
GFA: TOTAL GROSS FLOOR AREA EXISTING AND PROPOSED = 15,332 SF
SOLID WASTE: SEE PROPOSED TRASH DUMPSTER ENCLOSURE.
FENCING: NONE PROPOSED.
SIGNS: NONE PROPOSED.
EXTERIOR LIGHTING: NONE PROPOSED.

OPEN SPACE TABULATION:

OPEN SPACE REQUIRED: 15 PERCENT OF TOTAL SITE = 0.61 ACRES
OPEN SPACE EXISTING: 0.52 ACRES
OPEN SPACE PROPOSED: 0.13 ACRES
OPEN SPACE TOTAL: 0.65 ACRES => 15 PERCENT OF TOTAL SITE

LANDSCAPE TABULATION:

LANDSCAPING REQUIRED: ONE TREE PER FIFTY FOOT OF FRONTAGE = 9 TREES
LANDSCAPING PROVIDED: 9 DECIDUOUS OVER STORY TREES AS SHOWN



FLECK TRUCKING BUILDING ADDITION
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5. PER CITY REVIEW 3-28-16

PROJECT NUMBER:

150228

SHEET NUMBER:

C 2.0

FLECK TRUCKING BUILDING ADDITION

OPEN SPACE EXHIBIT 3-28-16

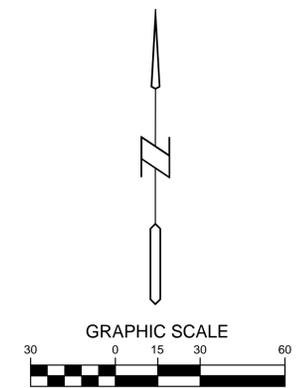


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LANDSCAPE NOTES:

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7. NO LANDSCAPE MATERIAL SHALL BE SUBSTITUTED WITHOUT THE AUTHORIZATION OF THE LANDSCAPE ARCHITECT.
8. CONTRACTOR SHALL BE RESPONSIBLE MAINTAINING APPROPRIATE LEVEL OF WATERING FOR ALL NEW PLANTINGS FOR A PERIOD OF 30 DAYS.





CITY OF PLEASANT HILL, IOWA
CITY COUNCIL AGENDA COMMUNICATION

DATE: APRIL 26, 2016
TO: MAYOR & CITY COUNCIL
FROM: MADELINE STURMS, AICP, CPM
SENIOR PLANNER
SUBJECT: SITE PLAN APPROVAL
SMITH AUTOMOTIVE

BACKGROUND:

Smith Automotive located at 1411 NE 56th Street acquired property to the east of the existing facility last year for future expansion. The Planning and Zoning Commission and the City Council reviewed the acquisition through the Lochlan Superman Acres Preliminary/Final Plat. Bishop Engineering has now submitted a site plan for the property consistent with the conversation at the time of platting. The proposed plan shows multiple improvements that will be completed in phases. Initially, a 28'x36' addition to the existing building will be completed along with new parking areas to the east of the shop facility. Future phases of the project are shown for predictable site planning and development and include a second building on the site for storage as well as additional parking area. The property has adequate parking and a detention basin will be installed to accommodate the proposed first phase of the development and sized to handle future phases of the project. While the I-2 Light Industrial district contains architectural standards, the building addition and proposed future structure are located more than 250 feet from the public roadway and the architectural standards do not apply. The Planning and Zoning Commission has reviewed the site plan and forwarded a recommendation for approval. The project engineer will be present at the Council meeting to answer questions. Following is a resolution approving the site plan.

ALTERNATIVES:

Not approve the site plan. However, the proposed project would be delayed or terminated.

FINANCIAL CONSIDERATIONS:

N/A

RECOMMENDATION:

Approve the attached resolution approving the site plan.

RESOLUTION #042616-08

**A RESOLUTION APPROVING SITE PLAN FOR SMITH AUTOMOTIVE BUILDING
ADDITION PROJECT**

WHEREAS, Smith Automotive has submitted the attached site plan for a building addition project; and

WHEREAS, the site plan has been reviewed by the Planning and Zoning Commission with a recommendation for approval;

THEREFORE, BE IT RESOLVED, that the City Council of Pleasant Hill, Iowa, in Polk County, Iowa, does hereby approve the attached site plan for the project.

ADOPTED this 26th day of April, 2016.

Sara Kurovski, Mayor

ATTEST:

Dena Spooner, City Clerk/Finance Director

SMITH AUTO SERVICE SITE PLAN AMENDMENT

- LEGEND:**
- SAN — SANITARY SEWER
 - ST — STORM SEWER
 - W — WATER LINE
 - G — GAS LINE
 - U/E — UNDERGROUND ELECTRIC
 - O/E — OVERHEAD ELECTRIC
 - TELE — TELEPHONE LINE
 - F/O — FIBER OPTIC
 - CATV — CABLE TV
 - ⊙ STORM MANHOLE
 - ▣ CURB INTAKE
 - SURFACE INTAKE
 - ◁ FLARED END SECTION
 - ⊙ SANITARY MANHOLE
 - ⊙ CLEANOUT
 - ⊙ FIRE HYDRANT
 - ⊙ SPRINKLER
 - ⊙ IRRIGATION CONTROL VALVE
 - ⊙ WATER MANHOLE
 - ⊙ WELL
 - ⊙ WATER VALVE
 - ⊙ WATER SHUT OFF
 - ⊙ YARD HYDRANT
 - ⊙ ELECTRIC MANHOLE
 - ⊙ ELECTRIC METER
 - ⊙ ELECTRIC RISER
 - ⊙ ELECTRIC VAULT
 - ⊙ POWER POLE
 - ⊙ TRANSFORMER POLE
 - ☆ LIGHT POLE
 - ⊙ ELECTRIC JUNCTION BOX
 - ⊙ ELECTRIC PANEL
 - ⊙ TRANSFORMER
 - ⊙ GROUND LIGHT
 - ⊙ GUY WIRE
 - ⊙ ELECTRIC HANDHOLE
 - ⊙ GAS METER
 - ⊙ GAS VALVE
 - ⊙ AIR CONDITIONING UNIT
 - ⊙ TELEPHONE RISER
 - ⊙ TELEPHONE VAULT
 - ⊙ TELEPHONE MANHOLE
 - ⊙ TRAFFIC SIGNAL MANHOLE
 - ⊙ FIBER OPTIC RISER
 - ⊙ FIBER OPTIC FAULT
 - ⊙ CABLE TV RISER
 - ↑ SIGN
 - ⑦ DENOTES NUMBER OF PARKING STALLS
 - PROPERTY CORNER - FOUND AS NOTED
 - PROPERTY CORNER- PLACED 3/4" IRON PIPE WITH YELLOW PLASTIC CAP ID #12386
 - ⊙ SECTION CORNER - FOUND AS NOTED

ABBREVIATIONS:

- AC ACRES
- ASPH ASPHALT
- BK BOOK
- CONC CONCRETE
- D DEEDED DISTANCE
- EX EXISTING
- ENCL ENCLOSURE
- FF FINISHED FLOOR
- FL FLOW LINE
- FRAC FRACTIONAL
- M MEASURED DISTANCE
- MH MANHOLE
- OPC ORANGE PLASTIC CAP
- P PLATTED DISTANCE
- PG PAGE
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- PRA PREVIOUSLY RECORDED AS
- PUE PUBLIC UTILITY EASEMENT
- ROW RIGHT OF WAY
- RPC RED PLASTIC CAP
- SF SQUARE FEET
- SAN SANITARY
- TYP TYPICAL
- YPC YELLOW PLASTIC CAP
- N NORTH
- S SOUTH
- E EAST
- W WEST

BENCHMARK:

- BASIS OF BEARING OBTAINED FROM GPS OBSERVATIONS
- DATUM = NAD 83, IOWA SOUTH
- BENCHMARK DATUM = CITY DATUM
- CITY BM #4839
- ELEVATION = 58.891
- DESCRIPTION: X CUT ON PLEASANT HILL WATER METER PIT
- TBM 1
- ELEVATION = 84.40
- DESCRIPTION: BURY BOLT TOP HYDRANT WEST SIDE OF NORTHEAST 56TH STREET
- TBM 2
- ELEVATION = 91.26
- DESCRIPTION: TRIANGLE CUT IN TOP CONCRETE WALL NORTH SIDE DRIVE



UTILITY NOTE:

THE LOCATION OF THE UTILITIES INDICATED ON THE PLANS ARE TAKEN FROM EXISTING PUBLIC RECORDS AND ARE APPROXIMATE LOCATIONS. THE EXACT LOCATIONS OF ALL UTILITIES MUST BE ASCERTAINED IN THE FIELD BY THE CONTRACTOR. IT SHALL BE THE DUTY OF THE CONTRACTOR TO DETERMINE WHETHER ANY ADDITIONAL FACILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT.

GENERAL NOTES:

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH SUDAS STANDARD SPECIFICATIONS AND ANY AND ALL CITY/COUNTY SUPPLEMENTAL SPECIFICATIONS. THE CITY OF PLEASANT HILL MUST BE NOTIFIED BY ALL CONTRACTORS 48 HOURS PRIOR TO COMMENCING WORK.
2. IN EVENT OF A DISCREPANCY BETWEEN THE QUANTITY ESTIMATES AND THE DETAILED PLANS, THE DETAILED PLANS SHALL GOVERN.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL UTILITIES. ANY DAMAGE TO SAID UTILITIES SHALL BE REPAIRED AT THE CONTRACTORS EXPENSE.
4. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT O.S.H.A. CODES AND STANDARDS. NOTHING INDICATED ON THESE PLANS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH THE APPROPRIATE SAFETY REGULATIONS.
5. ALL NECESSARY CONSTRUCTION SIGNS, BARRICADES AND OTHER TRAFFIC CONTROL DEVICES REQUIRED DURING CONSTRUCTION WILL BE FURNISHED BY THE CONTRACTOR. SIGNS, BARRICADES AND OTHER TRAFFIC CONTROL DEVICES MUST BE IN CONFORMANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS."
6. BISHOP ENGINEERING SHALL NOT BE LIABLE FOR ANY INJURIES THAT HAPPEN ON SITE. THIS SHALL INCLUDE BUT NOT BE LIMITED TO TRENCH COLLAPSES FROM VARYING SOIL CONDITIONS OR INJURIES CAUSED BY UNDERGROUND UTILITIES INCLUDING UTILITIES THAT ARE NOT SHOWN ON PLAN.
7. THE CONTRACTOR IS LIABLE FOR ALL DAMAGES TO PUBLIC OR PRIVATE PROPERTY CAUSED BY THEIR ACTION OR INACTION IN PROVIDING FOR STORM WATER FLOW DURING CONSTRUCTION. DO NOT RESTRICT FLOWS IN EXISTING DRAINAGE CHANNELS, STORM SEWER, OR FACILITIES.
8. THE CONTRACTOR SHALL SUBMIT TO THE ENGINEER A SCHEDULE FOR PERFORMANCE OF WORK ITEMS. THIS SCHEDULE SHALL BE PROVIDED BY THE CONTRACTOR AT THE PROJECT PRECONSTRUCTION CONFERENCE. NO WORK SHALL BEGIN UNTIL A SCHEDULE HAS BEEN SUBMITTED AND ACCEPTED. THE CONTRACTOR SHALL THEN PERFORM WORK TO CONFORM TO THE ACCEPTED SCHEDULE.
9. LABORATORY TESTS SHALL BE PERFORMED BY THE OWNER UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL PROVIDE SAMPLES OF MATERIAL REQUIRED FOR LABORATORY TESTS AND TESTING IN ACCORDANCE WITH THE URBAN STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS.
10. SOIL IMPORT OR EXPORT ON THIS PROJECT SHALL BE CONSIDERED INCIDENTAL AND WILL NOT BE MEASURED OR PAID FOR SEPARATELY.
11. THE CONTRACTOR SHALL PROTECT ALL STRUCTURES NOT SHOWN AS REMOVALS ON THE PLANS.
12. THE CONTRACTOR SHALL OBTAIN ANY AND ALL NECESSARY PERMITS PRIOR TO ANY CONSTRUCTION. CONTRACTOR SHALL WORK WITH OWNER OR OWNERS REPRESENTATIVE ON ALL REQUIRED STORM WATER DISCHARGE PERMITS FROM THE IOWA DEPARTMENT OF NATURAL RESOURCES AND THE CITY OF PLEASANT HILL.
13. GRADING AND EROSION CONTROL SHALL BE DONE IN ACCORDANCE WITH THE APPROVED GRADING PLAN, SWPPP, NPDES DOCUMENTS, AND IOWA DEPARTMENT OF NATURAL RESOURCES REQUIREMENTS.
14. THE CONTRACTOR SHALL PICK UP ANY DEBRIS SPILLED ONTO THE ADJACENT RIGHT OF WAY OR ABUTTING PROPERTIES AS THE RESULT OF CONSTRUCTION, AT THE END OF EACH WORK DAY.
15. THE CONTRACTOR IS RESPONSIBLE FOR THE PROMPT REMOVAL OF ALL MUD THAT HAS BEEN TRACKED OR WASHED UNTO ADJACENT PROPERTY OR RIGHT OF WAY UNTIL SUCH TIME THAT PERMANENT VEGETATION HAS BEEN ESTABLISHED.
16. DISPOSE OF ALL EXCESS MATERIALS AND TRASH IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REQUIREMENTS. PROVIDE WASTE AREAS OR DISPOSAL SITES FOR EXCESS MATERIALS NOT DESIRABLE FOR INCORPORATION INTO THE PROJECT.
17. CONTRACTOR SHALL OBTAIN A COSESCO (CONSTRUCTION SITE EROSION SEDIMENT CONTROL) PERMIT FROM THE CITY.
18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR AS-BUILT TOPO OF DETENTION POND & DETENTION POND STORM SEWER. CONTRACTOR SHALL HIRE BISHOP ENGINEERING (Rick Baumthover AT 515-276-0467) TO PERFORM SAID AS-BUILT SURVEY. IF DETENTION POND HAS BEEN GRADED INCORRECTLY, CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SUBSEQUENT AS-BUILT TOPO SURVEYS UNTIL ISSUES HAVE BEEN RECTIFIED.
19. ANY ROOFTOP MECHANICAL UNITS ARE REQUIRED TO BE SCREENED FROM STREET VIEW.
20. EXTERIOR LIGHTING SHALL BE WITH DOWN-CAST HEADS AND/OR HOODS.

PAVING NOTES:

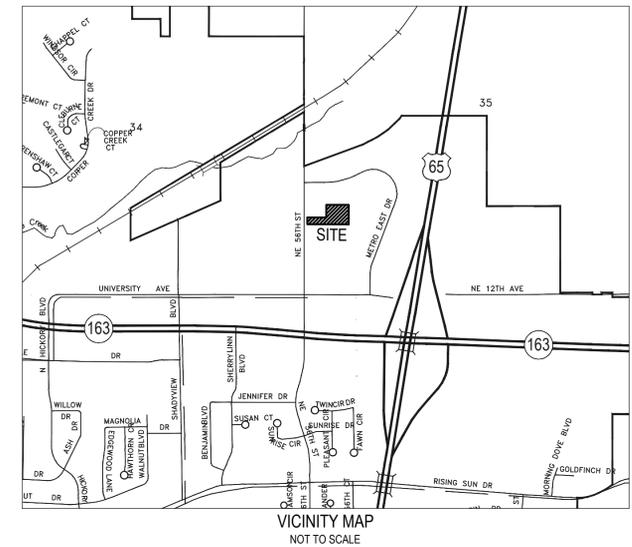
1. THE PAVING/ GRADING CONTRACTOR SHALL BACKFILL THE PAVING SLAB AND FINE GRADE THE SITE AS SOON AFTER THE PAVING AS POSSIBLE. ALL AREAS SHALL BE SEEDED IN ACCORDANCE WITH CITY OF PLEASANT HILL STANDARD SPECIFICATIONS AND THE CURRENT VERSION OF SUDAS.
2. SUBGRADE PREPARATION AND PAVEMENTS WILL BE CONSTRUCTED FOLLOWING RECOMMENDATIONS IN THE SOILS REPORT. APPROVED SOILS ENGINEER MUST SIGN OFF ON SUBBASE PRIOR TO ANY PAVEMENT BEING PLACED.
3. SEE DETAILS FOR ALL PAVEMENT THICKNESS.
4. ALL WALKS, PARKING LOTS, HANDICAP PARKING, RAMPS, ETC. SHALL COMPLY WITH ALL A.D.A. AND CITY CODES. HANDICAP PARKING SIGNAGE IS REQUIRED FOR ALL HANDICAP STALLS AND SHALL BE CONSIDERED INCIDENTAL. IN EVENT OF A DISCREPANCY BETWEEN THE PLANS AND THE A.D.A./CITY CODES THE A.D.A./CITY CODES SHALL GOVERN. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING A.D.A. CODES ARE MET.

UTILITY NOTES:

1. QUANTITY CALLOUTS ON PIPE LENGTHS ARE APPROXIMATE AND SHOULD BE USED FOR REFERENCE ONLY.
2. THE CONTRACTOR SHALL PROVIDE AS-BUILTS OF ALL UTILITIES, INCLUDING DEPTH AND LOCATION OF ALL SERVICES.
3. THE CONTRACTOR SHALL COORDINATE THE ADJUSTMENT OF ANY AND ALL EXISTING AND PROPOSED UTILITIES TO PROPOSED GRADES. EXISTING UTILITIES SHALL BE RAISED OR LOWERED IN ACCORDANCE WITH THE UTILITY OWNER REQUIREMENTS. ANY NECESSARY ADJUSTMENTS SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION.
4. ACTIVE EXISTING FIELD TILES ENCOUNTERED DURING CONSTRUCTION SHALL BE REPAIRED, REROUTED, OR CONNECTED TO PUBLIC OR PRIVATE STORM SEWER TO REMAIN IN SERVICE.

UTILITY CONFLICT NOTES:

1. UTILITY CONFLICTS MAY EXIST ACROSS THE SITE WITH NEW UTILITIES, GRADING, PAVING ETC.
2. CONTRACTOR IS RESPONSIBLE FOR ALL UTILITY CONFLICTS THAT ARE EITHER CALLED OUT ON THE PLANS OR THAT CAN BE SEEN ON THE PLANS BETWEEN AND EXISTING UTILITY AND PROPOSED CONSTRUCTION.



PROPERTY DESCRIPTION:

LOT 2 IN LOCHLAN SUPERMAN ACRES, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF PLEASANT HILL, POLK COUNTY, IOWA. SAID TRACT OF LAND BEING SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS OF RECORD.

SAID TRACT OF LAND CONTAINS 2.81 ACRES (122,261 SF) MORE OR LESS

ADDRESS:

1411 NE 56TH STREET
PLEASANT HILL, IOWA 50327

PREPARED FOR OWNER:

RUSSELL AND MELISSA SMITH
1411 NE 56TH STREET
PLEASANT HILL, IOWA 50327
PH: 515-265-4141

ZONING:

I-2 LIGHT INDUSTRIAL DISTRICT

SETBACKS:

FRONT= 25'
SIDE = 0' / 25' IF ADJACENT STREET OR RESIDENTIAL
REAR = 40'

PARKING REQUIREMENTS:

REQUIRED: 1 STALL PER 400 SF OF AUTO SERVICE
= (6,922 SF + 1,022 SF) X 1 / 400 SF = 20 STALL (INCL 1 HC ACCESSIBLE)

PROVIDED: 30 STALLS (INCL 2 HC ACCESSIBLE)

OPEN SPACE/IMPERVIOUS AREAS:

TOTAL SITE AREA = 122,261 SF (2.81 ac)

REQUIRED OPEN SPACE = 18,339 SF (15%)
EXISTING OPEN SPACE = 92,737 SF (75.8%)
PROPOSED OPEN SPACE = 85,414 SF (69.9%)

EXISTING IMPERVIOUS = 29,524 SF (24.2%)
PROPOSED IMPERVIOUS (includes future phases 2 & 3) = 45,400 SF (37.1%)
NET INCREASE IMPERVIOUS AREA = 15,876 SF (0.36 ACRES)

SHEET INDEX:

- C0.1 COVER SHEET
- C2.1 LAYOUT PLAN
- C3.1 GRADING/UTILITY PLAN



I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED 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.

SIGNED: RICHARD H. BAUMTHOVER, P.E. 12386 DATE: _____
LICENSE RENEWAL DATE: DEC. 31, 2017
PAGES OR SHEETS COVERED BY THIS SEAL: C0.1, C2.1 & C3.1

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Civil Engineering & Land Surveying Established 1959

SMITH AUTO SERVICE - 4111 NE 56th St.
PLEASANT HILL, IOWA

COVER SHEET

REFERENCE NUMBER:

DRAWN BY:
LM

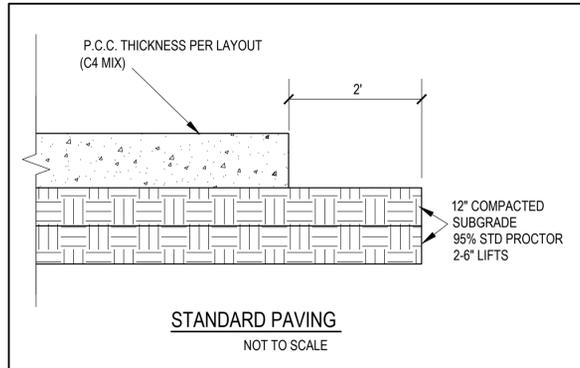
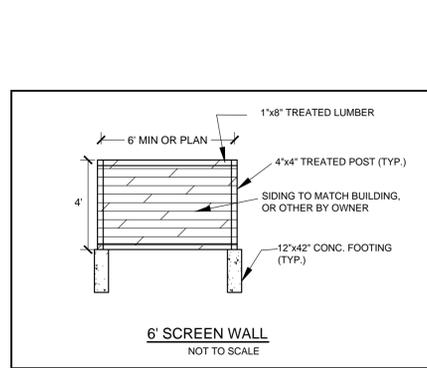
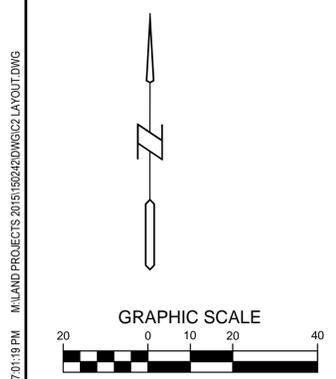
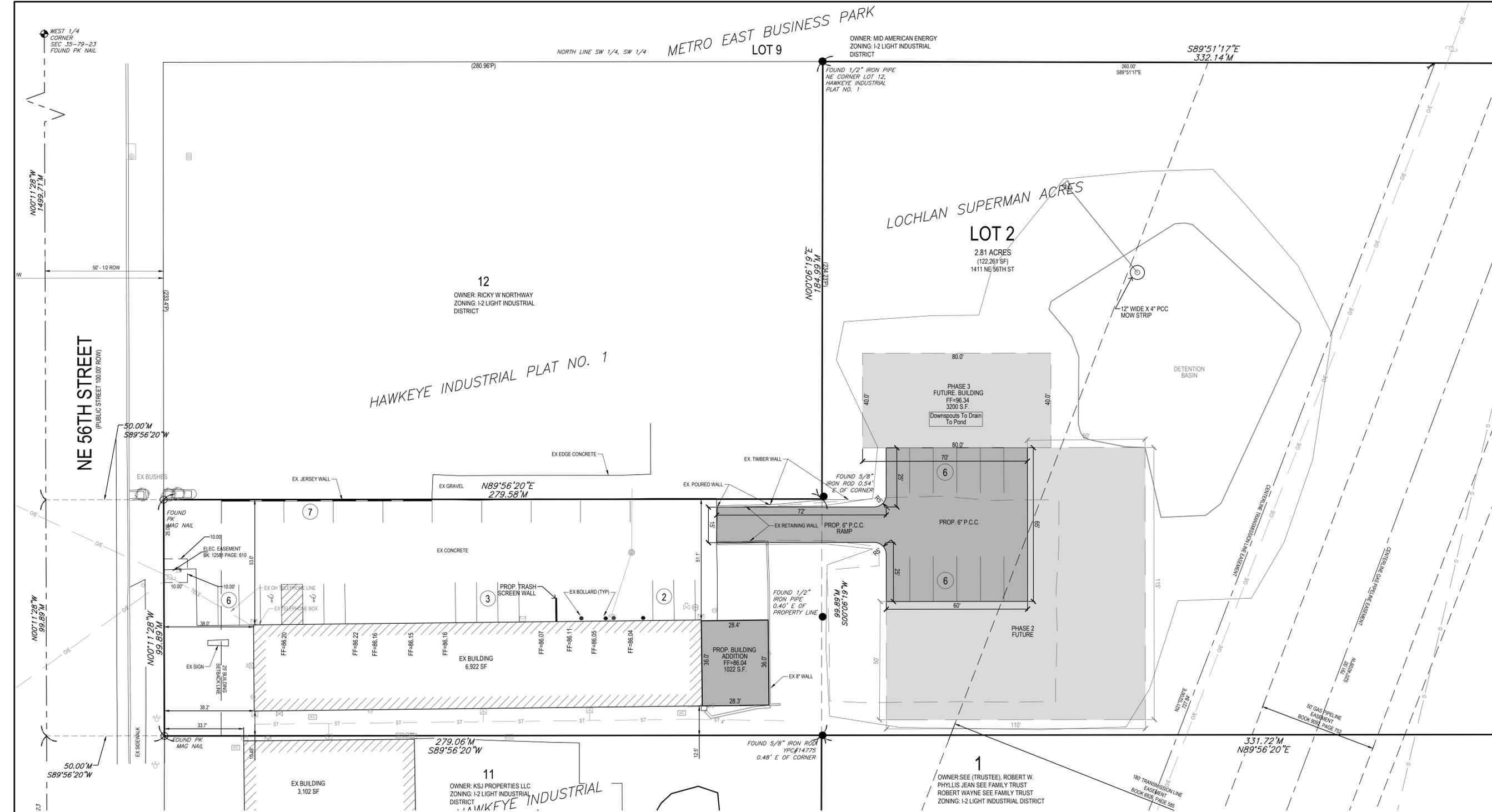
CHECKED BY:
CJB

REVISION DATE:

PROJECT NUMBER:
150242

SHEET NUMBER:
C0.1

PRELIMINARY - NOT FOR CONSTRUCTION



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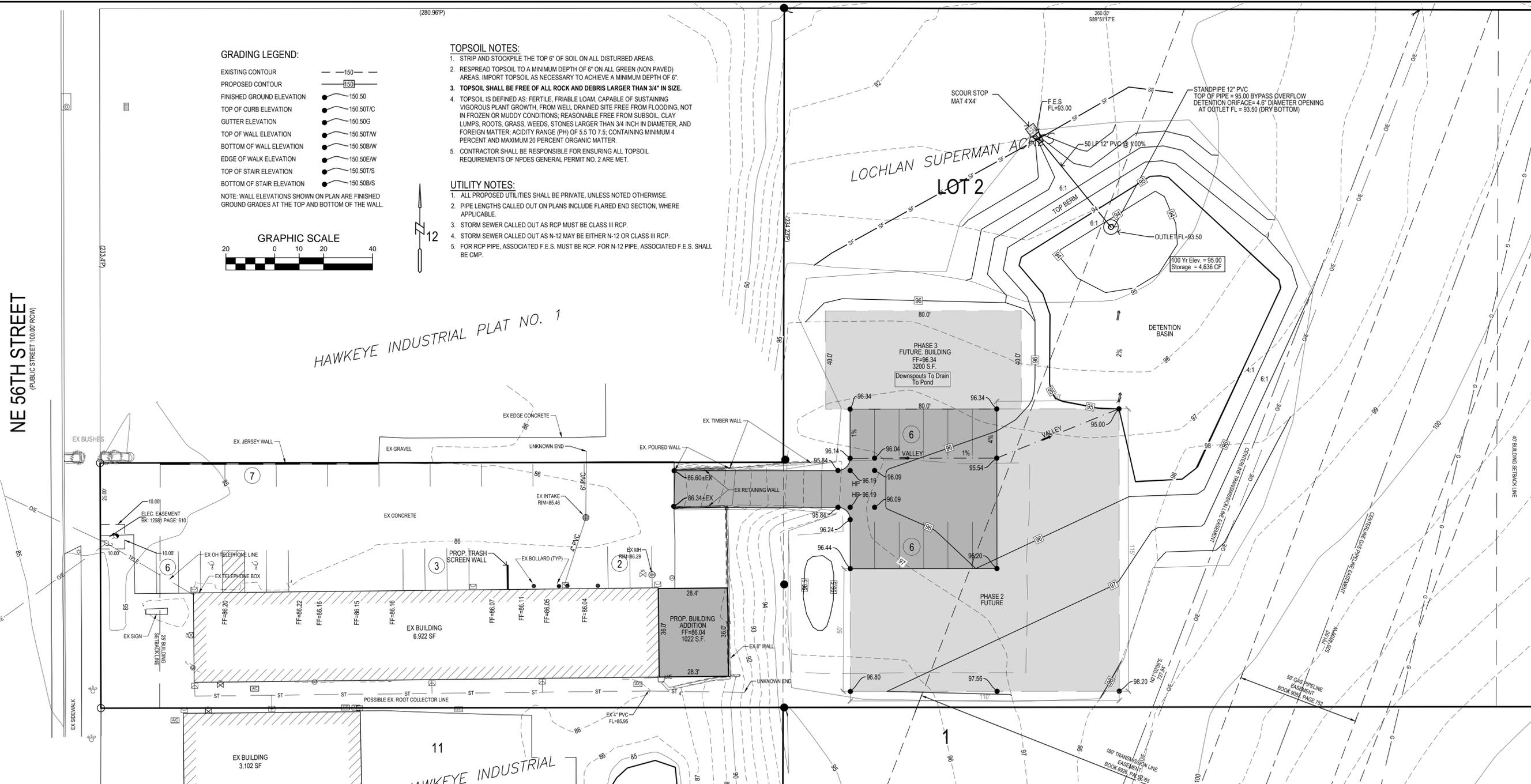
SMITH AUTO SERVICE - 4111 NE 56th St.
PLEASANT HILL, IOWA

LAYOUT PLAN

REFERENCE NUMBER:	
DRAWN BY:	LM
CHECKED BY:	CJB
REVISION DATE:	
PROJECT NUMBER:	150242
SHEET NUMBER:	C2.1

PRELIMINARY - NOT FOR CONSTRUCTION

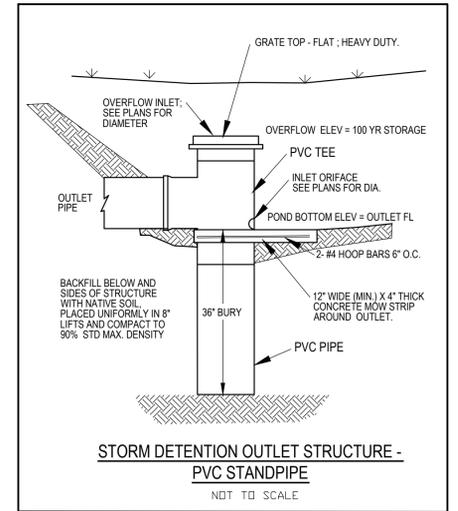
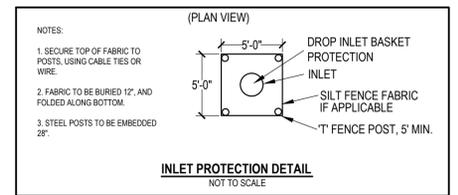
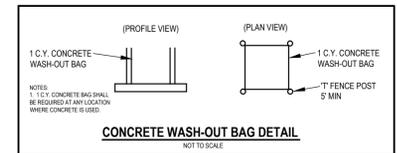
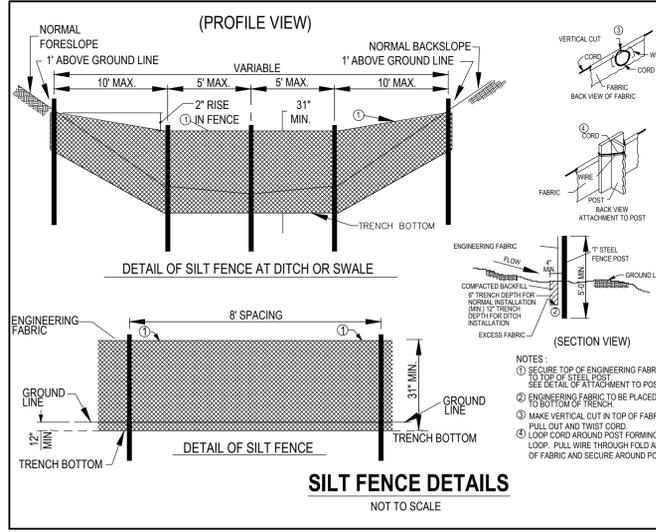
3/24/2016 7:00:53 PM M:\LAND PROJECTS 2015\15242\DWG\C3\GRADING-UTILITY.DWG



- GRADING LEGEND:**
- EXISTING CONTOUR ——— 150 ———
 - PROPOSED CONTOUR ——— 150 ———
 - FINISHED GROUND ELEVATION ● 150.50
 - TOP OF CURB ELEVATION ● 150.50TC
 - GUTTER ELEVATION ● 150.50G
 - TOP OF WALL ELEVATION ● 150.50TW
 - BOTTOM OF WALL ELEVATION ● 150.50BW
 - EDGE OF WALK ELEVATION ● 150.50EW
 - TOP OF STAIR ELEVATION ● 150.50TS
 - BOTTOM OF STAIR ELEVATION ● 150.50BS
- NOTE: WALL ELEVATIONS SHOWN ON PLAN ARE FINISHED GROUND GRADES AT THE TOP AND BOTTOM OF THE WALL.



- TOPSOIL NOTES:**
- STRIP AND STOCKPILE THE TOP 6" OF SOIL ON ALL DISTURBED AREAS.
 - RESPIREAD TOPSOIL TO A MINIMUM DEPTH OF 6" ON ALL GREEN (NON PAVED) AREAS. IMPORT TOPSOIL AS NECESSARY TO ACHIEVE A MINIMUM DEPTH OF 6".
 - TOPSOIL SHALL BE FREE OF ALL ROCK AND DEBRIS LARGER THAN 3/4" IN SIZE.
 - TOPSOIL IS DEFINED AS: FERTILE, FRIABLE LOAM, CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH, FROM WELL DRAINED SITE FREE FROM FLOODING, NOT IN FROZEN OR MUDDY CONDITIONS, REASONABLE FREE FROM SUBSOIL, CLAY LUMPS, ROOTS, GRASS, WEEDS, STONES LARGER THAN 3/4 INCH IN DIAMETER, AND FOREIGN MATTER; ACIDITY RANGE (PH) OF 5.5 TO 7.5; CONTAINING MINIMUM 4 PERCENT AND MAXIMUM 20 PERCENT ORGANIC MATTER.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING ALL TOPSOIL REQUIREMENTS OF NPDES GENERAL PERMIT NO. 2 ARE MET.
- UTILITY NOTES:**
- ALL PROPOSED UTILITIES SHALL BE PRIVATE, UNLESS NOTED OTHERWISE.
 - PIPE LENGTHS CALLED OUT ON PLANS INCLUDE FLARED END SECTION, WHERE APPLICABLE.
 - STORM SEWER CALLED OUT AS RCP MUST BE CLASS III RCP.
 - STORM SEWER CALLED OUT AS N-12 MAY BE EITHER N-12 OR CLASS III RCP.
 - FOR RCP PIPE, ASSOCIATED F.E.S. MUST BE RCP. FOR N-12 PIPE, ASSOCIATED F.E.S. SHALL BE CMP.



- LEGEND:**
- SF-SF-SF SILT FENCE (TYP)

Bishop Engineering
"Planning Your Successful Development"

3501 104th Street
Des Moines, Iowa 50322-3825
Phone: (515)276-0467 Fax: (515)276-0217
Civil Engineering & Land Surveying Established 1959

SMITH AUTO SERVICE - 4111 NE 56th St.
PLEASANT HILL, IOWA

GRADING/UTILITY PLAN

REFERENCE NUMBER:	
DRAWN BY:	LM
CHECKED BY:	CJB
REVISION DATE:	
PROJECT NUMBER:	150242
SHEET NUMBER:	C3.1



CITY OF PLEASANT HILL, IOWA
CITY COUNCIL AGENDA COMMUNICATION

DATE: APRIL 26, 2016

TO: MAYOR & CITY COUNCIL

FROM: J. BENJAMIN CHAMP, AICP, EDFP, ASLA
ASSISTANT CITY MANAGER / COMMUNITY DEVELOPMENT DIRECTOR

SUBJECT: SITE PLAN APPROVAL
CENTRAL PLAINS CEMENT COMPANY

BACKGROUND:

Pelds Engineering Company has been working with Central Plains Cement Company on the attached site plan submission. The Company is looking to create a temporary cement terminal at the former mining operation on South Pleasant Hill Boulevard and owned by Oak Ridge Estates Partnership. Central Plains is a new cement supplier to the market area and is in the process of developing a permanent facility elsewhere in eastern Polk County. The purpose of this project is to develop a temporary facility for approximately two years while the permanent location is completed. Specifically, the company would be installing cement elevators and a loading area on the portion of the mining site that currently houses the truck scale and staging area. The entire parcel is part of a redevelopment plan required as part of the original mining permit granted by the City several years ago. Construction of the terminal and the short term use should not impact the required reclamation efforts for the site. The property is located within the City's least restrictive I-3 Heavy Industrial District that provides for the proposed use. No new impervious area will be created and stormwater will continue to be contained within the onsite pond. The project is aware of and will coordinate with the Pleasant Hill Boulevard/Vandalia Road Improvement Project that will commence in 2017 and a section of asphalt overlay has been included at the driveway to reduce track out of granular material onto the public right-of-way. The site plan has been reviewed by the Planning and Zoning Commission and has been recommended for approval subject to conditions. The conditions include an expiration date of thirty months, removal of site improvements, and coordination with the 2017 road construction improvements. Representatives of Central Plains will be present at the Council meeting to answer questions. Following is a resolution approving the site plan with conditions.

ALTERNATIVES:

Not approve the site plan. However, the proposed project would be delayed or terminated.

FINANCIAL CONSIDERATIONS:

N/A

RECOMMENDATION:

Approve the attached resolution approving the site plan with conditions.

RESOLUTION #042616-09

A RESOLUTION APPROVING SITE PLAN FOR CENTRAL PLAINS CEMENT COMPANY

WHEREAS, Central Plains Cement Company has submitted the attached site plan; and

WHEREAS, the site plan has been reviewed by the Planning and Zoning Commission with a recommendation for approval with conditions; and

WHEREAS, the site plan shall expire thirty (30) months from the date of Council approval; and

WHEREAS, all fixtures, structures, footings, and foundations associated with the project shall be removed no later ninety (90) days following the expiration date of the site plan; and

WHEREAS, Central Plains Cement Company and the property owner, Oakwood Estates Partnership, are aware of the Pleasant Hill Boulevard and Vandalia Road Improvements project scheduled to begin in 2017; and

WHEREAS, Central Plains Cement Company and Oakwood Estates Partnership will fully cooperate and coordinate with the needs of the City for the Pleasant Hill Boulevard and Vandalia Road Improvements project as part of the site plan approval;

THEREFORE, BE IT RESOLVED, that the City Council of Pleasant Hill, Iowa, in Polk County, Iowa, does hereby approve the attached site plan for the project subject to all conditions contained within this resolution.

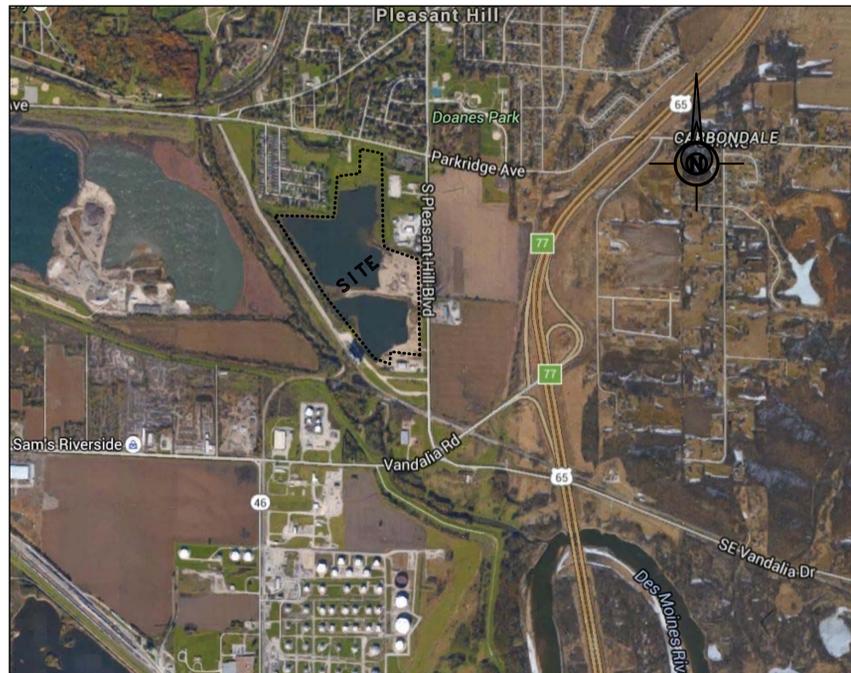
ADOPTED this 26th day of April, 2016.

Sara Kurovski, Mayor

ATTEST:

Dena Spooner, City Clerk/Finance Director

Site Improvements for Central Plains Cement Company 1450 S. Pleasant Hill Blvd. Pleasant Hill, Iowa



VICINITY SKETCH

SHEET INDEX

Sheet 1.....	Cover Sheet
Sheet 2.....	Site Plan (SP-01)
Sheet 3.....	Grading and Storm Sewer
Sheet 4.....	Dimension

PROPERTY ZONING: I-3 HEAVY INDUSTRIAL DISTRICT
 BUILDINGS:
 2 - PREMANUFACTURE SILOS
 GENERAL NOTES:
 1 All construction to be per Iowa S.U.D.A.S. including all Pleasant Hill Supplemental Specifications.

DEVELOPER:
 Edward Williams
 Sr. Corporate Engineer
 Eagle Materials
 3811 Turtle Creek Blvd, #1100
 Dallas, TX 75219
 Direct phone (214) 432-2018

ENGINEER/LAND SURVEYOR:
 A. LEO PELDS ENGINEERING COMPANY
 2323 DIXON STREET
 DES MOINES, IOWA 50317
 PROJECT CONTACT: WALLY PELDS
 PH: (515) 265-8196

LEGAL DESCRIPTION:

Part of Outlot X, BIANCHI AUDITORS PLAT, part of Lots 3, 4 and 5 of the PARTITION PLAT OF THE LYSANDER HARVEY ESTATE, described as follows:

Beginning at a point 33.0 feet West of the East quarter (E 1/4) Corner of Section 8, Township 78 North, Range 23 West of the 5th P.M., Iowa, thence N0°00' along the West R.O.W. line of Pleasant Hill Blvd., 2134.1 feet to the South R.O.W. line of Parkridge Avenue; thence N81°41' West 2649.8 feet along the South R.O.W. line of Parkridge Avenue, to the West line of the Northeast Quarter of said Section 8; thence N78°38' West, along the South R.O.W. line of Parkridge Avenue, 290.2 feet; thence N83°30' West, along the South R.O.W. line of Parkridge Avenue, 575.0 feet to the center line of Four Mile Creek; thence S4°14' East, along the center line of Four Mile Creek, 769.07 feet; thence S31°39' East, along said center line, 1614.68 feet; thence S30°28' East, along said center line, 1129.31 feet to a point on the South line of Lot 6 of the Partition Plat of the Lysander Harvey Estate; thence S88°48' East, along the South line of said Lot 6, 689.35 feet to a point on the West line of the Northeast Quarter of the Southeast Quarter of said Section 8; thence S0°10' East along the West line of the Northeast Quarter of the Southeast Quarter of said Section 8, 766.4 feet; thence S86°45' East 716.3 feet; thence N0°03' East 120.0 feet; thence S86°45' East 567.0 feet to a point 33.0 feet West of the East line of said Section 8; thence N0°03' East, along the West R.O.W. line of Pleasant Hill Blvd., 1061.85 feet to the point of beginning (except that part thereof described as Lots 1, 2, 3, 4, 5 and 6 in Bianchi Auditor's Plat, an Official Plat and except Lot 1 in Edna's Acres, an Official Plat)

EXISTING UTILITIES NOTE:
 THE LOCATIONS OF THE EXISTING UTILITIES SHOWN HEREON ARE APPROXIMATE. THEY HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND/OR RECORDS. THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT ANY EXISTING UTILITIES (SHOWN OR NOT SHOWN) ARE NOT DAMAGED DURING CONSTRUCTION. IOWA ONE-CALL (1-800-292-8989).

DISCLAIMER:
 THIS DRAWING IS BEING MADE AVAILABLE BY A. LEO PELDS ENGINEERING COMPANY (A.L.P.E.C.) FOR USE ON THIS PROJECT IN ACCORDANCE WITH A.L.P.E.C.'S AGREEMENT FOR PROFESSIONAL SERVICES. A.L.P.E.C. ASSUMES NO RESPONSIBILITY OR LIABILITY (CONSEQUENTIAL OR OTHERWISE) FOR ANY USE OF THESE DRAWINGS (OR ANY PART THEREOF) EXCEPT IN ACCORDANCE WITH THE TERMS OF SAID AGREEMENT.

LEGEND:

STANDARD SYMBOLS:

- IRON ROD OR PIPE FOUND
- CALCULATED CORNER
- ▲ SECT. COR. MONUMENT FOUND
- △ SECT. COR. MONUMENT CALC.
- ⊕ POWER POLE
- ⊙ LIGHT POLE
- F.F. FINISHED FLOOR

+/-

- 125.3
- N.T.S.
- H.M.A.

MORE OR LESS

- FENCE LINE
- FIRE HYDRANT
- SANITARY SEWER MANHOLE
- STORM SEWER MANHOLE
- VALVE
- SPOT ELEVATION (@ x)
- NOT TO SCALE
- HOT MIX ASPHALT

P.C.C.

- PORTLAND CEMENT CONCRETE
- UTILITY LINE OR PIPE
- WATER
- W
- G
- S
- ST
- UGE/T
- OHE/T
- CATV

PORTLAND CEMENT CONCRETE

- UTILITY LINE OR PIPE
- WATER
- G
- S
- ST
- UNDERGROUND ELEC. / TEL.
- OVERHEAD ELEC. / TEL.
- CABLE TELEVISION

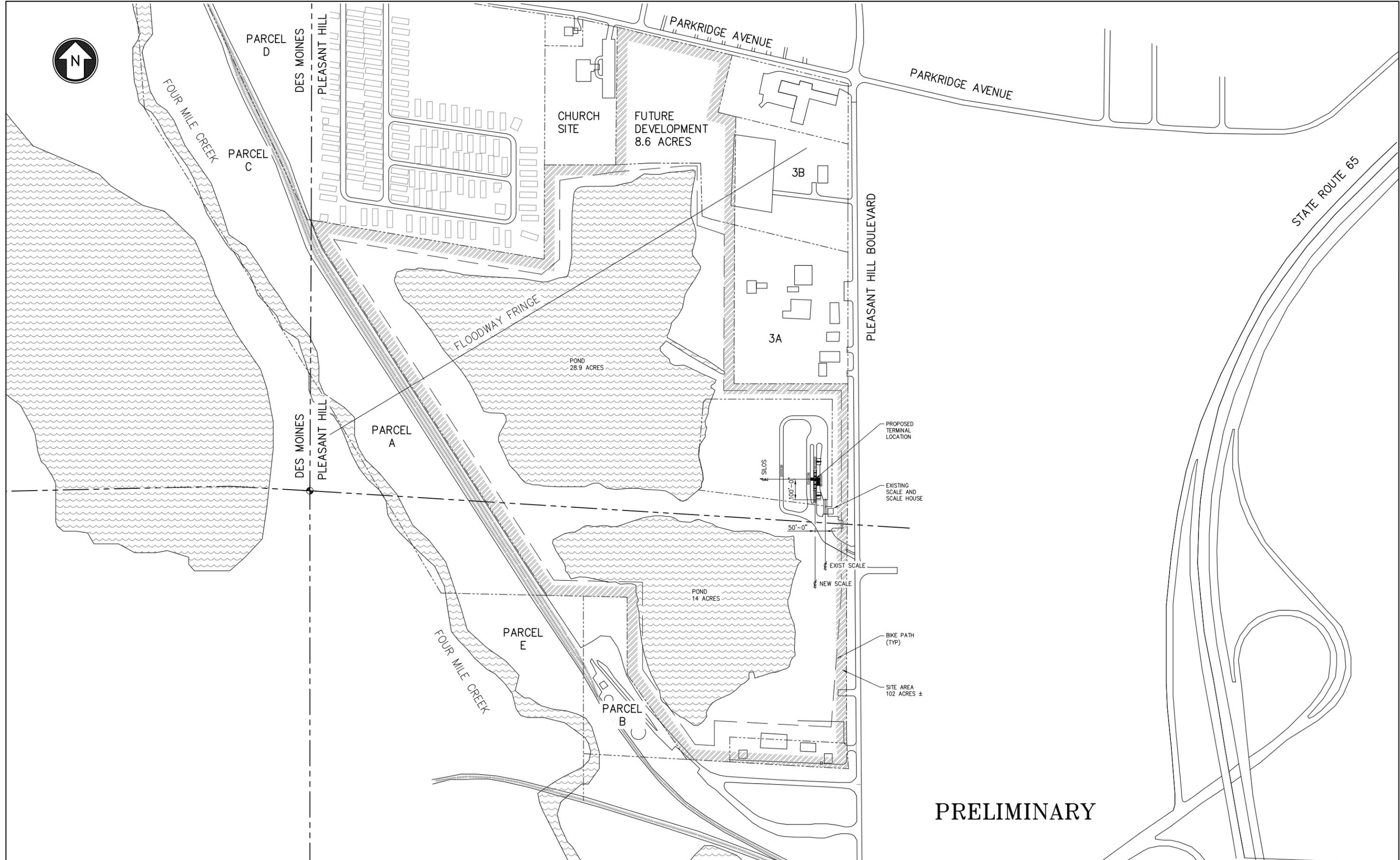
I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

VOLDEMARS L. PELDS, P.E. IA. LIC. NO. 18842 DATE
 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2013
 ADDITIONAL PAGES OR SHEETS COVERED BY THIS SEAL (NONE UNLESS INDICATED HERE):

**Central Plains Cement Company
 1450 S. Pleasant Hill Blvd.
 Pleasant Hill, Iowa**

2323 Dixon Street, Des Moines, IA 50316 - P.O. Box 4626, Des Moines, IA 50305 - P: (515) 265-8196 F: (515) 266-2259

DATE: 03-09-2016	DRAWN BY: V. Pelds	SCALE: NTS	PROJECT NO: 04-08-2016
			SHEET NO: 16-018
Cover			



PRELIMINARY

REVISION	APP BY	CHK	DATE	REVISION	APP BY	CHK	DATE	REVISION	APP BY	CHK	DATE
A											

CUSTOMER CENTRAL PLAINS CEMENT CORP.
PLEASANT HILL, IOWA
77 TEMPORARY TERMINAL



SCALE 1"=200'
DRAWN BY LUKE
DATE 2/24/16
CHECKED BY WJC
DATE 2/26/16
ENGR'D BY
DATE

SITE PLAN
TEMPORARY CEMENT TERMINAL
SITE PLAN

160110-SP01
REV. A
DATE PRINTED



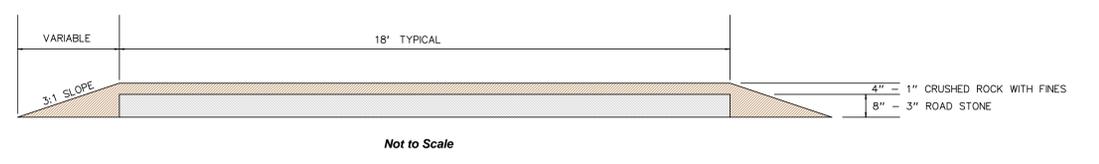
LEGEND:

STANDARD SYMBOLS:				
●	IRON ROD OR PIPE FOUND	+/-	MORE OR LESS	TOC
○	CALCULATED CORNER	X-X	FENCE LINE	P.C.C.
○	SECT. COR. MONUMENT FOUND	⊗	FIRE HYDRANT	XXX
○	SECT. COR. MONUMENT CALC.	⊙	SANITARY SEWER MANHOLE	W
⊙	POWER POLE	⊙	STORM SEWER MANHOLE	G
⊙	LIGHT POLE	125, 3	VALVE	S
F.F.	FINISHED FLOOR	N.T.S.	SPOT ELEVATION (@ x)	ST
		H.M.A.	NOT TO SCALE	UGE/T
			HOT MIX ASPHALT	OHE/T
				CATV

EXISTING UTILITIES NOTE:
 THE LOCATIONS OF THE EXISTING UTILITIES SHOWN HEREON ARE APPROXIMATE. THEY HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND/OR RECORDS. THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT ANY EXISTING UTILITIES (SHOWN OR NOT SHOWN) ARE NOT DAMAGED DURING CONSTRUCTION. (FORM ONE - CALL (1-800-292-8989)).

NOTE:
 THIS DRAWING IS BEING MADE AVAILABLE BY A. LEO FELDS ENGINEERING COMPANY (A.L.P.E.C.) FOR USE ON THIS PROJECT IN ACCORDANCE WITH A.L.P.E.C.'S AGREEMENT FOR PROFESSIONAL SERVICES. A.L.P.E.C. ASSUMES NO RESPONSIBILITY OR LIABILITY (CONSULTANT OR OTHERWISE) FOR ANY USE OF THESE DRAWINGS (OR ANY PART THEREOF) EXCEPT IN ACCORDANCE WITH THE TERMS OF SAID AGREEMENT.

TYPICAL DRIVE CROSS-SECTION

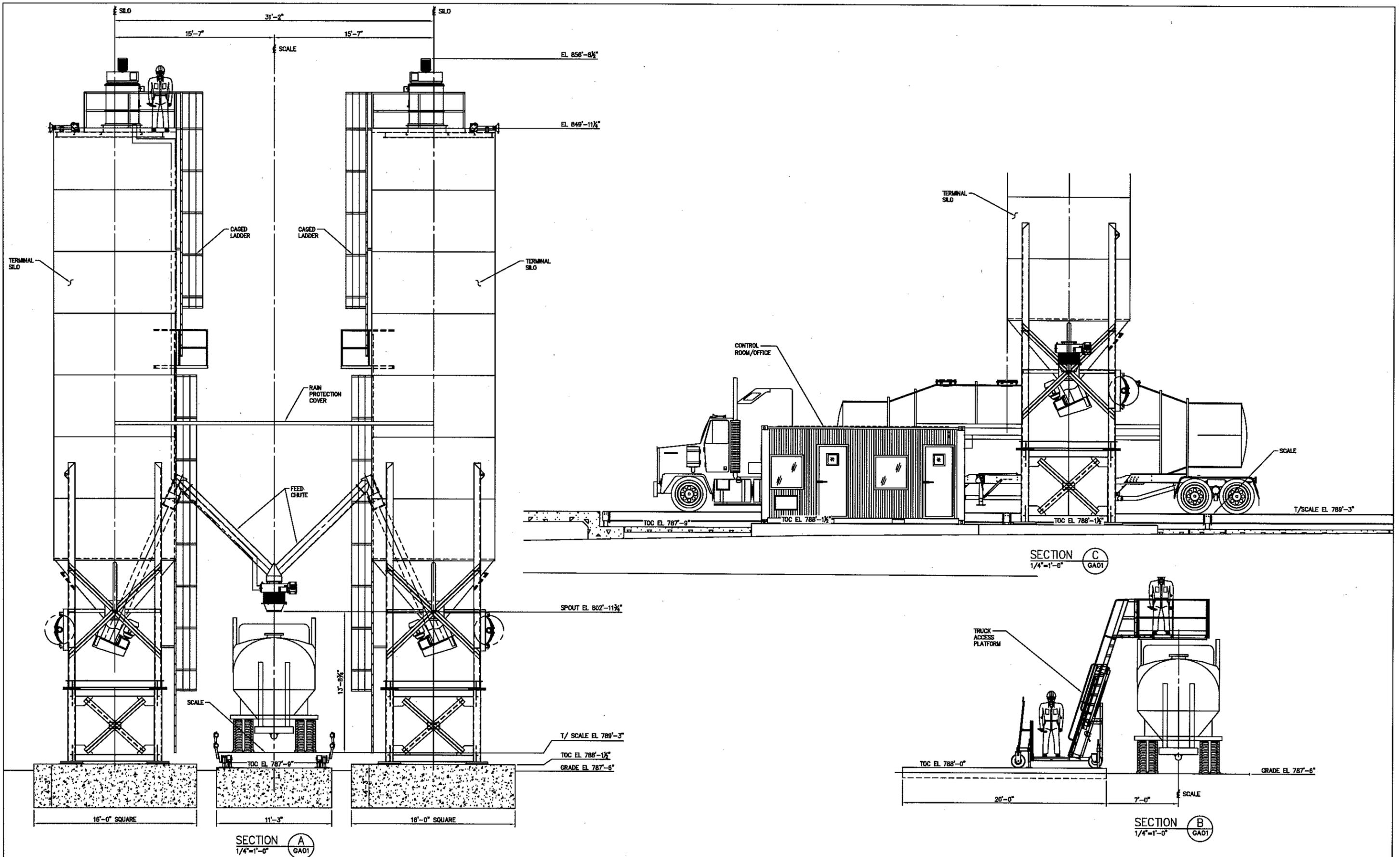


- GRADING NOTES:**
1. STRIP TOPSOIL (6" IF APPLICABLE) FROM ALL THE AREAS WHICH ARE TO BE FILLED OR CUT FOR BORROW.
 2. ALL AREAS TO RECEIVE STRUCTURAL FILL SHALL BE BENCHED.
 3. PREPARE BOTTOM OF BENCH FOR FILL BY DISKING TO A DEPTH OF 4 INCHES AND COMPACT. ANY LOCALIZED AREAS WHICH CANNOT BE SATISFACTORILY COMPACTED OR WHICH SHOW EVIDENCE OF PUMPING ACTION SHALL BE UNDERCUT AND RECOMPACTED WITH ON-SITE FILL MATERIALS.
 4. ALL STRUCTURAL FILL SHALL BE COMPACTED TO A DENSITY THAT IS NOT LESS THAN 95% STANDARD PROCTOR.
 5. ALL AREAS WHICH ARE TO RECEIVE PAVING SHALL HAVE THE TOP 12 INCHES DISKED AND COMPACTED TO 95% STANDARD PROCTOR DENSITY.
 6. MAINTAIN ALL CUT AND FILL AREAS TO ACCOMMODATE SURFACE DRAINAGE.
 7. GRADING CONTRACTOR SHALL STOCKPILE TOPSOIL FOR SHOULDERING.
 8. FINISH GRADE ON ALL NON-PAVED AREAS SHALL BE WITHIN 0.20 FEET AND PAVED AREAS SHALL BE WITHIN 0.10 FEET OF THE PROPOSED GRADES SHOWN ON THE PLAN.
 9. THE CONTRACTOR SHALL PROTECT ALL UTILITIES AND STRUCTURES. ANY DAMAGE SHALL BE REPAIRED BY THE CONTRACTOR TO THE SATISFACTION OF THE OWNER OF THE UTILITIES.
 10. MAXIMUM ALLOWABLE GRADE ON ALL PROPOSED SLOPES IS 3:1.
 11. TOPSOIL SHALL BE SPREAD TO A MINIMUM THICKNESS OF 6 INCHES ON ALL DISTURBED AREAS.
 12. THE MOISTURE CONTENT SHALL NOT DEVIATE FROM THE OPTIMUM BY MORE THAN 2% IN STRUCTURAL FILL.
 13. ALL PROPOSED MATERIALS SHALL BE APPROVED BY THE CITY OF PLEASANT HILL.
 14. ONE WEEK PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL NOTIFY THE CITY OF PLEASANT HILL.

A. LEO FELDS ENGINEERING COMPANY
 Engineering | Planning | Surveying
 2323 Dixon Street, Des Moines, IA 50316 - P.O. Box 4626, Des Moines, IA 50305 - P: (515) 265-8196 F: (515) 266-2259

Central Plains Cement Company
 1450 S. Pleasant Hill Blvd.
 Pleasant Hill, Iowa

US Army Corps of Engineers Disk Elevation = 787.80		DATE: 04-08-2016	
DATE: 03-09-2016	BY: V. Pelds	SCALE: 1" = 50'	NO: 16-018
Sheet 3 - Grading & Storm Sewer			



REVISION	APP BY	CHK	DATE	REVISION	APP BY	CHK	DATE

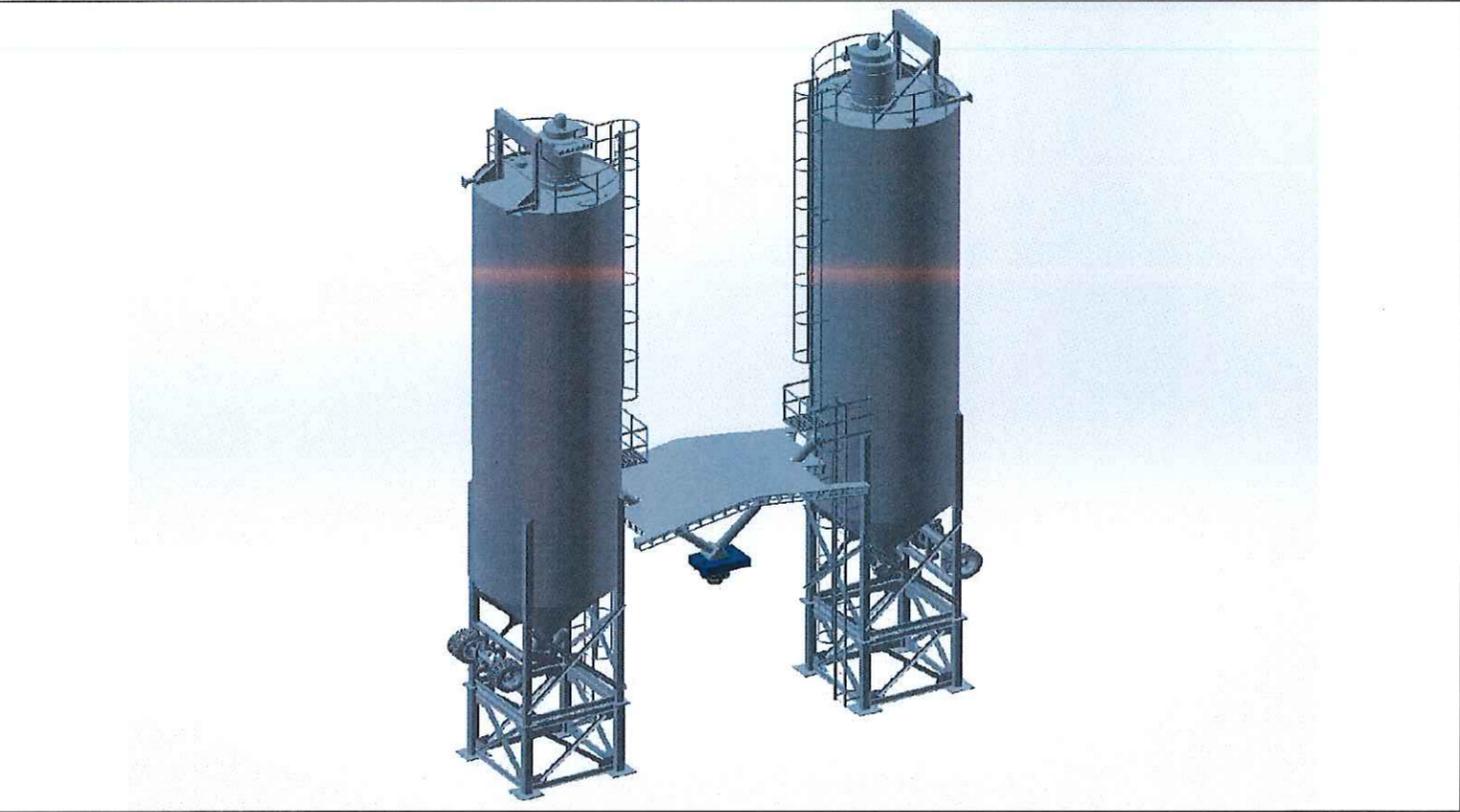
CUSTOMER CENTRAL PLAINS CEMENT CORP.
 PLEASANT HILL, IOWA
 TEMPORARY TERMINAL



SCALE NTS
 DRAWN BY NTS
 DATE 2/24/16
 CHECKED BY -
 DATE - / - /16
 ENGR'D BY
 DATE

GENERAL ARRANGEMENT
 CPCC TERMINAL
 SILO & SCALE
 SECTIONS

160110-GA02
REV. B
DATE PRINTED



**Central Plains
Cement Company**

CONCEPTUAL VIEW OF THE FACILITY – VARIOUS ANGLES AND
THE PROPOSED EQUIPMENT FOR THE TEMPORARY SILOS

DRAWINGS: NOT TO SCALE

DATE MARCH 22, 2016

CENTRAL PLAINS CEMENT COMPANY
PLEASANT HILLS IOWA FACILITY



CITY OF PLEASANT HILL, IOWA
CITY COUNCIL AGENDA COMMUNICATION

DATE: APRIL 26, 2016

TO: MAYOR & CITY COUNCIL

FROM: J. BENJAMIN CHAMP, AICP, EDFP, ASLA
ASSISTANT CITY MANAGER / COMMUNITY DEVELOPMENT DIRECTOR

SUBJECT: SITE PLAN APPROVAL
4326 EAST OAKWOOD DRIVE

BACKGROUND:

Bishop Engineering has prepared the attached site plan documents for the addition of a maintenance building for a lawn care business at 4326 E Oakwood Dr. The property owner, Joel Huggins, currently operates out of adjoining property that also includes a pre-existing non-conforming outdoor storage lot. Huggins purchased the property following a fire that destroyed the single family home that was located on the site. The plan shows one building with additional parking provided to meet the ordinance requirements. The site is located within the C-2 General Commercial zoning district which allows for shop buildings as proposed. The land uses in the area are mixed. Directly east, north, and south of the site are single family homes, while the actual use to the west would classify as heavy industrial. The new site plan proposes a 40'x64' building between the existing business and a single family home. The zoning classification of C-2 provides recognition of the historical uses in the area while working to soften them over time to better transition to the surrounding neighborhood. The site is located adjacent to an "R" district which will require additional screening around the parking lot and the architectural standards for C-2 are among the City's most intense to help transition to the neighborhood. Elevations for the project have been included in the packet and are consistent with the ordinance requirements. A cement based product that simulates stone will be predominant on all sides visible from the public roadway and residential neighbors to the east and south. It is important to note that the pre-existing non-conforming uses including outdoor storage would not be able to be extended into this part of the site and a note has been included on the site plan documents to that effect. The Planning and Zoning Commission has reviewed the site plan and forwarded a recommendation for approval. The project engineer will be present at the Council meeting to answer questions. Following is a resolution approving the site plan.

ALTERNATIVES:

Not approve the site plan. However, the proposed project would be delayed or terminated.

FINANCIAL CONSIDERATIONS:

N/A

RECOMMENDATION:

Approve the attached resolution approving the site plan.

RESOLUTION #042616-10

A RESOLUTION APPROVING SITE PLAN FOR 4326 EAST OAKWOOD DRIVE

WHEREAS, Joel Huggins has submitted the attached site plan for a building project at 4326 East Oakwood Drive; and

WHEREAS, the site plan has been reviewed by the Planning and Zoning Commission with a recommendation for approval;

THEREFORE, BE IT RESOLVED, that the City Council of Pleasant Hill, Iowa, in Polk County, Iowa, does hereby approve the attached site plan for the project.

ADOPTED this 26th day of April, 2016.

Sara Kurovski, Mayor

ATTEST:

Dena Spooner, City Clerk/Finance Director

4326 EAST OAKWOOD DRIVE SITE PLAN

SHEET INDEX:

- C0.1 COVER SHEET
- C1.1 DEMO PLAN
- C2.1 LAYOUT PLAN
- C3.1 GRADING/UTILITY PLAN
- C5.1 LANDSCAPE PLAN
- C7.1 SWPPP

PROPERTY DESCRIPTION:

BEGINNING AT THE SW CORNER OF LOT 30, AN OFFICIAL REPLAT OF SECTION 5-78-23, THENCE NORTHERLY 215 FEET ALONG THE WEST LINE OF SAID LOT 30, THENCE EASTERLY 78.7 FEET, THENCE SOUTHERLY 183.2 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 30, THENCE WESTERLY 141.1 FEET ALONG THE SOUTH LINE OF SAID LOT 30 TO THE POINT OF BEGINNING, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF PLEASANT HILL, POLK COUNTY, IOWA.

SAID TRACT OF LAND CONTAINS 0.48 ACRES MORE OR LESS.

SAID TRACT OF LAND BEING SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS OF RECORD.

ADDRESS:

4326 EAST OAKWOOD DRIVE
PLEASANT HILL, IOWA 50327

OWNER:

JOEL HUGGINS
4932 ORCHARD DRIVE
PLEASANT HILL, IOWA 50327

PREPARED FOR:

JOEL HUGGINS
4932 ORCHARD DRIVE
PLEASANT HILL, IOWA 50327

ZONING:

C-2 GENERAL COMMERCIAL AND HIGHWAY SERVICE DISTRICT

PARKING REQUIREMENTS:

MINIMUM 3 STALLS, PLUS 1 PER TWO EMPLOYEES
STALLS NEEDED = 4
STALLS PROPOSED = 4

OPEN SPACE REQUIREMENTS:

REQUIRED OPEN SPACE = 15% (3,152 SF)
EXISTING OPEN SPACE = 88.22% (18,424 SF)
PROPOSED OPEN SPACE = 67.86% (14,173 SF)

IMPERVIOUS SURFACE:

EXISTING IMPERVIOUS = 2,461 SF (11.57%)
PROPOSED IMPERVIOUS = 6,712 SF (32.14%)

BENCHMARK:

GPS DERIVED ELEVATION
IOWA STATE PLANE - SOUTH ZONE PROJECT TBM SET NAILS IN
POWER POLE AT SOUTHEAST CORNER OF SITE ON NORTH
SIDE OF OAKWOOD DRIVE.
ELEV. = 795.29

UTILITY MAPS PROVIDED BY:

1. ELECTRIC (MID AMERICAN ENERGY)
2. STORM AND SANITARY (CITY OF PLEASANT HILL)
3. GAS (MID AMERICAN ENERGY)
4. WATER (DES MOINES WATER WORKS)

GENERAL NOTES:

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH SUDAS STANDARD SPECIFICATIONS AND ANY AND ALL CITY/COUNTY SUPPLEMENTAL SPECIFICATIONS. THE CITY OF PLEASANT HILL, IOWA MUST BE NOTIFIED BY ALL CONTRACTORS 48 HOURS PRIOR TO COMMENCING WORK.
2. IN EVENT OF A DISCREPANCY BETWEEN THE QUANTITY ESTIMATES AND THE DETAILED PLANS, THE DETAILED PLANS SHALL GOVERN.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL UTILITIES. ANY DAMAGE TO SAID UTILITIES SHALL BE REPAIRED AT THE CONTRACTORS EXPENSE.
4. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT O.S.H.A. CODES AND STANDARDS. NOTHING INDICATED ON THESE PLANS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH THE APPROPRIATE SAFETY REGULATIONS.
5. ALL NECESSARY CONSTRUCTION SIGNS, BARRICADES AND OTHER TRAFFIC CONTROL DEVICES REQUIRED DURING CONSTRUCTION WILL BE FURNISHED BY THE CONTRACTOR. SIGNS, BARRICADES AND OTHER TRAFFIC CONTROL DEVICES MUST BE IN CONFORMANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS."
6. BISHOP ENGINEERING SHALL NOT BE LIABLE FOR ANY INJURIES THAT HAPPEN ON SITE. THIS SHALL INCLUDE BUT NOT BE LIMITED TO TRENCH COLLAPSES FROM VARYING SOIL CONDITIONS OR INJURIES CAUSED BY UNDERGROUND UTILITIES INCLUDING UTILITIES THAT ARE NOT SHOWN ON PLAN.
7. THE CONTRACTOR IS LIABLE FOR ALL DAMAGES TO PUBLIC OR PRIVATE PROPERTY CAUSED BY THEIR ACTION OR INACTION IN PROVIDING FOR STORM WATER FLOW DURING CONSTRUCTION. DO NOT RESTRICT FLOWS IN EXISTING DRAINAGE CHANNELS, STORM SEWER, OR FACILITIES.
8. THE CONTRACTOR SHALL SUBMIT TO THE ENGINEER A SCHEDULE FOR PERFORMANCE OF WORK ITEMS. THIS SCHEDULE SHALL BE PROVIDED BY THE CONTRACTOR AT THE PROJECT PRECONSTRUCTION CONFERENCE. NO WORK SHALL BEGIN UNTIL A SCHEDULE HAS BEEN SUBMITTED AND ACCEPTED. THE CONTRACTOR SHALL THEN PERFORM WORK TO CONFORM TO THE ACCEPTED SCHEDULE.
9. LABORATORY TESTS SHALL BE PERFORMED BY THE OWNER UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL PROVIDE SAMPLES OF MATERIAL REQUIRED FOR LABORATORY TESTS AND TESTING IN ACCORDANCE WITH THE URBAN STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS.
10. SOIL IMPORT OR EXPORT ON THIS PROJECT SHALL BE CONSIDERED INCIDENTAL AND WILL NOT BE MEASURED OR PAID FOR SEPARATELY.
11. THE CONTRACTOR SHALL PROTECT ALL STRUCTURES NOT SHOWN AS REMOVALS ON THE PLANS.
12. THE CONTRACTOR SHALL OBTAIN ANY AND ALL NECESSARY PERMITS PRIOR TO ANY CONSTRUCTION. CONTRACTOR SHALL WORK WITH OWNER OR OWNERS REPRESENTATIVE ON ALL REQUIRED STORM WATER DISCHARGE PERMITS FROM THE IOWA DEPARTMENT OF NATURAL RESOURCES AND THE CITY OF PLEASANT HILL, IOWA.
13. GRADING AND EROSION CONTROL SHALL BE DONE IN ACCORDANCE WITH THE APPROVED GRADING PLAN, SWPPP, NPDES DOCUMENTS, AND IOWA DEPARTMENT OF NATURAL RESOURCES REQUIREMENTS.
14. THE CONTRACTOR SHALL PICK UP ANY DEBRIS SPILLED ONTO THE ADJACENT RIGHT OF WAY OR ABUTTING PROPERTIES AS THE RESULT OF CONSTRUCTION, AT THE END OF EACH WORK DAY.
15. THE CONTRACTOR IS RESPONSIBLE FOR THE PROMPT REMOVAL OF ALL MUD THAT HAS BEEN TRACKED OR WASHED UNTO ADJACENT PROPERTY OR RIGHT OF WAY UNTIL SUCH TIME THAT PERMANENT VEGETATION HAS BEEN ESTABLISHED.
16. DISPOSE OF ALL EXCESS MATERIALS AND TRASH IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REQUIREMENTS. PROVIDE WASTE AREAS OR DISPOSAL SITES FOR EXCESS MATERIALS NOT DESIRABLE FOR INCORPORATION INTO THE PROJECT.

PAVING NOTES:

1. THE PAVING/ GRADING CONTRACTOR SHALL BACKFILL THE PAVING SLAB AND FINE GRADE THE RIGHT OF WAY AS SOON AFTER THE PAVING AS POSSIBLE. ALL AREAS SHALL BE SEEDED IN ACCORDANCE WITH CITY OF PLEASANT HILL, IOWA STANDARD SPECIFICATIONS AND THE CURRENT VERSION OF SUDAS.
2. SUBGRADE PREPARATION AND PAVEMENTS WILL BE CONSTRUCTED FOLLOWING RECOMMENDATIONS IN THE SOILS REPORT. APPROVED SOILS ENGINEER MUST SIGN OFF ON SUBBASE PRIOR TO ANY PAVEMENT BEING PLACED.
3. SEE DETAILS FOR ALL PAVEMENT THICKNESS.
4. ALL PEDESTRIAN WALKWAYS THAT UNLOAD INTO A VEHICLES TRAVELED PATH MUST HAVE A.D.A. DETECTABLE WARNING PANEL(S) AS PER A.D.A. REGULATIONS. PANEL TYPE & COLOR SHALL BE PER CITY STANDARD.
5. ALL WALKS, PARKING LOTS, HANDICAP PARKING, RAMPS, ETC. SHALL COMPLY WITH ALL A.D.A. AND CITY CODES. HANDICAP PARKING SIGNAGE IS REQUIRED FOR ALL HANDICAP STALLS AND SHALL BE CONSIDERED INCIDENTAL. IN EVENT OF A DISCREPANCY BETWEEN THE PLANS AND THE A.D.A./CITY CODES THE A.D.A./CITY CODES SHALL GOVERN. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING A.D.A. CODES ARE MET.
6. DRIVEWAY CONSTRUCTION TO BE COORDINATED WITH CITY OF PLEASANT HILL VIA THE CONTRACTOR.

UTILITY NOTES:

1. QUANTITY CALLOUTS ON PIPE LENGTHS ARE APPROXIMATE AND SHOULD BE USED FOR REFERENCE ONLY.
2. THE CONTRACTOR SHALL PROVIDE AS-BUILTS OF ALL UTILITIES, INCLUDING DEPTH AND LOCATION OF ALL SERVICES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION AND ALL COSTS ASSOCIATED WITH AS-BUILT TOPO OF DETENTION POND & DETENTION POND STORM SEWER. CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING BISHOP ENGINEERING (DAVID BENTZ AT 515-276-0467) TO PERFORM SAID AS-BUILT SURVEY. IF DETENTION PONDS HAVE BEEN GRADED INCORRECTLY, CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SUBSEQUENT AS-BUILT TOPO SURVEYS UNTIL ISSUES HAVE BEEN RECTIFIED.
4. THE CONTRACTOR SHALL COORDINATE THE ADJUSTMENT OF ANY AND ALL EXISTING AND PROPOSED UTILITIES TO PROPOSED GRADES. EXISTING UTILITIES SHALL BE RAISED OR LOWERED IN ACCORDANCE WITH THE UTILITY OWNER REQUIREMENTS. ANY NECESSARY ADJUSTMENTS SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION.
5. ACTIVE EXISTING FIELD TILES ENCOUNTERED DURING CONSTRUCTION SHALL BE REPAIRED, REROUTED, OR CONNECTED TO PUBLIC OR PRIVATE STORM SEWER TO REMAIN IN SERVICE.
6. ALL PROPOSED RCP STORM SEWER PIPE JOINTS SHALL BE FABRIC WRAPPED AND THE LAST 3 PIPE SECTIONS ON THE APRON SHALL BE TIED WITH RF-14 TYPE II CONNECTORS. ALL APRONS SHALL HAVE A STANDARD FOOTING AND TRASH GUARD.
7. ALL RIP RAP CALLED OUT ON PLANS SHALL BE UNDERLAIN WITH ENGINEERING FABRIC.
8. SANITARY SEWER SERVICE CONNECTIONS SHALL BE PLACED AT A SLOPE OF NO LESS THAN 2%. SERVICES SHALL MAINTAIN 18" OF VERTICAL SEPARATION FROM THE WATERMAIN WITH 18" OF COMPACTED LOW PERMEABILITY SOIL BETWEEN THE UTILITIES WITHIN 10' OF THE CROSSING.
9. MANDREL AND PRESSURE TESTS SHALL BE REQUIRED FOR ALL PROPOSED SANITARY LINES. TELEVISION OF THE SANITARY SEWER SYSTEM SHALL BE COMPLETED PRIOR TO PAVING UNLESS OTHERWISE APPROVED BY JURISDICTION.
10. WATERMANS SHALL BE C-900. SIZE OF WATERMAIN AS SHOWN ON PLANS.
11. THRUST BLOCKS SHALL BE INSTALLED AS REQUIRED AND SHALL BE CONSIDERED INCIDENTAL TO WATERMAIN CONSTRUCTION.
12. PROPOSED WATERMAIN SHALL BE PRESSURE TESTED, BACTERIA TESTED AND CHLORINATED. THE FILLING OF THE WATER MAIN SHALL BE DONE BY DES MOINES WATER WORKS.
13. TRACER WIRE SHALL BE ADDED TO ALL WATER MAIN, AND BROUGHT TO THE SURFACE AT EVERY HYDRANT.
14. ALL HYDRANTS WILL IMMEDIATELY BE COVERED WITH A BLACK PLASTIC BAG (OR EQUIVALENT) ONCE THE HYDRANT IS INSTALLED. DES MOINES WATER WORKS WILL NOTIFY THE CONTRACTOR WHEN THE BAGS CAN BE REMOVED.
15. THE MINIMUM HYDRANT LEAD SHALL BE 3.5 FEET.
16. SANITARY SEWER CONNECTION TO BE COORDINATED WITH CITY OF PLEASANT HILL VIA THE CONTRACTOR.

UTILITY CONFLICT NOTES:

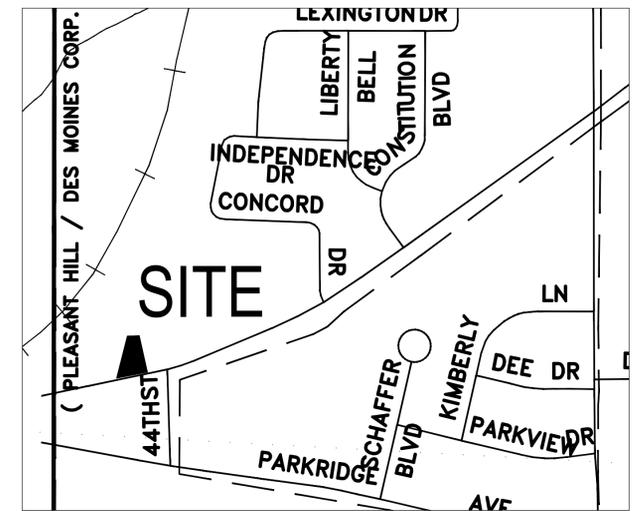
1. UTILITY CONFLICTS MAY EXIST ACROSS THE SITE WITH NEW UTILITIES, GRADING, PAVING ETC. MOST UTILITY CONFLICTS HAVE BEEN CALLED OUT FOR CONTRACTOR CONVENIENCE.
2. CONTRACTOR IS RESPONSIBLE FOR ALL UTILITY CONFLICTS THAT ARE EITHER CALLED OUT ON THE PLANS OR THAT CAN BE SEEN ON THE PLANS BETWEEN AN EXISTING UTILITY AND PROPOSED CONSTRUCTION

WETLAND NOTES:

1. BISHOP ENGINEERING DOES NOT PERFORM WETLAND STUDIES OR WETLAND MITIGATION. IT IS THE OWNER'S RESPONSIBILITY TO DETERMINE IF ANY WETLANDS ARE LOCATED ON THE PROJECT SITE AND PERFORM ANY NECESSARY MITIGATION PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES.

SURVEY NOTES:

1. SURVEY WORK WAS COMPLETED BY BISHOP ENGINEERING ON 1-4-2016. SEE SITE SURVEY PROVIDED AS PART OF THIS SET OF PLANS FOR EXISTING SITE CONDITIONS AND BOUNDARY INFORMATION.



LEGEND:

- SAN — SANITARY SEWER
- ST — STORM SEWER
- W — WATER LINE
- G — GAS LINE
- UE — UNDERGROUND ELECTRIC
- OE — OVERHEAD ELECTRIC
- TELE — TELEPHONE LINE
- F/O — FIBER OPTIC
- CATV — CABLE TV
- ⊙ STORM MANHOLE
- ⊞ CURB INTAKE
- ⊙ SURFACE INTAKE
- ⊞ FLARED END SECTION
- ⊙ SANITARY MANHOLE
- ⊙ CLEANOUT
- ⊙ FIRE HYDRANT
- ⊙ SPRINKLER
- ⊙ IRRIGATION CONTROL VALVE
- ⊙ WATER MANHOLE
- ⊙ WELL
- ⊙ WATER VALVE
- ⊙ WATER SHUT OFF
- ⊙ YARD HYDRANT
- ⊙ ELECTRIC MANHOLE
- ⊙ ELECTRIC METER
- ⊙ ELECTRIC RISER
- ⊙ ELECTRIC VAULT
- ⊙ POWER POLE
- ⊙ TRANSFORMER POLE
- ⊙ LIGHT POLE
- ⊙ ELECTRIC JUNCTION BOX
- ⊙ ELECTRIC PANEL
- ⊙ TRANSFORMER
- ⊙ GROUND LIGHT
- ⊙ GUY WIRE
- ⊙ ELECTRIC HANDHOLE
- ⊙ GAS METER
- ⊙ GAS VALVE
- ⊙ AIR CONDITIONING UNIT
- ⊙ TELEPHONE RISER
- ⊙ TELEPHONE VAULT
- ⊙ TELEPHONE MANHOLE
- ⊙ TRAFFIC SIGNAL MANHOLE
- ⊙ FIBER OPTIC RISER
- ⊙ FIBER OPTIC FAULT
- ⊙ CABLE TV RISER
- ⊙ SIGN
- ⊙ DENOTES NUMBER OF PARKING STALLS
- PROPERTY CORNER - FOUND AS NOTED
- PROPERTY CORNER- PLACED 3/4" IRON PIPE WITH YELLOW PLASTIC CAP ID #14775
- ⊙ SECTION CORNER - FOUND AS NOTED

ABBREVIATIONS:

- AC ACRES
- ASPH ASPHALT
- BK BOOK
- CONC CONCRETE
- D DEEDED DISTANCE
- EX EXISTING
- ENCL ENCLOSURE
- FF FINISHED FLOOR
- FL FLOW LINE
- FRAC FRACTIONAL
- M MEASURED DISTANCE
- MH MANHOLE
- OPC ORANGE PLASTIC CAP
- P PLATTED DISTANCE
- PG PAGE
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- PRA PREVIOUSLY RECORDED AS
- PUE PUBLIC UTILITY EASEMENT
- ROW RIGHT OF WAY
- RPC RED PLASTIC CAP
- SF SQUARE FEET
- SAN SANITARY
- TYP TYPICAL
- YPC YELLOW PLASTIC CAP
- N NORTH
- S SOUTH
- E EAST
- W WEST



I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED 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.

SIGNED: CHARLES J. BISHOP, P.E. 11055 DATE: _____
 LICENSE RENEWAL DATE: DEC. 31, 2016
 PAGES OR SHEETS COVERED BY THIS SEAL: C01, C1.1, C2.1, C3.1, C7.1

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4326 EAST OAKWOOD DRIVE
 PLEASANT HILL, IOWA

COVER SHEET

REFERENCE NUMBER:

DRAWN BY:
M.J.W.

CHECKED BY:
C.B.

REVISION DATE:
3-3-16
3-9-16
3-23-16
04-12-16

PROJECT NUMBER:
150572

SHEET NUMBER:

C0.1

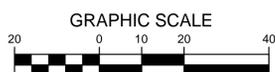
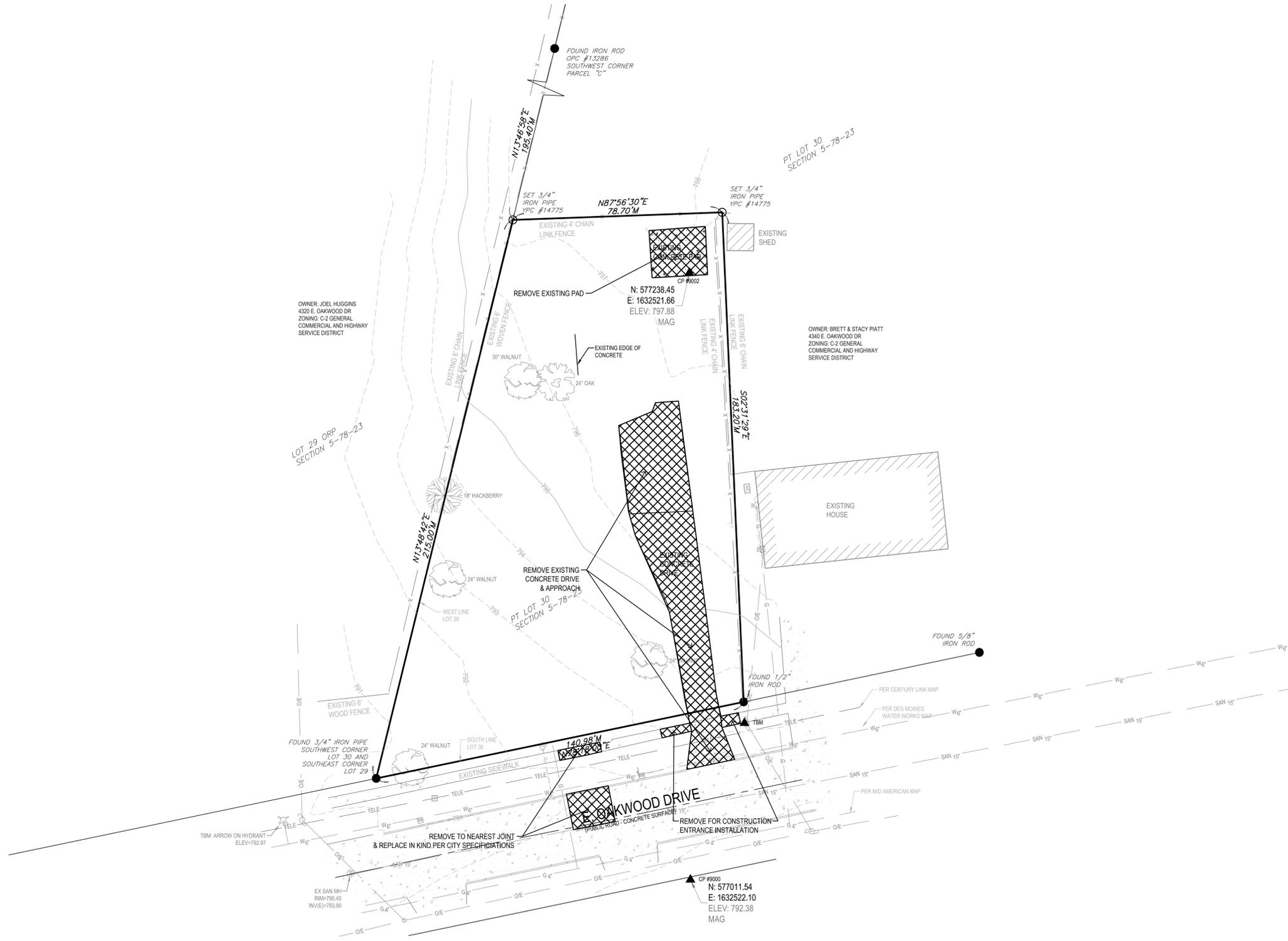


UTILITY NOTE:

THE LOCATION OF THE UTILITIES INDICATED ON THE PLANS HAVE BEEN TAKEN FROM THE FIELD SURVEY, EXISTING PUBLIC RECORDS, AND PLANS PROVIDED BY OTHERS. SURFACE UTILITY LOCATIONS HAVE BEEN FIELD LOCATED BY BISHOP ENGINEERING, UNLESS OTHERWISE NOTED. ALL UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE LOCATIONS ONLY. BISHOP ENGINEERING DOES NOT GUARANTEE THE UNDERGROUND LOCATION OF ANY UTILITIES SHOWN. IT SHALL BE THE DUTY OF THE CONTRACTOR TO DETERMINE THE LOCATION AND DEPTH OF ANY UNDERGROUND UTILITIES SHOWN AND IF ANY ADDITIONAL UTILITIES, OTHER THAN THOSE SHOWN ON THE PLANS, MAY BE PRESENT. A REQUEST WAS MADE TO IOWA ONE CALL FOR UTILITY PROVIDERS TO VERIFY, LOCATE, AND MARK THEIR UTILITIES IN THE FIELD.

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- DEMO NOTES:**
1. SAWCUT & REMOVE ALL PAVEMENT TO FULL DEPTH OF SLAB.
 2. PROTECT ALL TREES NOT CALLED OUT FOR REMOVAL WITH ORANGE CONSTRUCTION FENCE AT THE DRIP LINE.
 3. PAVEMENT STRIPING CALLED OUT FOR REMOVAL SHALL BE SANDBLASTED. NO GRINDING WILL BE ALLOWED.



4/12/2016 12:07:58 PM \\L:\LAND PROJECTS\2015\150572\DWG\C1 DEMO.DWG

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**4326 EAST OAKWOOD DRIVE
 PLEASANT HILL, IOWA
 DEMO PLAN**

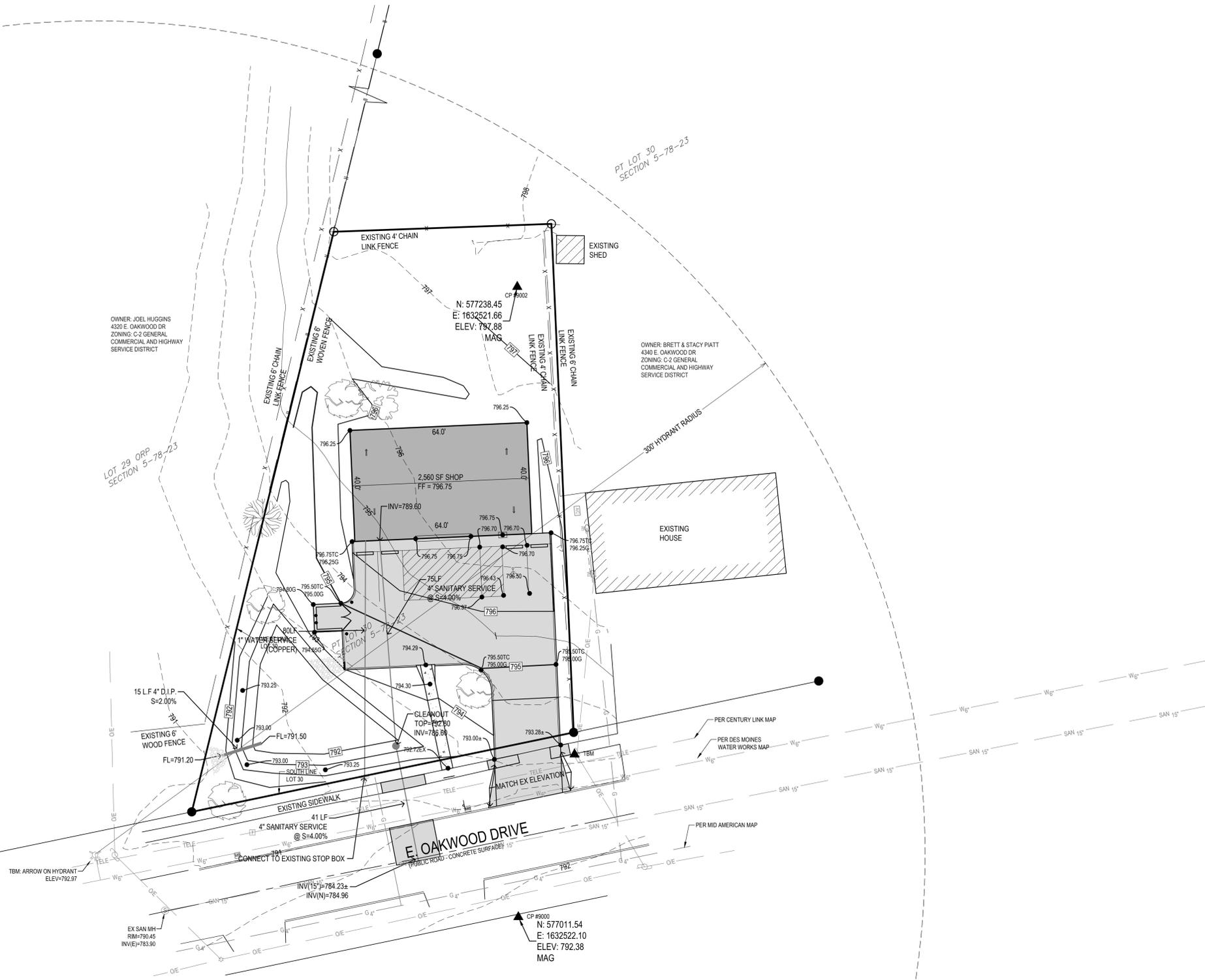
REFERENCE NUMBER:	
DRAWN BY:	MJW
CHECKED BY:	CB
REVISION DATE:	3-3-16 3-9-16 3-23-16 04-12-16
PROJECT NUMBER:	150572
SHEET NUMBER:	C1.1

TOPSOIL NOTES:

1. STRIP AND STOCKPILE THE TOP 6" OF SOIL ON ALL DISTURBED AREAS.
2. RESPREAD TOPSOIL TO A MINIMUM DEPTH OF 6" ON ALL GREEN (NON PAVED) AREAS. IMPORT TOPSOIL AS NECESSARY TO ACHIEVE A MINIMUM DEPTH OF 6".
3. **TOPSOIL SHALL BE FREE OF ALL ROCK AND DEBRIS LARGER THAN 3/4" IN SIZE.**
4. TOPSOIL IS DEFINED AS: FERTILE, FRIABLE LOAM, CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH, FROM WELL DRAINED SITE FREE FROM FLOODING, NOT IN FROZEN OR MUDDY CONDITIONS, REASONABLE FREE FROM SUBSOIL, CLAY LUMPS, ROOTS, GRASS, WEEDS, STONES LARGER THAN 3/4 INCH IN DIAMETER, AND FOREIGN MATTER; ACIDITY RANGE (PH) OF 5.5 TO 7.5; CONTAINING MINIMUM 4 PERCENT AND MAXIMUM 20 PERCENT ORGANIC MATTER.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING ALL TOPSOIL REQUIREMENTS OF NPDES GENERAL PERMIT NO. 2 ARE MET.

GENERAL NOTES:

1. 100-YR BASIN ELEVATION = 793.00 WITH 0.25' FREEBOARD.
2. EMERGENCY SPILLWAY LOCATED ABOVE POND OUTFALL.

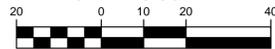


GRADING LEGEND:

- EXISTING CONTOUR ——— 150 ———
- PROPOSED CONTOUR ——— 150 ———
- FINISHED GROUND ELEVATION ●—— 150.50
- TOP OF CURB ELEVATION ●—— 150.50T/C
- GUTTER ELEVATION ●—— 150.50G
- TOP OF WALL ELEVATION ●—— 150.50T/W
- BOTTOM OF WALL ELEVATION ●—— 150.50B/W
- EDGE OF WALK ELEVATION ●—— 150.50E/W
- TOP OF STAIR ELEVATION ●—— 150.50T/S
- BOTTOM OF STAIR ELEVATION ●—— 150.50B/S

NOTE: WALL ELEVATIONS SHOWN ON PLAN ARE FINISHED GROUND GRADES AT THE TOP AND BOTTOM OF THE WALL.

GRAPHIC SCALE



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**4326 EAST OAKWOOD DRIVE
 PLEASANT HILL, IOWA
 GRADING/UTILITY PLAN**

REFERENCE NUMBER:

DRAWN BY:
M.J.W.

CHECKED BY:
C.B.

REVISION DATE:
3-3-16
3-9-16
3-23-16
04-12-16

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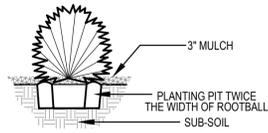
SHEET NUMBER:
C3.1

LANDSCAPE NOTES:

1. ALL SEEDING & LANDSCAPE PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE URBAN STANDARD SPECIFICATIONS, UNLESS SPECIFIED OTHERWISE.
2. SEED ALL DISTURBED AREAS WITHIN THE CONTRACT LIMITS, UNLESS NOTED OTHERWISE.
3. PLANT QUANTITIES ARE FOR CONTRACTORS CONVENIENCE, THE DRAWING SHALL PREVAIL IF A CONFLICT OCCURS.
4. ALL PLANT MATERIAL SHALL CONFORM TO THE LATEST EDITION OF AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1).
5. CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE.
6. IT IS THE CONTRACTORS RESPONSIBILITY TO REMOVE IDENTIFICATION TAGS AND CORDS ON ALL PLANT MATERIAL PRIOR TO THE COMPLETION OF THE CONTRACT.
7. CONTRACTOR SHALL PLACE SHREDDED HARDWOOD MULCH AROUND SHRUB BEDS TO A DEPTH OF 3 INCHES, UNLESS NOTED.
8. THE LANDSCAPING CONTRACTOR SHALL HAVE ALL UTILITIES LOCATED BEFORE STARTING ANY SITE WORK OR PLANTING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES.
9. NO LANDSCAPE MATERIAL SHALL BE SUBSTITUTED WITHOUT THE AUTHORIZATION OF THE LANDSCAPE ARCHITECT.
10. ALL EDGING SHALL BE DURAEDEGE 1/8" STEEL EDGING - COLOR GREEN, OR APPROVED EQUAL.
11. CONTRACTOR SHALL BE RESPONSIBLE MAINTAINING APPROPRIATE LEVEL OF WATERING FOR ALL NEW PLANTS FOR A PERIOD OF 30 DAYS.
12. ALL BEDS TO RECEIVE PRE-EMERGENT WEED CONTROL BEFORE AND AFTER MULCH IS INSTALLED.

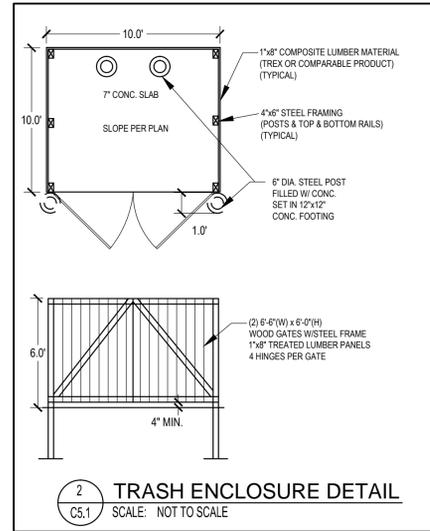
PLANTING SCHEDULE

CODE	QUAN	COMMON NAME	LATIN NAME	SIZE	ROOT	NOTES
DY	9	DENSIFORMIS YEW	TAXUS MEDIA 'DENSIFORMIS'	36"	CONT	FULL FORM - MATCHED



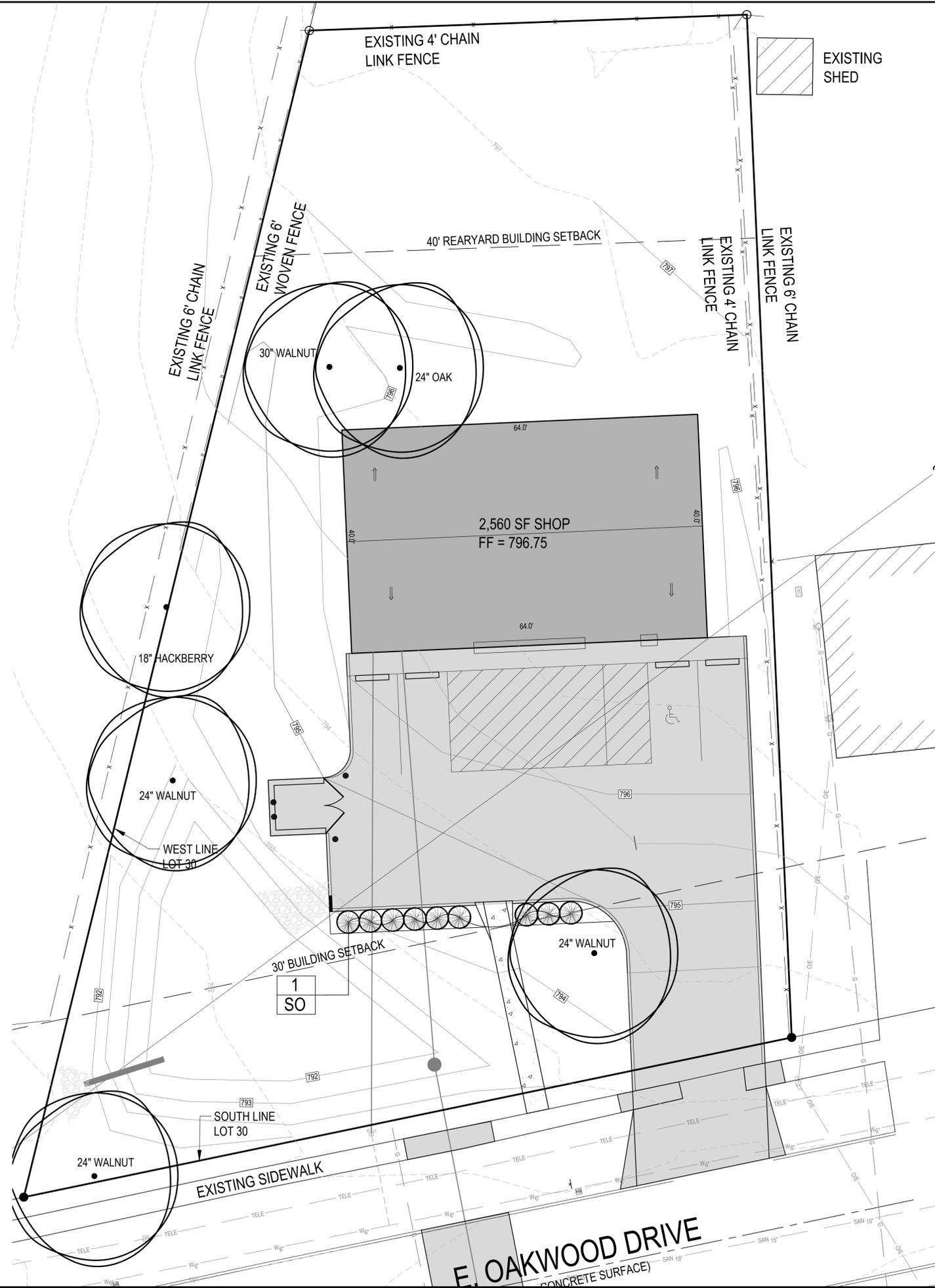
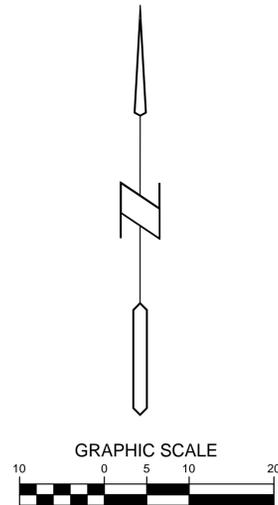
1 SHRUB PLANTING (TYP)

C5.1 SCALE: NOT TO SCALE



2 TRASH ENCLOSURE DETAIL

C5.1 SCALE: NOT TO SCALE



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4326 EAST OAKWOOD DRIVE
PLEASANT HILL, IOWA
LANDSCAPE PLAN

REFERENCE NUMBER:	
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SHEET NUMBER:	C5.1

STORM WATER POLLUTION PREVENTION PLAN

PROPERTY DESCRIPTION:

BEGINNING AT THE SW CORNER OF LOT 30, AN OFFICIAL REPLAT OF SECTION 5-78-23, THENCE NORTHERLY 215 FEET ALONG THE WEST LINE OF SAID LOT 30, THENCE EASTERLY 78.7 FEET, THENCE SOUTHERLY 183.2 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 30, THENCE WESTERLY 141.1 FEET ALONG THE SOUTH LINE OF SAID LOT 30 TO THE POINT OF BEGINNING, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF PLEASANT HILL, POLK COUNTY, IOWA.

ADDRESS:

4326 EAST OAKWOOD DRIVE
PLEASANT HILL, IOWA 50327

OWNER:

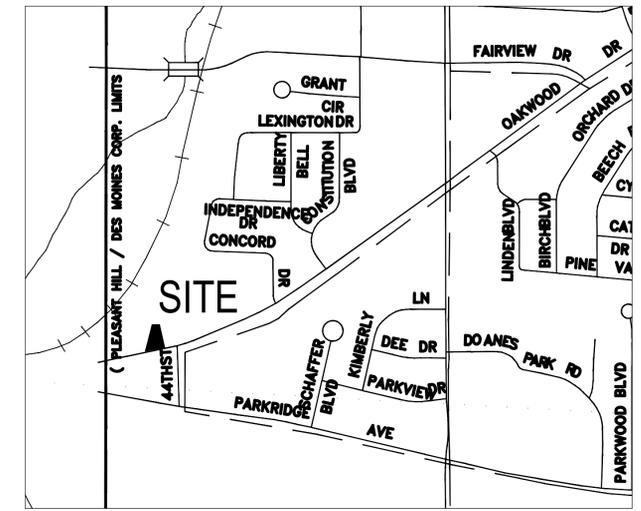
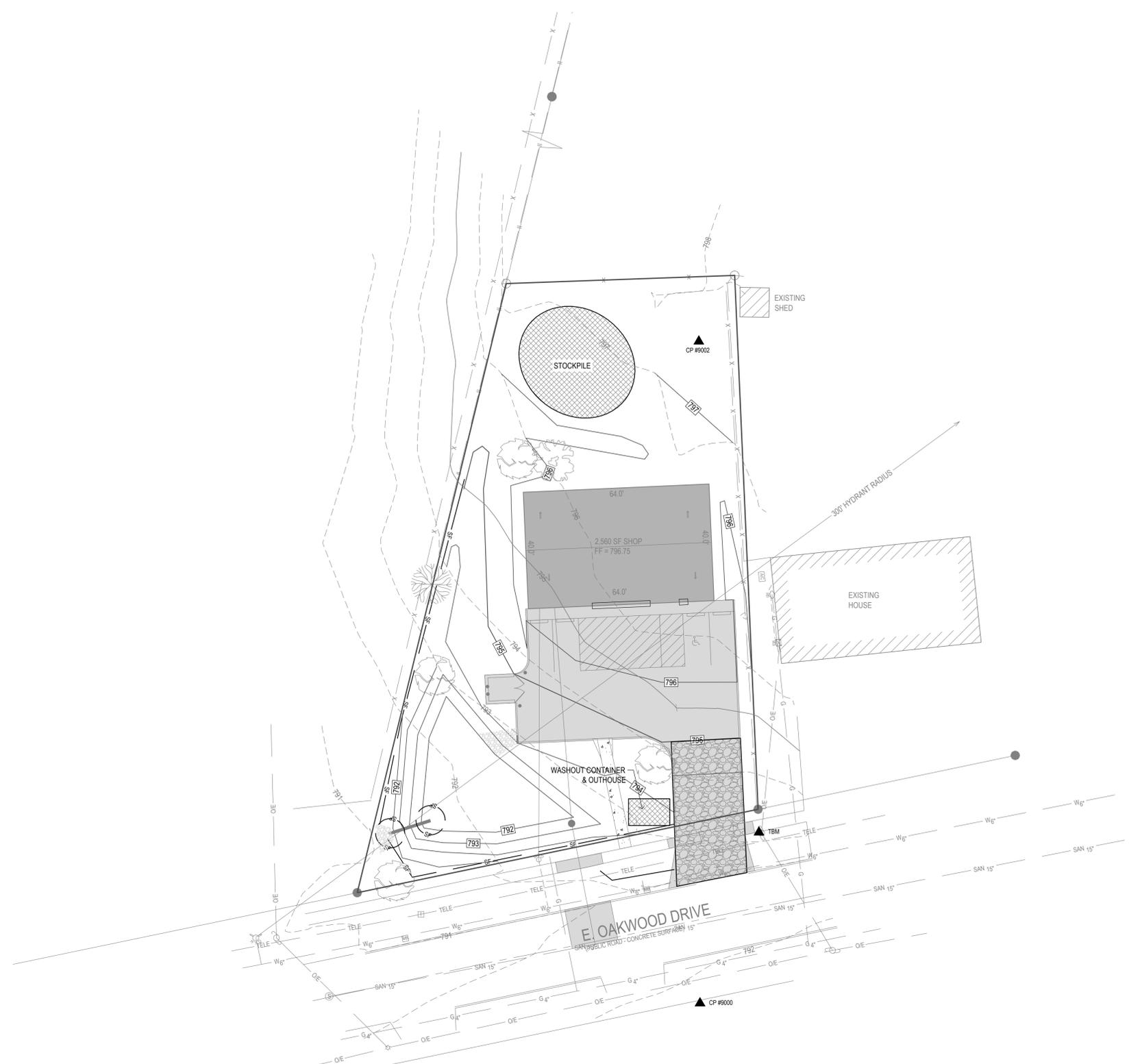
JOEL HUGGINS
4932 ORCHARD DRIVE
PLEASANT HILL, IOWA 50327

SITE AREA:

0.48 ACRES (21,011 SF)

BENCHMARK:

GPS DERIVED ELEVATION
IOWA STATE PLANE - SOUTH ZONE



NOT TO SCALE

EROSION CONTROL NOTES:

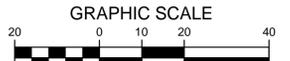
- SEE SUPPLEMENTAL DETAIL STORM WATER POLLUTION PLAN NARRATIVE FOR ALL EROSION CONTROL MEASURES, ADDITIONAL DETAILS AND NOTE. ADDITIONAL NOTES AND MEASURES IN NARRATIVE SHALL BE CONSIDERED INCIDENTAL AND SHALL BE INCLUDED IN THE ORIGINAL BID.
- SWPPP PLAN AND NARRATIVE ARE CONSIDERED A LIVING DOCUMENT AND WILL NEED PERIODIC UPDATES AND ADJUSTMENTS AS NECESSARY DEPENDING ON SITE CONDITIONS TO ASSURE COMPLIANCE WITH NPDES GENERAL PERMIT NO. 2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO UPDATE THE SWPPP AND IMPLEMENT ANY AND ALL MEASURES NECESSARY TO COMPLY WITH SAID PERMIT NO. 2.
- INSTALL PERIMETER SILT FENCE AS SHOWN ON PLANS PRIOR TO CONSTRUCTION.
- INSTALL INTAKE PROTECTION WITH SILT FENCE IMMEDIATELY AFTER STORM SEWER CONSTRUCTION.
- INSTALL FINISHED PAVING INLET PROTECTION IMMEDIATELY AFTER PAVING IS COMPLETED AROUND INTAKE.
- OTHER EROSION CONTROL TYPES MAY NOT BE SUBSTITUTED FOR SILT FENCE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPLYING A CONCRETE WASHOUT IN ACCORDANCE WITH NPDES GENERAL PERMIT NO. 2 DURING ALL CONCRETE WORK.
- CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPLYING TEMPORARY RESTROOM FACILITIES. SANITARY WASTE SHALL BE DISPOSED OF PER ALL FEDERAL, STATE AND LOCAL REGULATIONS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING ALL TOPSOIL REQUIREMENTS OF NPDES GENERAL PERMIT NO. 2 ARE MET.

EROSION CONTROL REMOVAL NOTES:

- AFTER FINAL STABILIZATION HAS OCCURRED, AS DEFINED IN NPDES GENERAL PERMIT NO. 2, CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL TEMPORARY EROSION CONTROL DEVICES INCLUDING, BUT NOT LIMITED TO: SILT FENCE, INLET PROTECTION, AND TEMPORARY STANDPIPES.

LEGEND:

- 120--- EXISTING CONTOUR
- 120--- PROPOSED CONTOUR
- SF--- SILT FENCE
- SAN--- SANITARY SEWER
- ST--- STORM SEWER
- W--- WATER LINE
- G--- GAS LINE
- UE--- UNDERGROUND ELECTRIC
- OE--- OVERHEAD ELECTRIC
- TELE--- TELEPHONE LINE
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- ⊙ FIBER OPTIC RISER
- ⊙ FIBER OPTIC FAULT
- ⊙ CABLE TV RISER
- ⊙ SIGN



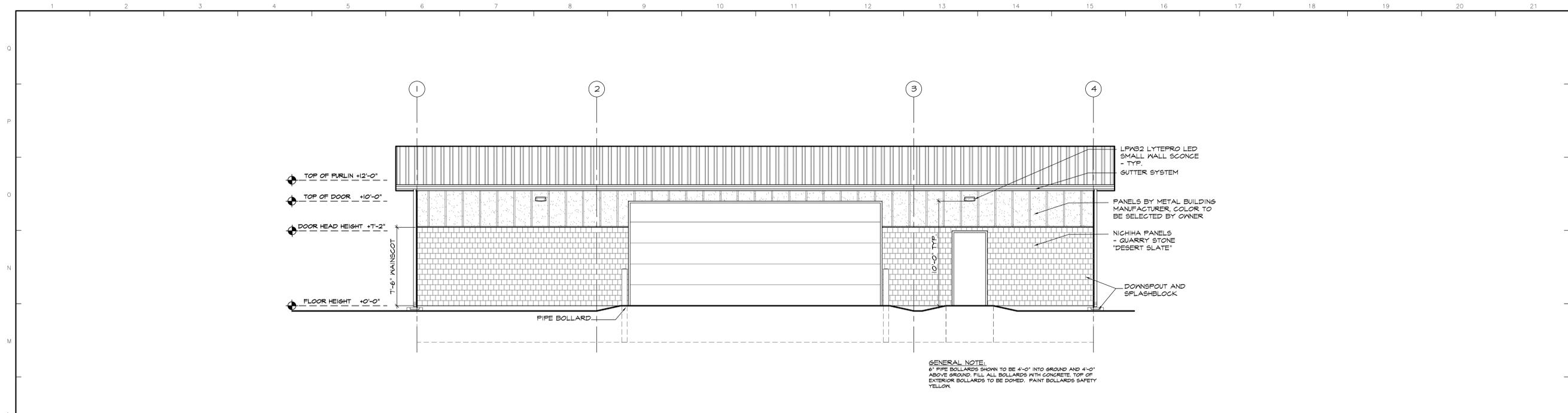
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4326 EAST OAKWOOD DRIVE
PLEASANT HILL, IOWA
SWPPP

REFERENCE NUMBER:	
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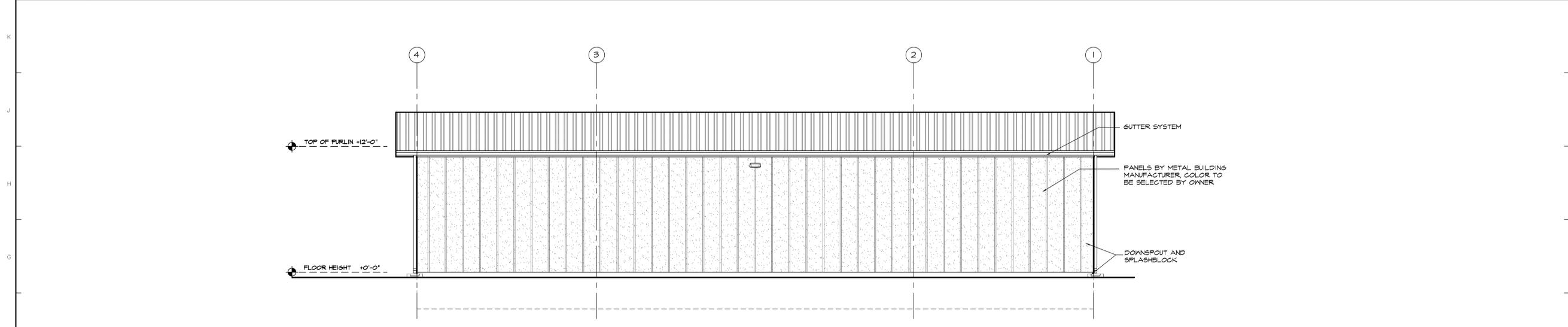


UTILITY NOTE:
THE LOCATION OF THE UTILITIES INDICATED ON THE PLANS ARE TAKEN FROM EXISTING PUBLIC RECORDS AND ARE APPROXIMATE LOCATIONS. THE EXACT LOCATIONS OF ALL UTILITIES MUST BE ASCERTAINED IN THE FIELD. IT SHALL BE THE DUTY OF THE CONTRACTOR TO DETERMINE WHETHER ANY ADDITIONAL FACILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT.



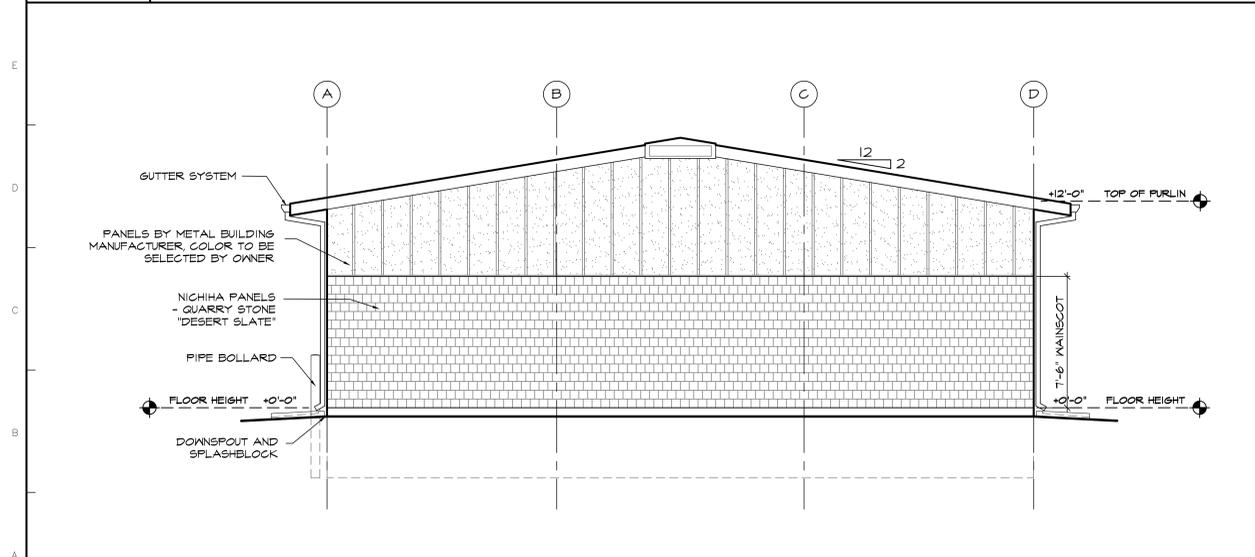
L1 FRONT ELEVATION

SCALE: 1/4"=1'-0"



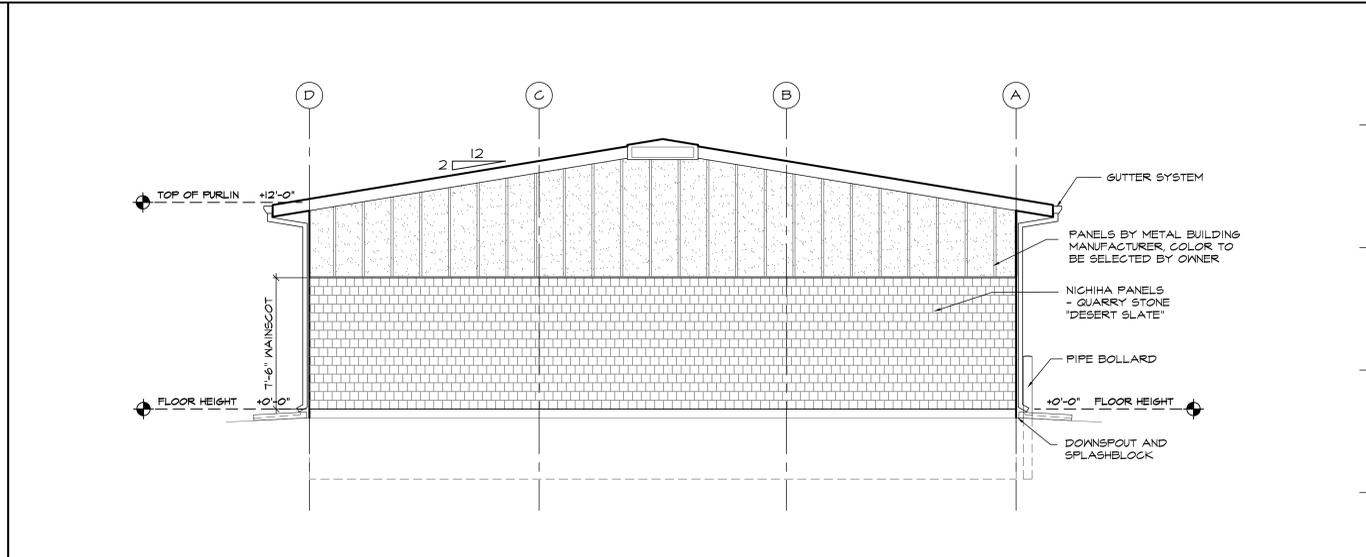
F1 REAR ELEVATION

SCALE: 1/4"=1'-0"



A1 RIGHT SIDE ELEVATION

SCALE: 1/4"=1'-0"

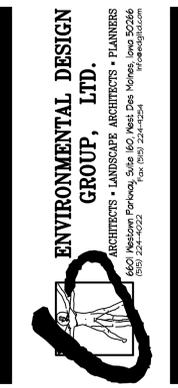


A11 LEFT SIDE ELEVATION

SCALE: 1/4"=1'-0"

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JOEL HUGGINS BUILDING
 4826 EAST OAKWOOD DRIVE
 PLEASANT HILL, IOWA

PROJECT DESCRIPTION
 ELEVATIONS
 PROJECT NUMBER: 201553
 DATE: 02/26/16
 DRAWING NO.: 08/04/16
 ADDED EXTERIOR LIGHTING
 #2 - 09/04/16
 ADDED NICHHA MAINSCOT

A20



**CITY OF PLEASANT HILL, IOWA
CITY COUNCIL AGENDA COMMUNICATION**

DATE: APRIL 26, 2016
TO: MAYOR AND CITY COUNCIL
FROM: DON SANDOR, CITY MANAGER
SUBJECT: CLOSED SESSION FOR LITIGATION

BACKGROUND: City Staff is requesting a closed session with the Council to discuss pending litigation with legal counsel.

ALTERNATIVES:

FINANCIAL CONSIDERATIONS:

RECOMMENDATION: For the City Council to adjourn to a closed session under Iowa Code Section 21.5.1 (c) to discuss pending litigation with legal counsel.