



**PLEASANT HILL CITY COUNCIL  
REGULAR SESSION  
JUNE 14, 2016  
6:30 PM**

**AMENDED**

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

**2. APPROVAL OF AGENDA**

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

**4. CONSENT ITEMS**

- a. Council Minutes - dated 5-24-16
- b. Claims Listing - dated 06-14-16
- c. Public Works Department Report - dated May 2016
- d. Police Department Monthly Report- May 2016
- e. Park and Recreation Minutes dated 05-12-16
- f. Tax Abatement Report dated May 2016
- g. **Resolution #061416-01** – Payment Application No. 2 – Oakwood Drive Overlay Project
- h. **Resolution #061416-02** – Payment Application No. 2 – 2016 Patching Project
- i. **Resolution #061416-03** – Approval of Lien Schedule
- j. Cigarette/Tobacco/Nicotine/Vapor Applications – Kum & Go #24, 5970 Morning Star Court; Git-N-Go #37, 1000 NE 56<sup>th</sup> St.; Hy-Vee Food Store, 4815 Maple Dr.; Hy-Vee Gas, 4910 Maple Dr.; Casey's #2406, 1125 N. Hickory Blvd.; Dollar General #4513, 4840 Maple Dr.; Fareway Store #138, 5500 East University Ave.; Casey's #3333, 5550 E. University Ave.
- k. Liquor License Renewal – Casey's General Store #3333, 5550 E. University
- l. Liquor License Renewal – Git-N-Go Convenience Store, 1000 NE 56<sup>th</sup> Street
- m. Liquor License Renewal – Kum & Go #24, 5970 Morning Star Court
- n. **Resolution #061416-04** – Setting Hearing for Rezoning R-4 PUD to I-2 – Portion of 1460 Sloans Way

**5. BUSINESS ITEMS**

- a. **Resolution #061416-05** – Approval of Preliminary Plat/Final Plat for Hillview
- b. **Resolution #061416-06** – Setting Salaries for Non-Union City Staff Salaries and Fire Dept for FY17
- c. **Resolution #061416-07** – Setting Salaries for Clerk's Office Staff Salaries for FY17
- d. **Resolution #061416-08** – Agreement with Ruth Mattix
- e. **Resolution #061416-09** – Approval of Amended Site Plan for Central Plains Cement Company

**6. CLOSING COMMENTS**

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

**8. ADJOURNMENT**

**PLEASANT HILL CITY COUNCIL  
REGULAR SESSION  
MAY 24, 2016  
6:30 PM**

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

Mayor Pro Tem Konrad called the Pleasant Hill City Council meeting to order on May 24, 2016 at 6:30 p.m. in the City Council Chambers. PRESENT: Jeff Mullen, Curt Gause, Dean Cooper, Barb Malone and Mayor Pro Tem Mark Konrad. ABSENT: Sara Kurovski.

**2. APPROVAL OF AGENDA**

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

**3. PUBLIC HEARING-BUDGET AMENDMENT**

Mayor Pro Tem Konrad opened the Public Hearing for the **Budget Amendment** at 6:31 p.m. City Manager Don Sandor said Cities are required to amend their annual budget if they anticipate an increase in the amount of expenditures they appropriated in the city's original budget, and discussed the items to be amended. Per state code, cities have until May 31st of each year to file their amendments. Hearing no comments from the public, the Mayor Pro Tem closed the public hearing at 6:33 p.m.

**Resolution #052416-01 - Approval of FY 16 Budget Amendment**

Cooper/Malone moved to approve **Resolution #052416-01 - Approval of FY 16 Budget Amendment**. ROLL CALL: AYES: Mullen, Gause, Cooper, Malone, Konrad. NAYS: None. Motion carried 5-0.

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

There were none.

**5. CONSENT ITEMS**

Malone/Mullen moved to approve the **CONSENT ITEMS**: Council Minutes - dated 5-10-16, Claims Listing - dated 05-24-16, Expenditure Report - dated April 2016, Revenue Report - dated April 2016, Treasurer's Report - dated April 2016, Fire Department Report - dated April 2016, Park and Recreation Commission Minutes dated 03-10-16, Park and Recreation Commission Minutes dated 04-14-16, **Resolution #052416-02** – Transfer of Funds – Emergency Fund to Equipment Replacement Fund, **Resolution #052416-03** – Transfer of Funds – Employee Benefits Fund to General Fund, Liquor License Renewal – Hy-Vee Food Store, 4815 Maple Drive, **Resolution #052416-04** – Approval of Payment Application No. 6 – NE 75<sup>th</sup> Street Improvements Project. ROLL CALL: AYES: Mullen, Gause, Cooper, Malone, Konrad. NAYS: None. Motion carried 5-0.

**6. BUSINESS ITEMS**

There were none.

**7. CLOSING COMMENTS**

City Manager Don Sandor reminded everyone that Monday, May 30, was Memorial Day and the City offices would be closed. Mr. Sandor also announced there would not be a work session on Tuesday, May 31st.

**8. ADJOURNMENT**

Malone/Mullen moved to adjourn the meeting. ROLL CALL: AYES: Mullen, Gause, Cooper, Malone, Konrad. NAYS: None. Motion carried 5-0. The meeting was adjourned at 6:34 p.m.

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Mark Konrad, Mayor Pro Tem

ATTEST:

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Dena J. Spooner, City Clerk/Finance Director

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

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

PAID ITEMS DATES : 5/25/2016 THRU 6/14/2016  
 PARTIALLY ITEMS DATES: 5/25/2016 THRU 6/14/2016  
 UNPAID ITEMS DATES :

VENDOR NAME	DESCRIPTION	GROSS AMOUNT
ABC PEST CONTROL	PEST CONTROL-SOUTH COMPLEX	166.00
ABSOLUTE PROPERTY SERVICES	GRAFFITI REMOVAL	925.00
ADT SECURITY SERVICES	SECURITY SERVICE	212.01
AFLAC INSURANCE	INSURANCE	2,162.78
AIA CORPORATION	UNIFORMS	421.18
ALL AMERICAN SCAFFOLD LLC	EQUIP-INSTALL PARTS	21.84
AMAZON.COM	BOOKS	376.57
ANIMAL RESCUE LEAGUE	ANIMAL DROP OFF FEE	70.00
ARDICK EQUIPMENT CO., INC	SIGNS AND POSTS	600.25
ARROWHEAD SCIENTIFIC, INC.	OPERATING SUPPLIES	74.11
BAKER & TAYLOR	BOOKS	914.81
BEN FREEBORN	CONTRACT CUSTODIAL SERVICE	1,220.00
BETTER CONTAINERS	LIBRARY BAGS	196.75
BOUNDTREE MEDICAL	MEDICAL SUPPLIES	1,243.88
BRICK, GENTRY, BOWERS LAW	LEGAL COUNSEL	1,591.57
CAPITAL CITY EQUIPMENT CO	BOBCAT PART	82.02
CARPENTER UNIFORMS/PROMOT	UNIFORM/SAFETY EQUIPMENT	730.88
CENTURY LINK	DSL DATA LINE - CITY HALL	68.99
COLLECTION SERVICES	GARNISHMENT WITHHOLDING	2,055.79
CONCENTRA MEDICAL	PRE-EMPLOYMENT PHYSICAL	177.50
CONTROLLED ACCESS OF THE M	INSTALL SLIDE GATE/CONTROLS	10,298.00
CONVERGINT TECHNOLOGIES LL	OPERATING SUPPLIES	543.75
CRYSTAL CLEAR WATER CO.	OPERATING SUPPLIES	21.00
CUMMINS CENTRAL POWER, LLC	GENERATOR REPAIRS	481.03
D.R.I.V.E.	D.R.I.V.E. DEDUCTION	20.00
DEMCO	BOOK PROCESSING SUPPLIES	178.07
DES MOINES REGISTER	ANNUAL SUBSCRIPTION-CITY HALL	286.21
DES MOINES WATER WORKS	CIP-2015 HYDRANT REPLACEMENT	134,080.00
DEWEY FORD	VEHICLE MAINT. SUPPLIES	249.82
ED M FELD EQUIPMENT CORP	SCBA MASK	265.00
ETC GRAPHICS	MINOR EQUIPMENT	223.00
FAMILY SUPPORT PAYMENT CEN	GARNISHMENT	134.64
FORTERRA PIPE & PRECAST	MASTIC COMPOUND	58.00
FORTRES GRAND CORP	COMPUTER SOFTWARE	280.26
FRASER TRANSPORTATION SVC	PARAMEDIC ASSIST	200.00
G & K SERVICES	FLOOR MATS	204.62
GALLS LLC	UNIFORM/SAFETY EQUIPMENT	248.94
HALLETT MATERIALS	TREE LIMB DISPOSAL	20.39
HILLYARD/DES MOINES	JANITORIAL SUPPLIES	293.02
HY-VEE - LIBRARY ACCOUNT	PROGRAM SUPPLIES	37.55
HY-VEE - POLICE ACCOUNT	VEHICLE OPERATING SUPPLIES	77.69
IASRO	EDUCATION/TRAINING	50.00
ICMA-RC	DEFERRED COMPENSATION	4,522.08
INTERNAL REVENUE SERVICE	FED WITHHOLDING	67,620.03

A C C O U N T S P A Y A B L E  
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 PARTIALLY ITEMS DATES: 5/25/2016 THRU 6/14/2016  
 UNPAID ITEMS DATES :

VENDOR NAME	DESCRIPTION	GROSS AMOUNT
IOWA CITY/COUNTY MANAGEMEN	ANNUAL MEMBERSHIP	150.00
IOWA CRIME PREVENTION ASSO	EDUCATION/TRAINING	75.00
IOWA DEPT OF REVENUE & FI	STATE WITHHOLDING	11,176.00
IOWA NATIVE TREES AND SHRU	ELKS BEACON GRANT TREES	2,435.00
IPERS-REGULAR	IPERS CONTRIBUTIONS	37,784.17
J. BENJAMIN CHAMP	TRAVEL/CONFERENCE	102.38
JANET WILWERDING	TRAVEL/CONFERENCE	384.27
JOHN LERDAL	BEST TRIP	180.00
KELLY GEORGE TURF & IRRIGA	FERTILIZE/BROADLEAF-SOCCER	1,536.25
KIRKHAM MICHAEL & ASSOCIAT	PROJECT DESIGN/ENGINEERING	38,907.66
KOCH BROTHERS	COPIER LEASE COSTS	126.62
LIBERTY READY MIX	K-CRETE-REPAIR UNDERMINING	935.00
MAJESTIC TRUCK COLLISION &	REPAIR 2014 INTL TRUCK	25,575.76
MCANINCH CORPORATION	NE 75TH ST IMP PROJ-PAY AP #6	636,049.18
MEDIACOM	INTERNET ACCESS - CITY HALL	199.95
MENARDS-ALTOONA	MISCELLANEOUS SUPPLIES	496.35
MERCY COLLEGE OF HEALTH SC	CEH PROGRAM	32.50
METRO WASTE AUTHORITY	YARD WASTE CARTS X 10	33,806.66
MID IOWA SERVICE	REISSUE CK-REPAIR TIRE BALANCE	259.95
MIDAMERICAN ENERGY CO	UTILITY SERVICE	16,171.88
MISCELLANEOUS VENDOR	MIKE WILLIAMS:EMT TESTING FEES	422.65
MONEY MAGAZINE	MAGAZINE	40.00
MUNICIPAL FLEET SOLUTIONS	BATTERIES/REPAIRS - E432	3,447.30
MUNICIPAL SUPPLY	REPLACE BEEHIVE AREA INLET	162.00
NEW YORK LIFE INSURANCE	PAYROLL DEDUCTION	41.43
NORRIS AUTOMOTIVE	MOTOR VEHICLE MIANTENANCE	188.51
O'REILLY AUTO PARTS	VEHICLE MAINT. SUPPLIES	424.90
OFFICE OF VEHICLE SERVICES	SALVAGE VEHICLE EXAMS	290.00
ORIENTAL TRADING CO, INC	PROGRAM SUPPLIES	235.25
OUTSIDE	MAGAZINE	29.95
P & P SMALL ENGINES	BACKPACK SPRAYER SUPPLIES	47.49
PARKER SIGNS & GRAPHICS, I	COPPER CREEK LAKE SIGN-TRAILS	7,656.00
PETERS LAWN & LANDSCAPING	MOWING	4,681.71
PHILIP L. ASCHEMAN, PH.D.	OPERATING SUPPLIES	420.00
PITNEY BOWES	QTRLY RENTAL-3/1-5/29/16	304.14
POLK COUNTY RECORDER	RECORD CEMETERY DEEDS	28.00
POLK COUNTY TREASURER	ANIMAL PICK UP-POLK COUNTY	63.75
POLK SWCD	RAIN BARREL-PROMOTION	145.00
PONTEM SOFTWARE BY RIA	ANNUAL SUPPORT/MAINTENANCE	1,209.00
PORTER DO IT BEST	HOTSY HOOK UP SUPPLIES	10.13
PRAXAIR DISTRIBUTING	OXYGEN	477.16
QUILL	OFFICE SUPPLIES	571.87
RACOM CORPORATION	MINOR EQUIPMENT	2,195.50
RAY O'HERRON CO., INC.	MINOR EQUIPMENT	1,316.61

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

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 PARTIALLY ITEMS DATES: 5/25/2016 THRU 6/14/2016  
 UNPAID ITEMS DATES :

VENDOR NAME	DESCRIPTION	GROSS AMOUNT
RECORDED BOOKS	BOOKS ON CD	112.49
RELIANCE STANDARD	DENTAL PREMIUM PAYROLL DEDUCT	6,405.77
RELIASTAR LIFE INSURANCE C	DEFERRED COMP - ING	5,907.52
RONALD ZIMMERMAN	REISSUE CHECK-MILEAGE/TRAINING	35.86
SCHNEIDER GRAPHICS	YOUTH FISHING DERBY BANNER	59.57
SECRETARY OF STATE	NOTARY FEE	30.00
SHERWIN WILLIAMS - ALTOONA	WHITE STRIPING PAINT-SOCCER	1,572.00
SHRED-IT	ON-SITE SHREDDING TOTES	139.40
SIGNS NOW	RECREATION SUPPLIES	61.25
SNYDER & ASSOCIATES	NE 75TH STREET IMPROVEMENTS	63,344.02
STAPLES CREDIT PLAN	OFFICE SUPPLIES	152.73
STROH CORPORATION	CONTRACT HVAC-NORTH COMPLEX	236.89
TASC	FLEXIBLE DEP BENE PLAN	11,314.06
TASER INTERNATIONAL	MISCELLANEOUS EQUIPMENT	720.71
TEAMSTERS LOCAL UNION #238	UNION DUES DEDUCTION	701.48
THE EQUITABLE	DEFERRED COMP - THE EQUITABLE	1,350.72
THE GRAVEDIGGER LLC	OPEN/CLOSE GRAVE	500.00
THE HARTFORD	DEFERRED COMP - THE HARTFORD	1,182.10
TRANS IOWA CHARTER	CHARTER BUS-BEST TRIP	3,070.00
TRUE PITCH, INC.	CHALK-BASEBALL FIELD	510.00
ULTRAMAX AMMUNITION	MINOR EQUIPMENT	149.00
UNITED WAY OF CENTRAL IA	UNITED WAY CONTRIBUTION	76.00
UNIVERSAL PRINTING SERVICE	UNIFORMS/SAFETY EQUIPMENT	100.00
UNUM LIFE INSURANCE COMPAN	LTD PAYROLL DEDUCTION TAXED	2,040.00
US CELLULAR	CELL PHONE SERVICE	1,072.43
VERIZON WIRELESS	AMBULANCE CELL PHONES	198.30
VISA CARD SERVICES	BEST TRIP	3,994.13
WD DOOR	MAINTENANCE/REPAIR-FD DOORS	341.50
WELLMARK BLUE CROSS BLUE S	HEALTH INS PREM PAYROLL DEDUCT	43,028.17
** TOTAL **	-City of Pleasant Hill	1,212,904.06

A C C O U N T S   P A Y A B L E  
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PAID ITEMS DATES : 5/25/2016 THRU 6/14/2016  
PARTIALLY ITEMS DATES: 5/25/2016 THRU 6/14/2016  
UNPAID ITEMS DATES :

FUND TOTALS

001	GENERAL	231,705.80
110	ROAD USE	37,640.99
301	CAPITAL PROJECTS	943.96
304	TIF CAPITAL PROJECTS	711,282.33
600	WATER	134,080.00
610	SEWER	37,363.70
670	SOLID WASTE	33,806.66
699	EQUIPMENT REPLACEMENT	25,715.62
740	STORM WATER	365.00
GRAND TOTAL		1,212,904.06



# Pleasant Hill Public Works Department

5440 Vandalia Rd.

Pleasant Hill, Iowa 50327

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

## MONTHLY COUNCIL REPORT MAY 2016

### Spring Operational Statistics for May 2016

Street panels replaced	3
Storm sewer inlets rebuilt	0
Concrete Poured	9.5 cubic yards
Number of rain events (.25" & above)	6
Rain total*	4.12 inches
Mosquito spraying events	2

\*Figure based on National Weather Service data

### Year-round Operation Statistics for May 2016

Sewer locates performed	212
Domestic animals collected	5
Lift station service checks	8
Street sweeping debris removal	6 tons
R.O.W & Sewer Easement Mowing	18.37 miles
Sanitary sewer backups	0

### Monthly Highlights:

- Citywide pothole patching
- Repaired rear exit ramp at the North Complex
- Installed new Hotsy in the wash bay
- Initiated citywide mosquito spraying program
- Repaired undermined street panels in Doanes Park
- Repaired undermining street panels on Concord Drive
- Hosted S.E.P. senior S.C.I.P. day group for a water quality educational project in Sunrise Pointe

Russ Paul  
Pleasant Hill Public Works



## PLEASANT HILL POLICE DEPARTMENT

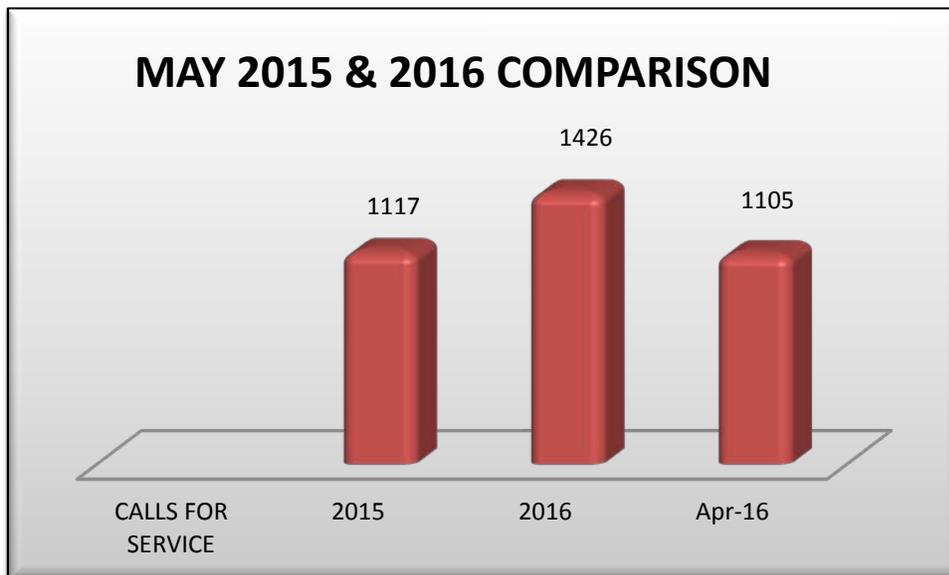


### MAY 2016 MONTHLY REPORT

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#### Calls for Service

May 2016 returns to the ongoing trend for a level of increased calls for service for the Police Department after a brief lull in April 2016. A quick comparison between the months of May 2015 and May 2016 illustrate another sharp increase of 309 calls for service or 22%. May 2016 does illustrate the return to a marked increase in calls from the previous month of 321 additional calls for service.

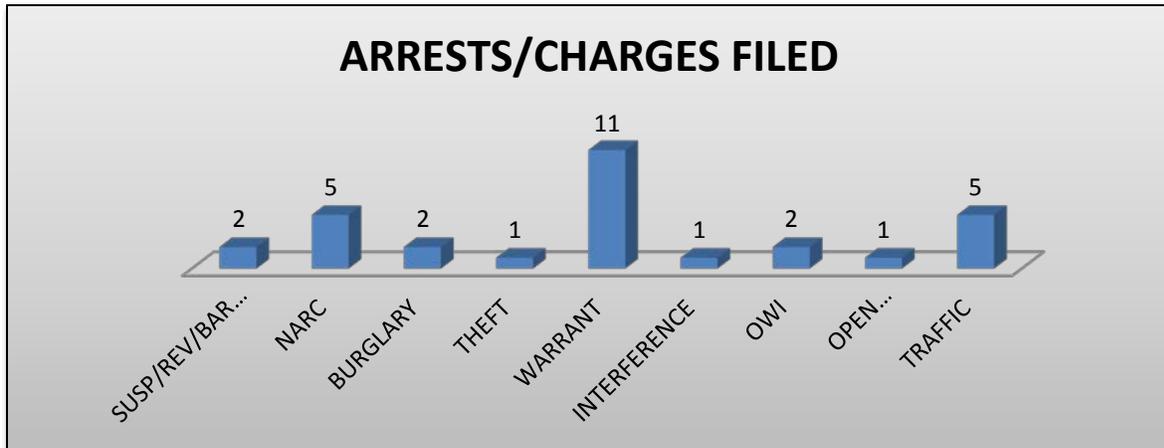


### Arrest/Criminal Charges

May arrest information was retrieved from the Tracs reporting system.

The number of adults arrested in May 2016 was 18. The number of charges filed on adult offenders for May was 29. This includes warrant arrests made by Officers.

Narcotics related offenses continue to remain among the highest chargeable offenses.

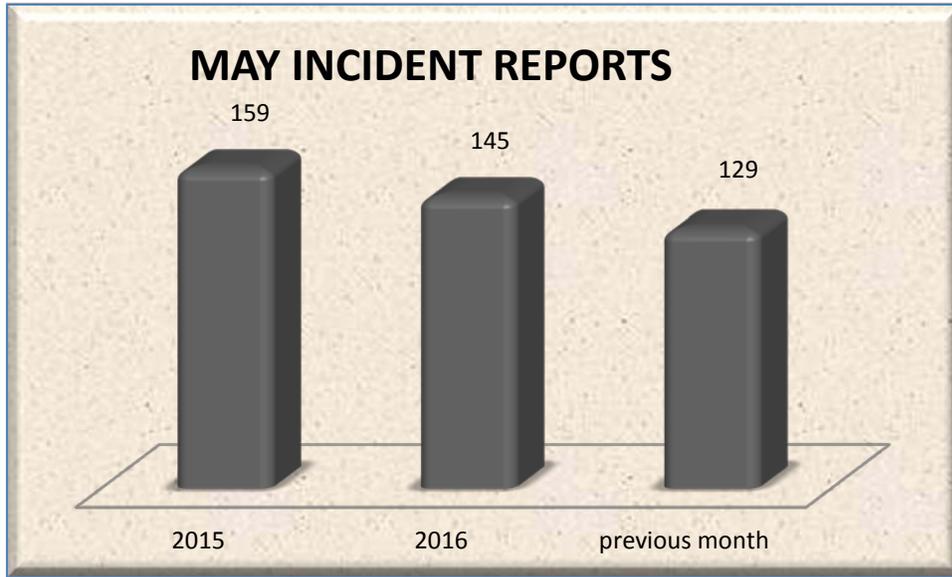


### Trends

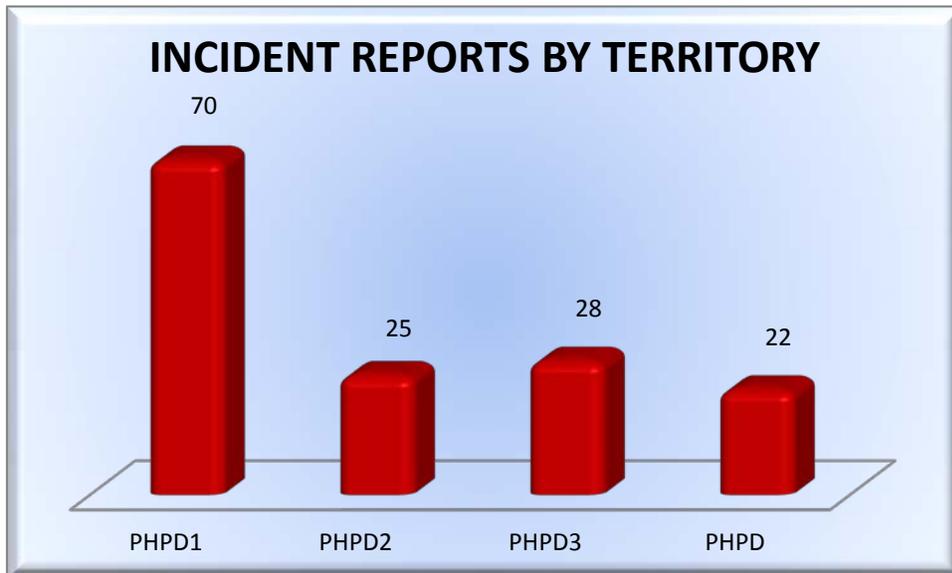
Trends continually indicate that narcotics related offenses are the most significant charge within the City. This month warrant arrests did constitute the most arrests overall but narcotics related incidents continue to remain at the top of chargeable offenses.

## Incident Reports

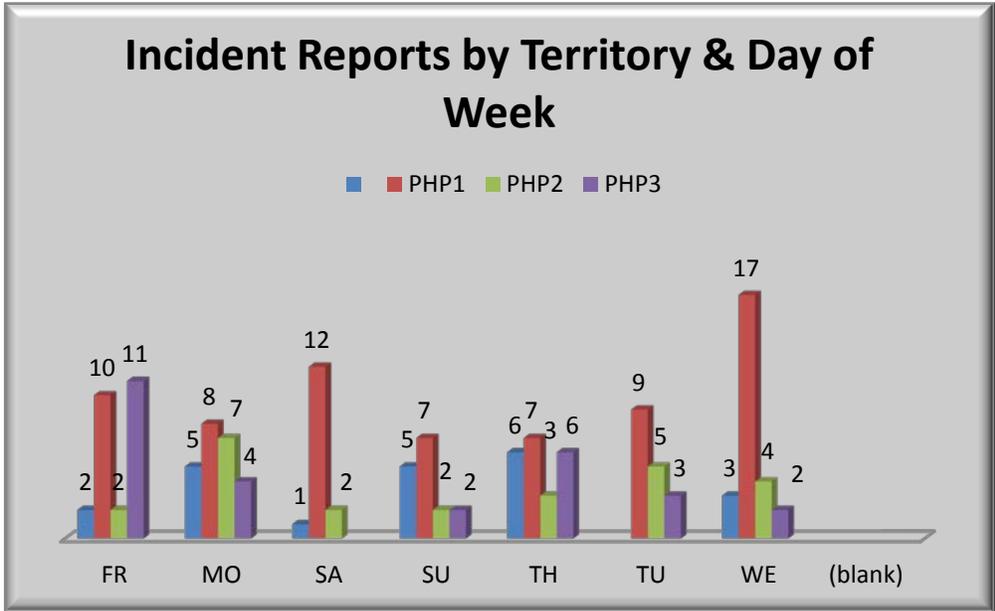
Incident Reports reflect the number of cases that are filed by the Police Department. In May 2016, 145 cases were filed. This does show a slight decrease of 14 reports from May 2015. However, this is an increase from the number of reports from the previous month of 129.



## Incidents According to Territory

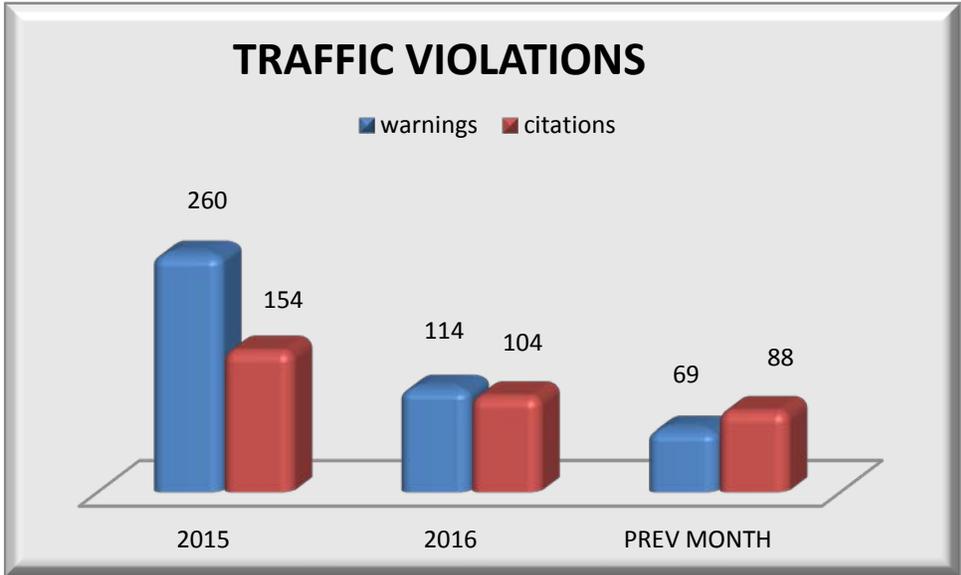


\*there were additional incidents that were not designated to a territory.

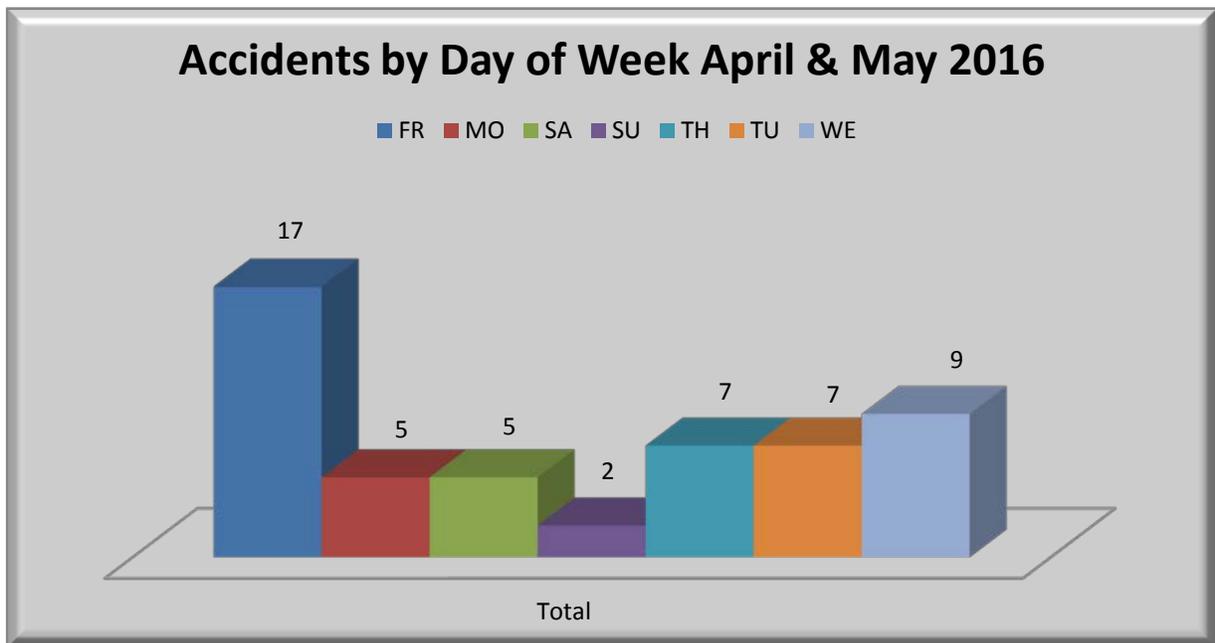


\*Some data is outside of these territory designations.

**Traffic Enforcement**







### Investigations

Detective was assigned 31 new cases in May 2016.

2 ICAC case referrals.

Closed by arrest – 2

Closed -15 (some of these may include arrests as well)

Suspended or unfounded-6

Still under investigation or being utilized for intelligence – 8

3 Departmental assists

6 forensic exams & 2 technical assists

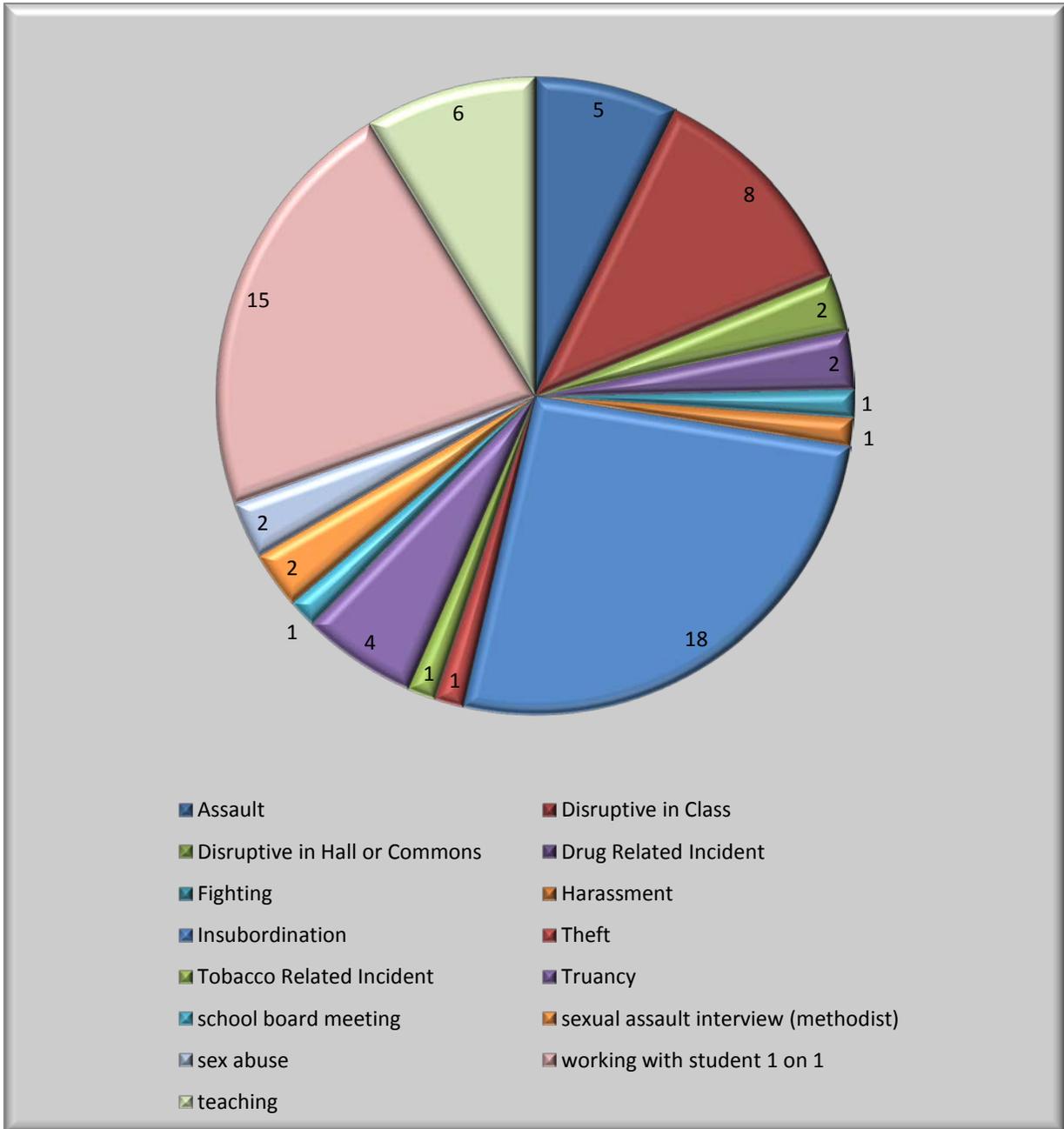
8 interviews

1 week training (refresher) - Hostage Negotiator level 1

## School Resource Officer Report

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

### SEP JUNIOR HIGH SCHOOL



## **SEP HIGH SCHOOL**

\*No data was provided from the SEP school SRO for the month of May

Events such as school board meetings, wrestling and basketball games also constitute a great deal of the SRO's time. The high school SRO is responsible for the coordination of ensuring appropriate coverage is met either along with them or in their absence if they are unable to attend. The high school SRO also aids in counseling students in times of crisis and performs educational components.

**PLEASANT HILL PARK & RECREATION COMMISSION**  
**May 12, 2016**

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

Chair Loren Lown called the regular meeting of the Pleasant Hill Park and Recreation Commission to order at 6:00 p.m. Present: Anne Johns, Loren Lown, Dan Schmitz, Olivia Smith and Penny Thomsen. Absent: Gary Denning and David Dunfee.

**2. APPROVAL OF AGENDA**

SMITH/THOMSEN moved to approve the agenda. Ayes: Johns, Lown, Schmitz, Smith, Thomsen. Nays: None. Motion carried.

**3. APPROVAL OF MINUTES OF APRIL 14, 2016 REGULAR MEETING**

SCHMITZ/SMITH moved to approve the minutes. Ayes: Johns, Lown, Schmitz, Smith, Thomsen. Nays: None. Motion carried.

**4. PRESENTATION** – Kimberly Boggus from the Des Moines Bicycle Collective was present to discuss the mission and goals of the Collective. They are working with communities to advocate and help increase trails and their usage. The Collective works to help develop partnerships between public and private entities. Discussion was held regarding the lack of safe access to downtown areas and the Easter Lake area. The Martin Luther King extension to Pleasant Hill will help with access to downtown. Safety on the streets is stressed and additional trails for those who do not want to ride on the street. The Bicycle Collective holds bike rodeos and maintenance workshops throughout the metro area and will work with communities to hold a community driven workshop. The website, [dmbikecollective.org](http://dmbikecollective.org), can provide information on all programs, etc. Park Supervisor Ellis thanked the Collective for their leadership in learning safety and advocating for greater infrastructure for trails in the local area.

**5. TIME TO ADDRESS THE COMMISSION (5 MINUTE LIMIT) – None**

**6. NEW BUSINESS**

a. Review and Recommendation for a New Batting Cage at Doanes Park – In 2015 the batting cages were removed from the park due to safety issues and the improvements to the garage. The Little League is asking to replace the cages with a new structure. The Little League has agreed to pay for the supplies and assist with installation of the cages. The new structure will have minimal posts with netting that would be removed at the end of the little league season. If they want to use a pitching machine, they will need to bring it on the days they plan to use it. It will be placed in the open area behind the garage and will be positioned to not interfere with future trails through the park. JOHNS/SCHMITZ moved to approve the Little League's request to purchase and install a batting cage at Doanes Park. Ayes: Johns, Lown, Schmitz, Smith, Thomsen. Nays: None. Motion carried.

**7. REPORTS**

a. Earth Day Trash Bash – The City hosted 53 volunteers, 113 hours (6 staff hours) were spent removing debris and invasive species along the Gay Lea Wilson trail. Six to seven truck loads of debris were removed north of Copper Creek Lake to Easton along 42<sup>nd</sup> Street. Stickers were placed on storm sewers throughout the city. The Christy Lane trail area was mowed and trees removed.

b. Master Park Plan Update – City staff and Confluence staff recently met with the student council at Four-Mile Elementary. They were shown maps of the area and examples of playground equipment. They were interested in seeing green space with a natural feeling at the park. The next step will be the beginning of the design phase.

c. Youngstown Trail Update – The trail cement has been poured. The grading and finish work should be completed soon.

d. Four Mile Creek Bank Stabilization – The rip rap is in place with less material used than planned. The products used to keep the deepest and fastest water flow in the middle of the creek has been completed also. The grading, seeding and placing of live stakes (trees) will be completed soon.

e. Christy Lane Trail – The fence row of trees will be cleaned up along with other debris, weeds, etc. The area will be easier to maintain once this is completed.

#### 8. FUTURE AGENDA ITEMS/COMMISSIONERS' COMMENTS

a. The kybo at 56<sup>th</sup> Street and 163 needs to be straightened. Park Supervisor Ellis will look into removing the kybo.

b. A MPO representative will speak at the July meeting regarding the water trail study.

c. The Des Moines River boat ramp area has been flooded recently. Grading work and adding material and rip rap in the mud holes has continued. It is suggested that the area be paved to eliminate the issue of mud. This will be dependent on funding.

d. The ELKS have been granted a Beacon grant in the amount of \$2,000. They are looking into using the funds to establish a tree distribution program. They will be looking at neighborhoods that are in need of trees to receive the trees at a reduced rate to the property owners.

#### 9. ADJOURNMENT

THOMSEN/SMITH moved to adjourn. Ayes: Johns, Lown, Schmitz, Smith, Thomsen. Nays: None. Motion carried. Meeting adjourned at 7:10 p.m.

- NEXT SCHEDULED MEETING – June 9, 2016



## Tax Abatement Report MAY 2016

TYPE	ADDRESS	OWNER	VALUATION	DATE ISSUED	PERMIT #	PERMIT FEE
TOWNHOUSE	5215 Stone Creek Dr	Hubbell Homes LC	191,368.00	05-27-16	9594	1,030.50
TOWNHOUSE	5225 Stone Creek Dr	Hubbell Homes LC	189,123.00	05-27-16	9595	1,022.00
TOWNHOUSE	5235 Stone Creek Dr	Hubbell Homes LC	255,268.00	05-27-16	9596	1,302.05
SINGLE FAMILY	7900 Spring Creek Dr	Classic Builders Inc	262,061.00	05-31-16	9608	1,332.25
COMMERCIAL	1201 Copper Creek Dr	Scooters Coffee Shop	58,406.00	09-25-15	7666	455.00



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

**DATE:** JUNE 14, 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. 2

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**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. 2 for work completed through May 16, 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. 2.

**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 #061416-01**

**A RESOLUTION APPROVING PAYMENT APPLICATION NO. 2 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. 2 in the amount of \$154,661.14;

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

ADOPTED this 14<sup>th</sup> day of June, 2016.

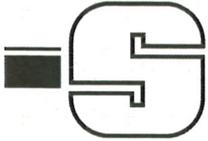
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Sara Kurovski, Mayor

ATTEST:

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Dena Spooner, City Clerk/Finance Director



May 19, 2016

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

RE: PARTIAL PAYMENT APPLICATION NO. 2  
OAKWOOD DRIVE HMA OVERLAY PROJECT  
PROJECT NO. 115.0195

Dear Mr. Champ:

Partial payment application no. 2 includes work completed between April 19, 2016 and May 16, 2016. The contractor has worked on PCC full depth patching, PCC sidewalk, PCC driveways, grading, HMA milling, and storm sewer construction. Remaining work to be completed includes PCC full depth patching, HMA overlay, manhole adjustments, PCC paving, pedestrian refuge islands, recreational trail construction, and surface restoration.

We recommend payment of \$154,661.14 to the Contractor, TK Concrete, Inc., for work completed through May 16, 2016. Approximately 35% 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. 2

PROJECT: Oakwood Drive HMA Overlay Project  
OWNER: City of Pleasant Hill  
CONTRACTOR: TK Concrete, Inc.  
ADDRESS: 1608 Fifield Road, Pella, IA 50219  
DATE: May 24, 2016

S&A PROJECT NO.: 115.0195

PAYMENT PERIOD: April 19, 2016 to  
May 16, 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:	\$350,454.20
Retainage: 5%	<u>\$17,522.71</u>
Total Earned Less Retainage:	\$332,931.49
Less Previous Applications for Payment:	<u>\$178,270.35</u>
<b>AMOUNT DUE THIS APPLICATION:</b>	<u><u>\$154,661.14</u></u>

### 3. CONTRACTOR'S CERTIFICATION:

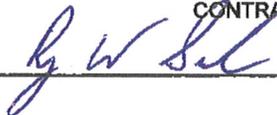
The undersigned CONTRACTOR certifies that:

(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: 5-18-16

### 4. ENGINEER'S APPROVAL:

Payment of the above AMOUNT DUE THIS APPLICATION is recommended:

Snyder & Associates, Inc.

ENGINEER

By 

DATE: 5-19-2016

### 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
	<b>EARTHWORK</b>							
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	420.0		\$7,560.00
2.3	Excavation, Class 10, Roadway and Borrow	2880	CY	\$ 15.50	\$ 44,640.00	1,440.0		\$22,320.00
2.4	Removal of Sidewalk	322	SY	\$ 10.00	\$ 3,220.00	90.4		\$904.00
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	713.0		\$8,556.00
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
	<b>SEWERS AND DRAINS</b>							
4.1	Storm Sewer, Class 3 RCP, 15"	95	LF	\$ 55.00	\$ 5,225.00	32.0		\$1,760.00
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	3.0		\$10,500.00
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	230.0		\$3,450.00
4.11	Subdrain, Perforated Type 1, 6"	802	LF	\$ 12.50	\$ 10,025.00	802.0		\$10,025.00
4.12	Subdrain Outlet, 6"	6	EA	\$ 300.00	\$ 1,800.00	6.0		\$1,800.00
	<b>STRUCTURES FOR SANITARY AND STORM</b>							
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	2.0		\$1,500.00
6.8	Removal and Replacement of Intake SW-501	3	EA	\$ 3,500.00	\$ 10,500.00	1.5		\$5,250.00
6.9	Removal and Replacement of Intake SW-507	6	EA	\$ 6,250.00	\$ 37,500.00	3.0		\$18,750.00
6.10	Sanitary Manhole Adjustment	9	EA	\$ 1,000.00	\$ 9,000.00	1.0		\$1,000.00
	<b>STREETS AND RELATED WORK</b>							
7.1	Milling	3850	SY	\$ 4.50	\$ 17,325.00	3,854.0		\$17,343.00
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	57.8		\$1,965.20
7.9	Sidewalk, PCC, 6"	710	SY	\$ 40.00	\$ 28,400.00	34.2		\$1,368.00
7.10	Detectable Warnings	270	SF	\$ 32.50	\$ 8,775.00	32.0		\$1,040.00
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	1,453.0		\$108,975.00
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	17.0		\$765.00
7.16	Paved Median	150	SY	\$ 100.00	\$ 15,000.00			\$0.00
	<b>TRAFFIC CONTROL</b>							
8.1	Traffic Control	1	LS	\$ 10,750.00	\$ 10,750.00	0.5		\$5,375.00
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
<b>SITE WORK AND LANDSCAPING</b>								
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	\$350,454.20	
CHANGE ORDER SUMMARY:								
		TOTAL CHANGE ORDERS:				\$0.00	\$0.00	
		TOTAL CONTRACT & CHANGE ORDERS				\$1,071,591.00	\$350,454.20	



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

**DATE:** JUNE 14, 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. 2

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**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. 2 for work completed through May 16, 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. 2.

**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 #061416-02**

**A RESOLUTION APPROVING PAYMENT APPLICATION NO. 2 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. 2 in the amount of \$62,007.45.

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

ADOPTED this 14<sup>th</sup> day of June, 2016.

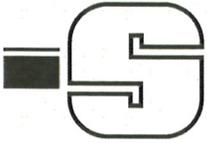
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Sara Kurovski, Mayor

ATTEST:

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Dena Spooner, City Clerk/Finance Director



May 19, 2016

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

RE: PARTIAL PAYMENT APPLICATION NO. 2  
2016 PATCHING PROJECT  
PROJECT NO. 115.0196

Dear Mr. Champ:

Partial payment application no. 2 includes work completed between April 16, 2016 and May 16, 2016. The contractor has worked on PCC full depth patching, PCC driveways, and PCC sidewalk 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 \$62,007.45 to the Contractor, TK Concrete, Inc., for work completed through May 16, 2016. Approximately 40% 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. 2

PROJECT: 2016 Patching Project  
OWNER: City of Pleasant Hill  
CONTRACTOR: TK Concrete, Inc.  
ADDRESS: 1608 Fifield Road, Pella, IA 50219  
DATE: May 24, 2016

S&A PROJECT NO.: 115.0196

PAYMENT PERIOD: April 16, 2016 to  
May 16, 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:	\$85,414.00
Retainage: 5%	<u>\$4,270.70</u>
Total Earned Less Retainage:	\$81,143.30
Less Previous Applications for Payment:	<u>\$19,135.85</u>
<b>AMOUNT DUE THIS APPLICATION:</b>	<b><u>\$62,007.45</u></b>

### 3. CONTRACTOR'S CERTIFICATION:

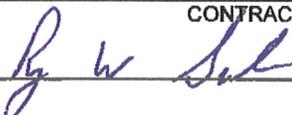
The undersigned CONTRACTOR certifies that:

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

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

TK Concrete, Inc.

CONTRACTOR

By 

DATE: 5-18-16

### 4. ENGINEER'S APPROVAL:

Payment of the above AMOUNT DUE THIS APPLICATION is recommended:

Snyder & Associates, Inc.

ENGINEER

By 

DATE: 5-19-2016

### 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	0.5		\$8,750.00
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	98.9		\$4,153.80
7	Sidewalk, PCC, 4"	60	SY	\$ 40.00	\$ 2,400.00	20.0		\$800.00
8	Sidewalk, PCC, 6"	70	SY	\$ 45.00	\$ 3,150.00	37.8		\$1,701.00
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	1,142.4		\$66,259.20
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	0.5		\$3,750.00
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			\$85,414.00
CHANGE ORDER SUMMARY:								
		TOTAL CHANGE ORDERS:				\$0.00	\$0.00	
		TOTAL CONTRACT & CHANGE ORDERS				\$234,890.00	\$85,414.00	

**RESOLUTION #061416-03**

**RESOLUTION APPROVING THE LIEN SCHEDULES FOR SEWER, GARBAGE,  
AND STORM WATER**

WHEREAS, Des Moines Water Works has submitted lien schedules for the city's sewer, garbage, and storm water services; and,

WHEREAS, the schedules represent charges on final accounts that have not been successfully collected via other means, such as water termination; and,

WHEREAS, the May schedule, that represents the amount of \$134.81 uncollected for sewer, \$185.48 uncollected for garbage, and \$44.26 uncollected for storm water is ready to be presented to the County Treasurer.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Pleasant Hill, Iowa that staff is authorized to present the lien schedule to the County Treasurer.

ADOPTED June 14, 2016.

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

ATTEST:

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



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

**DATE:** JUNE 14, 2016

**TO:** MAYOR & CITY COUNCIL

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

**SUBJECT:** REZONING R-4 PUD TO I-2 LIGHT INDUSTRIAL – 1460 SLOANS WAY  
RESOLUTION SETTING HEARING FOR JUNE 28, 2016

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**BACKGROUND:**

The Planning and Zoning Commission has recommended approval of a request for a zoning amendment for a small portion of property at 1460 Sloans Way to bring it in compliance with the City's adopted Future Land Use Plan and to facilitate the construction of a new building on the property. T-JAD LLC is the owner of the property that contains operations for Dee Zee Manufacturing. The entities are nearing completion of a new building on the property and are looking to complete the site with another structure at this time. Following is a resolution setting a public hearing to consider the request to amend the zoning for the northern 1.6 acres of the site from R-4 PUD to I-2 Light Industrial in accordance with the Future Land Use Plan. The hearing would be held at 6:30 on June 28, 2016 and representatives of the project will walk through the request and the project.

**ALTERNATIVES:**

Not approve the resolution setting a public hearing. However, the resolution only sets a hearing and does not approve the zoning amendment.

**FINANCIAL CONSIDERATIONS:**

N/A.

**RECOMMENDATION:**

Approve the attached resolution setting a public hearing for June 28, 2016

**RESOLUTION #061416-04**

**RESOLUTION TO SET A PUBLIC HEARING FOR REZONING R-4 PLANNED UNIT DEVELOPMENT TO I-2 LIGHT INDUSTRIAL**

**BE IT RESOLVED** that the City Council of Pleasant Hill, in Polk County, Iowa will hold a public hearing on June 28, 2016, at 6:30 p.m. in the Pleasant Hill City Council Chambers, 5160 Maple Drive, Pleasant Hill, Iowa, for the purpose of a rezoning request, R-4 Planned Unit Development to I-2 Light Industrial for property known generally as 1460 Sloans Way and legally described as follows:

Part of Parcel "K" of that Plat of Survey filed in Book 15226 at Page 75 in the Office of the Recorder for Polk County, Iowa, being part of the 100 foot vacated railroad right-of-way through Lot 2 of the Official Plat of the SE ¼ of Section 34, Township 79 North, Range 23 West, lying North of Lot 1 in Haws Estates Plat 2, an Official Plat, now included in and forming a part of the City of Pleasant Hill, Polk County, Iowa, and being more particularly described as follows:

Beginning at the Northwest corner of said Lot 1 in Haws Estates Plat 2, a point on the West line of said Parcel "K"; thence North 00°15'05" East, 111.24 feet along the West line of said Parcel "K" to the Northwest corner of said Parcel "K"; thence North 64°14'38" East, 696.30 feet along the North line of said Parcel "K" to the Northeast corner of said Parcel "K"; thence South 00°00'26" West, 110.89 feet along the East line of said Parcel "K" to the North line of said Lot 1 in Haws Estates Plat 2; thence South 64°14'07" West, 696.88 feet along the North line of said Lot 1 in Haws Estates Plat 2 to the point of beginning.

Containing 1.60 acres, more or less.

Adopted this 14<sup>th</sup> day of June 2016.

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Sara Kurovski, Mayor

ATTEST:

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Dena Spooner, City Clerk/Finance Director

## NOTICE OF PUBLIC HEARING

**NOTICE IS HEREBY GIVEN** that the City Council of the City of Pleasant Hill will hold a public hearing at 6:30 p.m. on the 28th day of June 2016, in the City Council Chambers, 5160 Maple Drive, Pleasant Hill, Iowa, concerning a rezoning request from R-4 Planned Unit Development to I-2 Light Industrial for the property legally described as follows:

Part of Parcel "K" of that Plat of Survey filed in Book 15226 at Page 75 in the Office of the Recorder for Polk County, Iowa, being part of the 100 foot vacated railroad right-of-way through Lot 2 of the Official Plat of the SE ¼ of Section 34, Township 79 North, Range 23 West, lying North of Lot 1 in Haws Estates Plat 2, an Official Plat, now included in and forming a part of the City of Pleasant Hill, Polk County, Iowa, and being more particularly described as follows:

Beginning at the Northwest corner of said Lot 1 in Haws Estates Plat 2, a point on the West line of said Parcel "K"; thence North 00°15'05" East, 111.24 feet along the West line of said Parcel "K" to the Northwest corner of said Parcel "K"; thence North 64°14'38" East, 696.30 feet along the North line of said Parcel "K" to the Northeast corner of said Parcel "K"; thence South 00°00'26" West, 110.89 feet along the East line of said Parcel "K" to the North line of said Lot 1 in Haws Estates Plat 2; thence South 64°14'07" West, 696.88 feet along the North line of said Lot 1 in Haws Estates Plat 2 to the point of beginning.

Containing 1.60 acres, more or less.

Comments from citizens will be heard at the hearing. Written comments must be filed at the City Clerk's Office no later than 4:00 p.m. on Tuesday June 28, 2016.

Dena Spooner  
City Clerk/Finance Director  
City of Pleasant Hill



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

**DATE:** JUNE 14, 2016  
**TO:** MAYOR AND CITY COUNCIL  
**FROM:** MADELINE STURMS, AICP, CPM  
SENIOR PLANNER  
**SUBJECT:** PRELIMINARY/FINAL PLAT - HILLVIEW

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**BACKGROUND:**

The City has received a proposed final plat for a property located at 9179 SE 6<sup>th</sup> Avenue in unincorporated Polk County. The property is owned by Glenn & Donna Thomas and Russell Thomas and proposed for development of single family rural residential lots. Pleasant Hill has received the plat for review consideration because it is within two miles of the City's corporate boundary. The owner is proposing the property be subdivided into three buildable lots and two street lots.

The plat shows a no new water utility or sanitary sewer extension. Individual lots will be served by a septic system. There are no new roadway improvements planned. Staff has reviewed the document and finds it to be in conformance with the requirements of a preliminary and final plat.

The preliminary and final plats have been approved by the Planning and Zoning Commission and the preliminary plat and final plat have already been approved by Polk County.

**ALTERNATIVES:**

Not approve the Final Plat. However, this would delay or terminate the project.

**FINANCIAL CONSIDERATIONS:**

N/A

**RECOMMENDATION:**

Consider approval of the attached resolution approving the Preliminary/Final Plat for Hillview.

**RESOLUTION # 061416-05**

**A RESOLUTION APPROVING PRELIMINARY AND FINAL PLATS FOR HILLVIEW**

WHEREAS, the Planning and Zoning Commission and the Pleasant Hill City Council have reviewed the Preliminary / Final Plat for Hillview; and

WHEREAS, the Plat is located in unincorporated Polk County and within the City's extraterritorial review jurisdiction; and

WHEREAS, the property is proposed to be subdivided into three buildable lots and two street lots; and

THEREFORE, BE IT RESOLVED, that the City Council of Pleasant Hill, Iowa, in Polk County, Iowa, does hereby approve the Preliminary / Final Plat for Hillview.

**ADOPTED this 14<sup>th</sup> day of June 2016.**

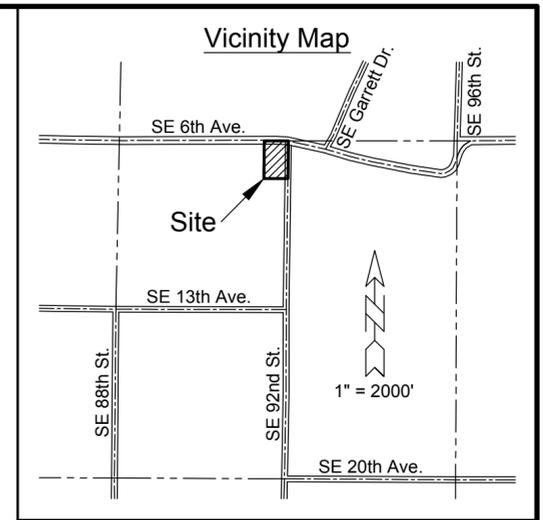
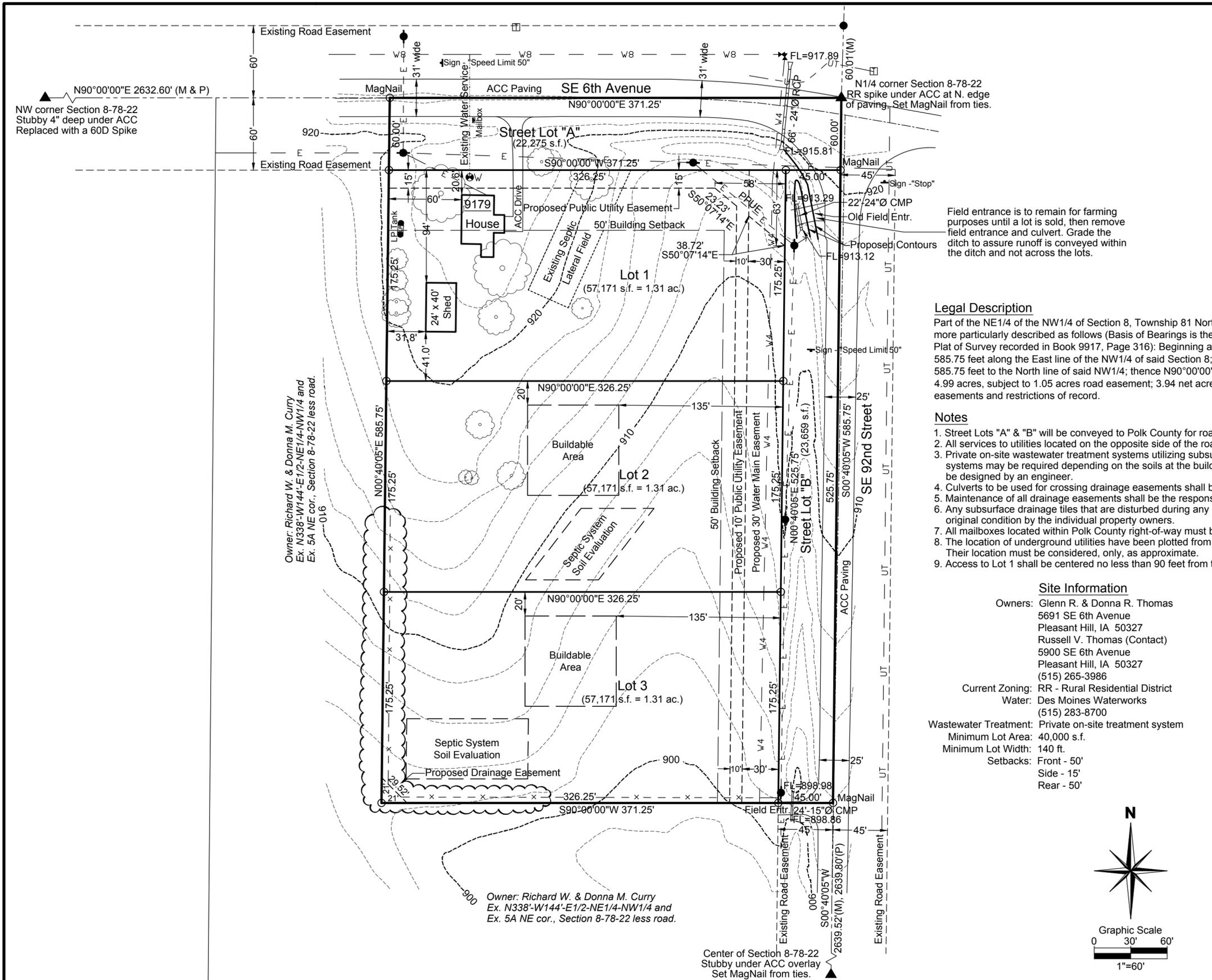
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Sara Kurovski, Mayor

ATTEST:

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Dena Spooner, City Clerk/Finance Director



**Legal Description**

Part of the NE1/4 of the NW1/4 of Section 8, Township 81 North, Range 22 West of the 5th P.M., Polk County, Iowa, and more particularly described as follows (Basis of Bearings is the North line of the NW1/4 of said Section 8 as shown on the Plat of Survey recorded in Book 9917, Page 316): Beginning at the N1/4 corner of said Section 8; thence S00°40'05"W, 585.75 feet along the East line of the NW1/4 of said Section 8; thence S90°00'00"W, 371.25 feet; thence N00°40'05"E, 585.75 feet to the North line of said NW1/4; thence N90°00'00"E, 371.25 feet to the Point of Beginning and containing 4.99 acres, subject to 1.05 acres road easement; 3.94 net acres remaining. Subject to and together with any and all easements and restrictions of record.

**Notes**

1. Street Lots "A" & "B" will be conveyed to Polk County for roadway purposes.
2. All services to utilities located on the opposite side of the roadway shall be bored at the lot owner's expense.
3. Private on-site wastewater treatment systems utilizing subsurface soil absorption shall be used when possible. Alternative systems may be required depending on the soils at the building site location. Individual wastewater treatment systems shall be designed by an engineer.
4. Culverts to be used for crossing drainage easements shall be designed by a Licensed Professional Engineer.
5. Maintenance of all drainage easements shall be the responsibility of the individual lot owners.
6. Any subsurface drainage tiles that are disturbed during any construction operations must be restored or rerouted to their original condition by the individual property owners.
7. All mailboxes located within Polk County right-of-way must be of a breakaway design.
8. The location of underground utilities have been plotted from available site plans, records, and ground surface indications. Their location must be considered, only, as approximate.
9. Access to Lot 1 shall be centered no less than 90 feet from the NE corner of the lot (150' from centerline of road intersection).

**Site Information**

Owners: Glenn R. & Donna R. Thomas  
 5691 SE 6th Avenue  
 Pleasant Hill, IA 50327  
 Russell V. Thomas (Contact)  
 5900 SE 6th Avenue  
 Pleasant Hill, IA 50327  
 (515) 265-3986  
 Current Zoning: RR - Rural Residential District  
 Water: Des Moines Waterworks  
 (515) 283-8700  
 Wastewater Treatment: Private on-site treatment system  
 Minimum Lot Area: 40,000 s.f.  
 Minimum Lot Width: 140 ft.  
 Setbacks: Front - 50'  
 Side - 15'  
 Rear - 50'

**Legend**

- ACC Asphalt Cement Concrete
- PPUE Proposed Public Utility Easement
- CMP Corrugated Metal Pipe
- FL Flow Line
- RCP Reinforced Concrete Pipe
- Street Sign
- Power Pole Guy Anchor
- Power Pole
- Overhead Electric
- Underground Natural Gas Line
- Underground Fiber Optic
- Telephone Box
- Water Meter Pit
- Water Main Valve
- 4"Ø Water Main
- 8"Ø Water Main
- Centerline
- Storm Sewer Culvert
- Wire Farm Fence
- Tree Line
- Deciduous Tree
- Found 1/2"Ø Iron rebar with YPC #12846, unless noted
- Found Monument at Gov't. Cor. Set 1/2"Ø Iron rebar with YPC#12846, unless noted.

I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly Licensed Professional Land Surveyor under the laws of the State of Iowa.  
 Signed: Brian R. Campbell, P.E., P.L.S.  
 Date: \_\_\_\_\_ Lic. No. \_\_\_\_\_  
 \*My license renewal date is December 31, 2017.

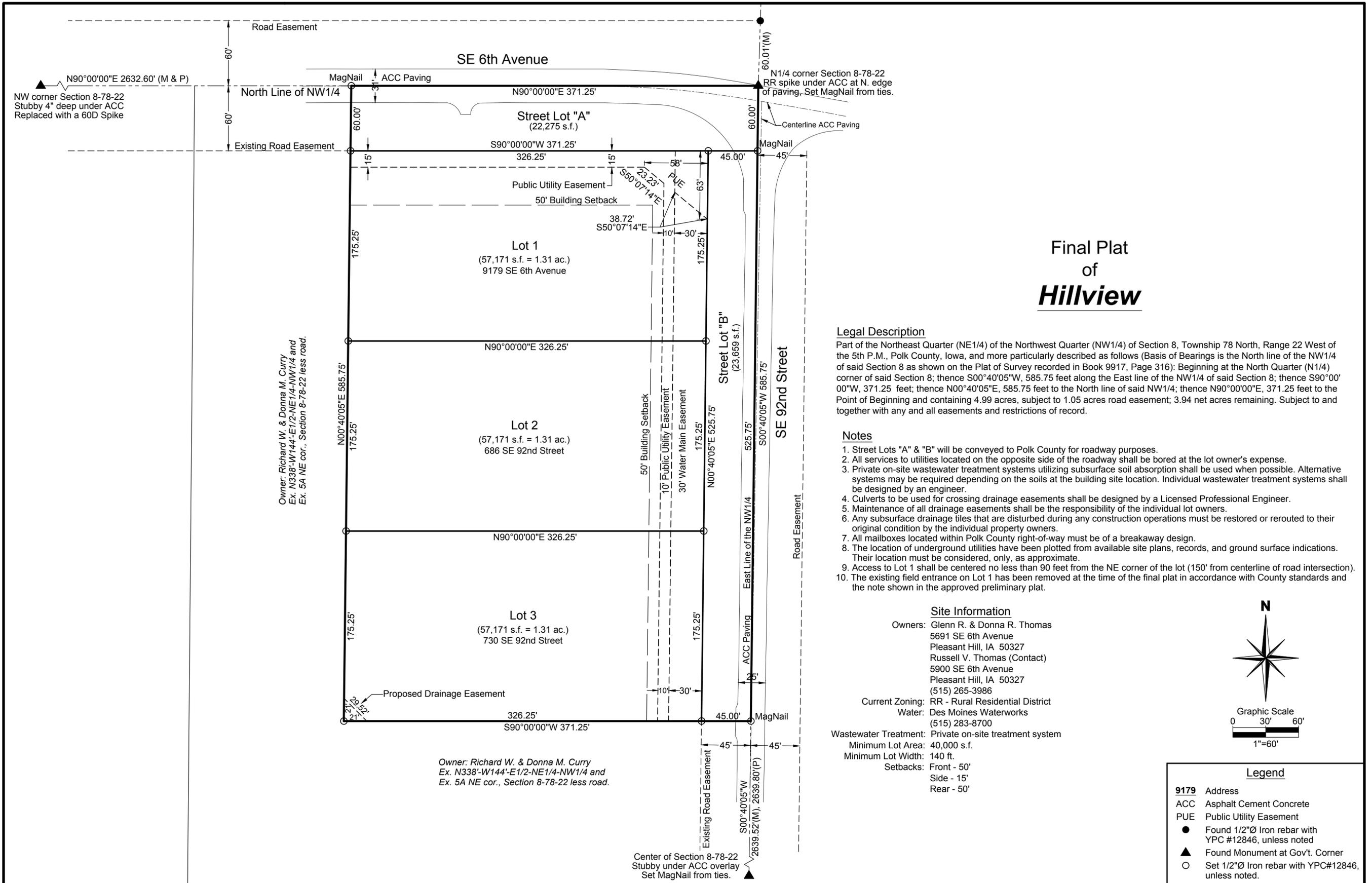


**Campbell Engineering & Surveying**  
 301 NE Trilein Drive, Suite 1  
 Ankeny, Iowa 50021  
 Phone: (515) 963-4385  
 Fax: (515) 963-4386

FIELD WORK:	12/15/2015
DRAWN BY:	CGC 1/8/2016
CHECKED BY:	BRC 1/29/2016
REVISED BY:	BRC 3/23/2016
REVISED BY:	
REVISED BY:	

**Preliminary Plat - Hillview**  
 Requested By: Russell V. Thomas (515) 265-3986  
 Titleholders: Glenn R. & Donna R. Thomas & Russell V. Thomas  
 5 Acres in the of NE Corner of the NE1/4-NW1/4, Section 8-78-22  
 9179 SE 6th Avenue  
 Runnells, Iowa 50237

PROJECT #:	RVT1601
FILE #:	PM1601
SCALE	SHEET
VERT.:	1
HORIZ.: 1"=60'	Of 1



# Final Plat of *Hillview*

### Legal Description

Part of the Northeast Quarter (NE1/4) of the Northwest Quarter (NW1/4) of Section 8, Township 78 North, Range 22 West of the 5th P.M., Polk County, Iowa, and more particularly described as follows (Basis of Bearings is the North line of the NW1/4 of said Section 8 as shown on the Plat of Survey recorded in Book 9917, Page 316): Beginning at the North Quarter (N1/4) corner of said Section 8; thence S00°40'05"W, 585.75 feet along the East line of the NW1/4 of said Section 8; thence S90°00'00"W, 371.25 feet; thence N00°40'05"E, 585.75 feet to the North line of said NW1/4; thence N90°00'00"E, 371.25 feet to the Point of Beginning and containing 4.99 acres, subject to 1.05 acres road easement; 3.94 net acres remaining. Subject to and together with any and all easements and restrictions of record.

### Notes

- Street Lots "A" & "B" will be conveyed to Polk County for roadway purposes.
- All services to utilities located on the opposite side of the roadway shall be bored at the lot owner's expense.
- Private on-site wastewater treatment systems utilizing subsurface soil absorption shall be used when possible. Alternative systems may be required depending on the soils at the building site location. Individual wastewater treatment systems shall be designed by an engineer.
- Culverts to be used for crossing drainage easements shall be designed by a Licensed Professional Engineer.
- Maintenance of all drainage easements shall be the responsibility of the individual lot owners.
- Any subsurface drainage tiles that are disturbed during any construction operations must be restored or rerouted to their original condition by the individual property owners.
- All mailboxes located within Polk County right-of-way must be of a breakaway design.
- The location of underground utilities have been plotted from available site plans, records, and ground surface indications. Their location must be considered, only, as approximate.
- Access to Lot 1 shall be centered no less than 90 feet from the NE corner of the lot (150' from centerline of road intersection).
- The existing field entrance on Lot 1 has been removed at the time of the final plat in accordance with County standards and the note shown in the approved preliminary plat.

### Site Information

Owners: Glenn R. & Donna R. Thomas  
 5691 SE 6th Avenue  
 Pleasant Hill, IA 50327  
 Russell V. Thomas (Contact)  
 5900 SE 6th Avenue  
 Pleasant Hill, IA 50327  
 (515) 265-3986

Current Zoning: RR - Rural Residential District  
 Water: Des Moines Waterworks  
 (515) 283-8700

Wastewater Treatment: Private on-site treatment system  
 Minimum Lot Area: 40,000 s.f.  
 Minimum Lot Width: 140 ft.  
 Setbacks: Front - 50'  
 Side - 15'  
 Rear - 50'



### Legend

- 9179** Address
- ACC Asphalt Cement Concrete
- PUE Public Utility Easement
- Found 1/2"Ø Iron rebar with YPC #12846, unless noted
- ▲ Found Monument at Gov't. Corner
- Set 1/2"Ø Iron rebar with YPC#12846, unless noted.

I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly Licensed Professional Land Surveyor under the laws of the State of Iowa.

Signed: \_\_\_\_\_  
 Brian R. Campbell, P.E., P.L.S.

Date: \_\_\_\_\_ Lic. No. \_\_\_\_\_  
 \*My license renewal date is December 31, 2017.



**CES** Campbell Engineering & Surveying  
 301 NE Trilein Drive, Suite 1  
 Ankeny, Iowa 50021  
 Phone.: (515) 963-4385  
 Fax.....: (515) 963-4386

FIELD WORK:		
DRAWN BY:	BRC	5/2/2016
CHECKED BY:	BRC	5/9/2016
REVISED BY:		
REVISED BY:		
REVISED BY:		

**Final Plat of Hillview**

Requested By: Russell V. Thomas (515) 265-3986  
 Titleholders....: Glenn R. & Donna R. Thomas & Russell V. Thomas

5 Acres in the of NE Corner of the NE1/4-NW1/4, Section 8-78-22  
 9179 SE 6th Avenue  
 Runnells, Iowa 50237

PROJECT #: RVT1601	
FILE #:	FP1601
SCALE	SHEET
VERT.:	1
HORIZ.: 1"=60'	Of 1



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

**DATE:** June 14, 2016  
**TO:** Mayor and City Council  
**FROM:** Donald Sandor, City Manager  
**SUBJECT:** Resolution to approve Salaries FY 17

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**BACKGROUND:**

Prior to the beginning of each fiscal year the City Council needs to approve a salary resolution for non union employees to authorize the City Clerk's office to pay salaries based upon the amounts in the resolution. The union employees' salaries are not part of the resolution since their salaries have been approved at the time the union contracts are approved by Council.

The amounts shown on the enclosed spreadsheet for non-union employees and the Fire Department's pay matrix provide a 3% increase to be consistent with the increase approved for the public works union employees. The exception is that the Sergeants in the Police Department will receive a 4% increase the same as the police officers covered by the police union contract to maintain the separation in pay between the officers and the Sergeants. All staff will pay 10% of the health insurance premiums in FY17 as opposed to the previous 5%.

Note that there are two resolutions. The City Clerk's office is a separate resolution at the request of Council Member Konrad due to the family connection with one of the staff in the City Clerk's office. These resolutions cover the salaries for full time and part-time employees.

**ALTERNATIVES:**

N/A

**FINANCIAL CONSIDERATIONS:**

3% increase for nonunion employees effective July 1, 2016, 4% for Police Sergeants.

**RECOMMENDATION:**

Approve Salary Resolution for Non Union Staff and Fire Department Staff FY 17  
Approve Salary Resolution for City Clerk's Office Staff for FY 17

**RESOLUTION #061416-06**

**A RESOLUTION APPROVING THE FISCAL YEAR 2016-2017 SALARIES**

**WHEREAS**, the attached spreadsheet lists the Fiscal Year 2016-2017 salaries for non-union employees;

**WHEREAS**, the attached salary matrix lists the Fiscal Year 2016-2017 salaries for the Pleasant Hill Fire Department;

**THEREFORE, BE IT RESOLVED**, the Pleasant Hill City Council authorizes the attached salary matrix for the Pleasant Hill Fire Department personnel, and authorizes the attached listing of Non- Union Staff and their salaries, excluding the City Clerk office staff, for the fiscal year 2016-2017, dated July 1, 2016 through June 30, 2017, to be approved.

ADOPTED June 14, 2016

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Sara Kurovski, Mayor

ATTEST:

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Dena Spooner, City Clerk/Finance Director

**RESOLUTION #061416-07**

**A RESOLUTION APPROVING THE FISCAL YEAR 2016-2017 SALARIES**

**WHEREAS**, the attached spreadsheet listing the 2016-2017 fiscal year salaries.

**THEREFORE, BE IT RESOLVED**, the Pleasant Hill City Council authorizes the attached listing of the City Clerk's Office Staff and their salaries for the fiscal year 2016-2017, dated July 1, 2016 through June 30, 2017, to be approved.

ADOPTED June 14, 2016

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Sara Kurovski, Mayor

ATTEST:

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Dena Spooner, City Clerk/Finance Director

2016 - 2017 SALARIES/WAGES FOR NON-UNION EMPLOYEES				
EMPLOYEE	BASE SALARY	HOURLY WAGE	LONGEVITY	TOTAL INCLUDING LNGVTY AMT
<b>CITY MANAGEMENT TEAM</b>				
<b>CITY MANAGER</b>				
Sandor, Don - City Manager	\$ 122,144			
<b>DEPARTMENT DIRECTORS</b>				
Champ, Ben - Assistant City Manager	\$ 100,805			
Lerdal, John - Library Director	\$ 86,994			
Patterson, Gary - Public Works Director	\$ 86,994			
Pizzano, Alfonso - Police Chief	\$ 92,700			
Spooner, Dena - City Clerk/Finance Director	\$ 86,994			
Solberg, Thomas - Fire Chief	\$ 86,994			
<b>COMMUNITY DEVELOPMENT DEPARTMENT</b>				
Mattix, Ruth - Building Clerk		\$ 21.91	\$ 0.50	\$ 22.41
Pardekooper, Michael - Bldg Official	\$ 77,250			
Sturms, Madeline - Senior Planner	\$ 66,950			
Wilwerding, Janet - Devel. & Comm. Specialist	\$ 66,950			
Ellis Heath - P/R Division Supervisor	\$ 64,853			
Courcier, Rick - Recreation Manager	\$ 61,800			
<b>LIBRARY</b>				
Bellis, Amanda (PT)		\$ 13.91	\$ -	\$ 13.91
Best-Peterson, Marjorie (PT)		\$ 13.91	\$ -	\$ 13.91
Dyer, Katherine - Shelver (PT)		\$ 9.24	\$ -	\$ 9.24
Foster, Jamie - Tech (PT)		\$ 15.91	\$ -	\$ 15.91
McMillen, Susan - Staff Librarian		\$ 30.96	\$ 0.50	\$ 31.46
Rivas, Gale - Staff Librarian		\$ 29.62	\$ 0.15	\$ 29.77
Schwartz, Lauren (PT)		\$ 13.91	\$ -	\$ 13.91
Smith, Krista - Program Spec (PT)		\$ 17.73	\$ -	\$ 17.73
Van Drew, Jeffery - Senior Tech (PT)		\$ 23.35	\$ -	\$ 23.35

EMPLOYEE	BASE SALARY	HOURLY WAGE	LONGEVITY	TOTAL INCLUDING LNGVTY AMT
<b>POLICE</b>				
Kramer, Amy - Police Captain	\$ 79,971			
Brown, Paul - Police Sergeant		\$ 32.41	\$ 0.15	\$ 32.56
Covey, Matt - Police Sergeant		\$ 32.41	\$ 0.15	\$ 32.56
Killam, Brandon - Police Sergeant		\$ 32.41	\$ 0.15	\$ 32.56
Blomquist, Nancy - Records Mgmt Clerk		\$ 21.55	\$ 0.15	\$ 21.70
Clingan, Christopher - Police Officer (PT)		\$ 26.78	\$ -	\$ 26.78
<b>PUBLIC WORKS DEPARTMENT</b>				
Paul, Russ - Assistant PW Director	\$ 75,190			
Parsons, Crystal - Admin Assistant (PT)		\$ 15.46	\$ -	\$ 15.46
<b>CITY CLERK'S OFFICE</b>				
Franks, Sandi - Accounting Technician (PT)		\$ 17.51	\$ -	\$ 17.51
Johns, Steve - Deputy Clerk	\$ 66,950			
Konrad, Cindy - Office Clerk (PT)		\$ 19.28	\$ -	\$ 19.28
Sievert, Marisue - Secretary		\$ 18.89	\$ 0.15	\$ 19.04

**PLEASANT HILL FIRE DEPARTMENT PAY MATRIX**

Effective July 1, 2016

07/01/16

**1 ENTRY LEVEL SALARY** \$8.70 per hour

**2 EMT PAY**

- 2a. Entry Level \$4.35 per hour
- 2b. EMT \$4.88 per hour
- 2c. Medical instructor \$5.99 per hour
- 2d. EMT - Advanced \$8.17 per hour
- 2e. EMT - Paramedic \$9.81 per hour

**3 FIRE PAY**

- 3a. Entry level \$4.35 per hour
- 3b. Firefighter I \$4.88 per hour
- 3c. Firefighter II \$5.99 per hour
- 3d. Engineer, Instructor \$7.11 per hour
- Inspector, Investigator
- 3e. Fire Officer \$8.17 per hour

**4 LONGEVITY PAY**

- 4a. After 5 years \$0.05 per hour
- 4b. After 10 years \$0.15 per hour
- 4c. After 15 years \$0.30 per hour
- 4d. After 20 years \$0.50 per hour

**5 OFFICER PAY**

- 5a. Deputy Chief \$3,607.06 annual
- 5b. Assistant Chief \$2,705.30 annual
- 5c. Captains \$1,803.53 annual
- 5d. Lieutenants \$901.77 annual

**6 OTHER PAY**

- 6a. Run report writing \$10.87 per report
- 6b. Training time \$10.87 per hour
- 6c. Respond, not on run (standby) One hour of compensation at the employee's current hourly rate
- 6d. Paramedic on call pay One hour of compensation at the employee's current hourly rate per shift\*
- 6e. Duty officer One hour of compensation at the employee's current hourly rate per shift\*

\* Employee shall also be compensated for responding to calls for service during their shift

\* No employee shall be compensated for duty officer and on-call paramedic pay during the same shift



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

**DATE:** JUNE 14, 2016  
**TO:** MAYOR AND CITY COUNCIL  
**FROM:** DONALD SANDOR, CITY MANAGER  
**SUBJECT:** RETIREMENT AGREEMENT WITH RUTH MATTIX

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**BACKGROUND:**

Often employees desire to retire but are unable to due to health insurance until age 65 when Medicare becomes effective. Due to this concern, the City began a program for employees that are least 63 years of age and has worked for the City for a minimum of 15 years, to provide health insurance until the employee is eligible for Medicare. The City first did an agreement with Tom Wilson in 2007, and has done three additional agreements since 2013.

Ruth Mattix has expressed her desire to retire effective July 31, 2016. She has worked for the City since 1996 and is already 63 years of age. The proposed agreement with Ruth Mattix is modeled after the prior agreements and provides for single health insurance coverage only through January 31, 2018, at which time Ruth will become 65. The agreements do not include the dental or vision coverage although the employee can continue that coverage through COBRA at their own expense. Ruth will be responsible for the employee share of the premium (10%) also. I have a copy of the agreement signed by Ruth for the Mayor to sign if approved by Council.

This agreement is consistent with previous agreements the City has approved for long term retiring employees.

**ALTERNATIVES:**

Not approve the agreement but that may delay her retirement.

**FINANCIAL CONSIDERATIONS:**

As part of the agreement the City will pay out any unused vacation, comp time and ½ of any sick leave in excess of 30 days per the City's personnel manual. These costs would be incurred at some time regardless of when her retirement would occur. The City's cost for 18 months of single coverage health insurance will be \$6,300.

**RECOMMENDATION:**

Approve resolution.

**RESOLUTION # 061416-08**

**A RESOLUTION APPROVING THE SETTLEMENT AGREEMENT  
AND RELEASE**

WHEREAS, the Pleasant Hill City Council approves the settlement agreement and release concerning Ruth Mattix;

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Pleasant Hill, Iowa that Mayor is authorized to sign and execute the settlement agreement and release.

ADOPTED this 14th day of June 2016

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Sara Kurovski, Mayor

ATTEST:

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Dena Spooner, City Clerk/Finance Director

## SETTLEMENT AGREEMENT AND RELEASE FOR RUTH MATTIX

The City of Pleasant Hill, Iowa (hereinafter "Employer") and Ruth Mattix, (hereinafter "Employee"), on behalf of herself, her heirs, executors, successors and assigns, hereby enter into this Settlement Agreement and Release:

**WHEREAS**, Employee has been employed by the Employer for more than 15 years; and

**WHEREAS**, Employee desires to retire and has submitted her resignation effective July 31, 2016, terminating her employment relationship with Employer; and

**Whereas**, Employee has reached the age of 63 years at the time of retirement; and

**WHEREAS**, all parties desire to agree to an amicable settlement and release pursuant to the terms and conditions stated in this Agreement.

**NOW, THEREFORE**, Employer and Employee agree as follows:

1. **General Release**-In consideration of the covenants, promises and conditions herein contained and the amounts to be paid hereunder, receipt of which is hereby acknowledged, Employee releases and discharges Employer and its elected officials, employees, agents, officers, directors, and assigns from any and all claims, causes of action, damages, liabilities, expenses, fees and costs which Employee had, has, or may have for any losses, injuries, or damages, whether anticipated or unanticipated, known or unknown, resulting from, arising out of, or connected directly or indirectly to Employee's employment with Employer, including but not limited to, wrongful discharge in violation of public policy, violation of any discrimination laws or any other employment-related claims, with the sole exception of claims for retirement benefits.
2. **Basic Benefits**- As a result of Employee's retirement with the City of Pleasant Hill:
  - a.** Ruth Mattix shall receive her paid leave time, i.e. earned unused vacation pay, unused comp time and one-half of sick days over 30 days per the City's personnel manual approved July 2015.
  - b.** The City of Pleasant Hill will pay for Ruth Mattix' health insurance for medical coverage only (i.e., excluding dental coverage, vision coverage and life insurance) through January 31, 2018, or until Employee is eligible for Medicare coverage, whichever comes first, equal to the amount paid by the City for current fulltime employees that have single coverage (i.e. Mattix will be responsible for 10% of the premium cost).
  - c.** Employee shall no longer be considered an employee of the City of Pleasant Hill, Iowa on or after August 1, 2016.
3. **Release of Rights**- Ruth Mattix agrees to the following as a material inducement to the City of Pleasant Hill to enter into the enclosed agreement:
  - a.** On Ruth Mattix' behalf and on behalf of her agents, heirs, executors, and assigns, Ruth Mattix irrevocably and unconditionally releases and forever discharges the City of Pleasant Hill and all of its past or present officers, elected officials, directors, employees, agents, and assigns, whether acting individually or in their official capacity (collectively the City of Pleasant Hill) from the following:
    1. Any and all actions, causes of actions, suits, debts, charges, complaints, claims, liabilities, obligations, promises, agreement, controversies, damages, and expenses, including attorney's fees and costs, of any nature whatsoever, in law or equity, which Ruth Mattix had or may have in the future against the City of Pleasant Hill arising from or related to any activity or action of the City of Pleasant Hill during Ruth Mattix's employment with the City of Pleasant Hill.
    2. Any claims, demands, or causes of actions relating to or arising out of Ruth Mattix recruitment, hiring, employment, or resignation from employment with the City of Pleasant Hill, including any claims arising from any alleged violation by the City of Pleasant Hill of any Federal or State constitution, statute, ordinance, or common law, including without limitation, any claims, demands, or causes of action arising under:

- a. Title VII of the Civil Rights Act of 1964, as amended;
- b. The Federal Americans with Disabilities Act;
- c. The Federal Age Discrimination in Employment Act, as amended;
- d. The Consolidated Omnibus Budget Reconciliation Act (COBRA);
- e. Fair Labor Standards Act of 1938, as amended;
- f. The Iowa Civil Rights Act;
- g. The Iowa Wage Payment Collection Act;
- h. Federal or State common law
- i. Federal or State administrative regulations; and
- j. Any other local, state or Federal statutory provisions.

This release does not include a release of any claims Ruth Mattix may have to continue her health insurance under State of Federal law.

- 3. Ruth Mattix acknowledges and understands that this Agreement may be subject to the Older Worker Benefit Protection Act amendments to the Federal Age Discrimination in Employment Act. It is the mutual intent of both parties that this Agreement be construed so as to conform with that law to the extent applicable. Regardless of that applicability, Ruth Mattix represents, warrants, and covenants that:
  - a. She has been given at least twenty-one (21) calendar days from the date of delivery to her to consider the offer embodied by this Agreement prior to its execution, and is under no compulsion from the City of Pleasant Hill to execute this document within a lesser time period, and has taken such time as she feels appropriate to consider this document. Ruth Mattix certifies that she received this Agreement on June 3, 2016.
  - b. She has been advised by the City of Pleasant Hill to consult with her own lawyer prior to the execution of this Agreement and has availed herself of that right to the extent she deemed appropriate;
  - c. The retirement severance called for by this Agreement arises solely as a result of this Agreement, and that she is not now, or will not in the future be, otherwise entitled to the same pursuant to any prior contact, promise, or representation;
  - d. She understands that notwithstanding any provisions of this Agreement to the contrary, the release in this Agreement does not apply to any alleged violation of the Age Discrimination in Employment Act that may arise after the date of this Agreement has become final;
  - e. This Agreement is written in such a manner that she understands its provisions; and
  - f. She has been advised that, notwithstanding anything in the Agreement to the contrary, she has a period of seven (7) calendar days following the date of her initial signing of this Agreement to change her mind and revoke the Agreement. Ruth Mattix and the City of Pleasant Hill hereby agree and understand that the provisions of this Agreement shall become effective and final on the eighth (8<sup>th</sup>) calendar day after her initial signing, provided that she does not revoke prior to that time.

By signing this Agreement, you acknowledge that you have read and understand the Agreement, that you have entered into it knowingly and voluntarily, and that you have been advised that you should consult with an attorney prior to signing it. This Agreement also supersedes any prior agreement or undertaking between the parties with respect to the subject matter. If you decide not to sign this Agreement you will not receive the severance described in Section 2, Basis Benefits. In any event, the terms of this Agreement will be retracted if you do not execute the same by 5:00 pm on \_\_\_\_\_.

To accept the terms of this Agreement please sign and date both enclosed copies, return one of them to the City of Pleasant Hill and keep one copy for your files.

On behalf of the City of Pleasant Hill, Iowa:

\_\_\_\_\_ Date: \_\_\_\_\_

Mayor Sara Kurovski

Attested:

\_\_\_\_\_ Date: \_\_\_\_\_

City Clerk/Finance Director Dena Spooner

ACCEPTED, ACKNOWLEDGED AND AGREED TO:

By: \_\_\_\_\_ Date: \_\_\_\_\_

Ruth Mattix

Witness:

By: \_\_\_\_\_ Date: \_\_\_\_\_



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

**DATE:** JUNE 14, 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

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**BACKGROUND:**

The City Council approved a site plan for Central Plains Cement Company on April 26, to create a temporary cement terminal at the former mining operation on South Pleasant Hill Boulevard and owned by Oak Ridge Estates Partnership. Following additional feedback from the Army Corps of Engineers, the project engineer and the company have developed the attached revised site plan for the project. The temporary facility has been shifted within the site without changes to external access. 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 amended site plan has been scheduled for review by the Planning and Zoning Commission at a special meeting on June 13. Previous approval included conditions of 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 amended site plan with conditions.

**RESOLUTION #061416-09**

**A RESOLUTION APPROVING SITE PLAN FOR CENTRAL PLAINS CEMENT COMPANY**

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

WHEREAS, the amended 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 amended site plan for the project subject to all conditions contained within this resolution.

ADOPTED this 14<sup>th</sup> day of June, 2016.

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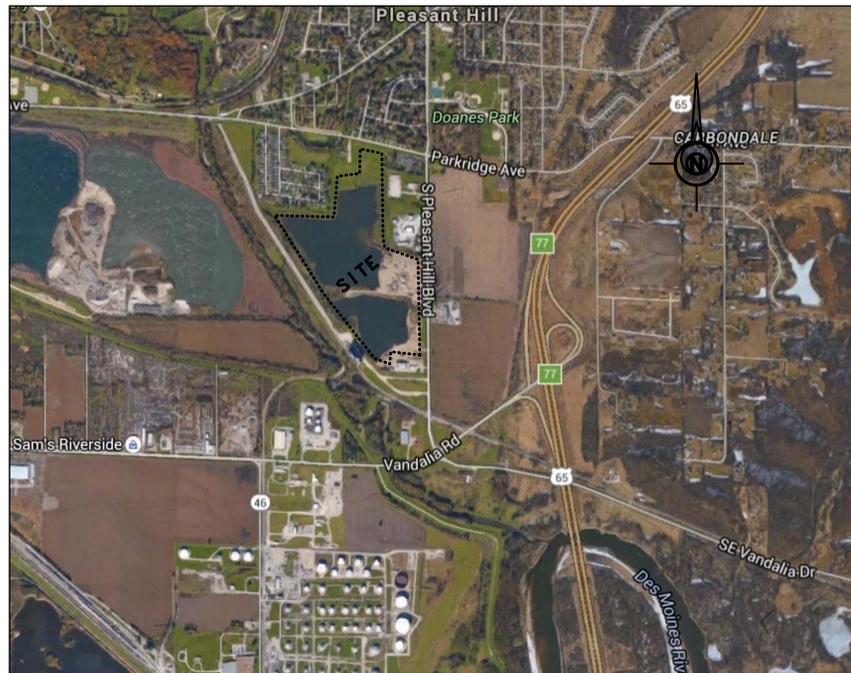
Sara Kurovski, Mayor

ATTEST:

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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

- +/-
- x—x—
- ⊗
- ⊙
- ⊙
- 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
- xxx— UTILITY LINE OR PIPE
- W WATER
- G GAS
- S SANITARY SEWER
- ST STORM SEWER
- UGE/T UNDERGROUND ELEC. / TEL.
- OHE/T OVERHEAD ELEC. / TEL.
- CATV 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.

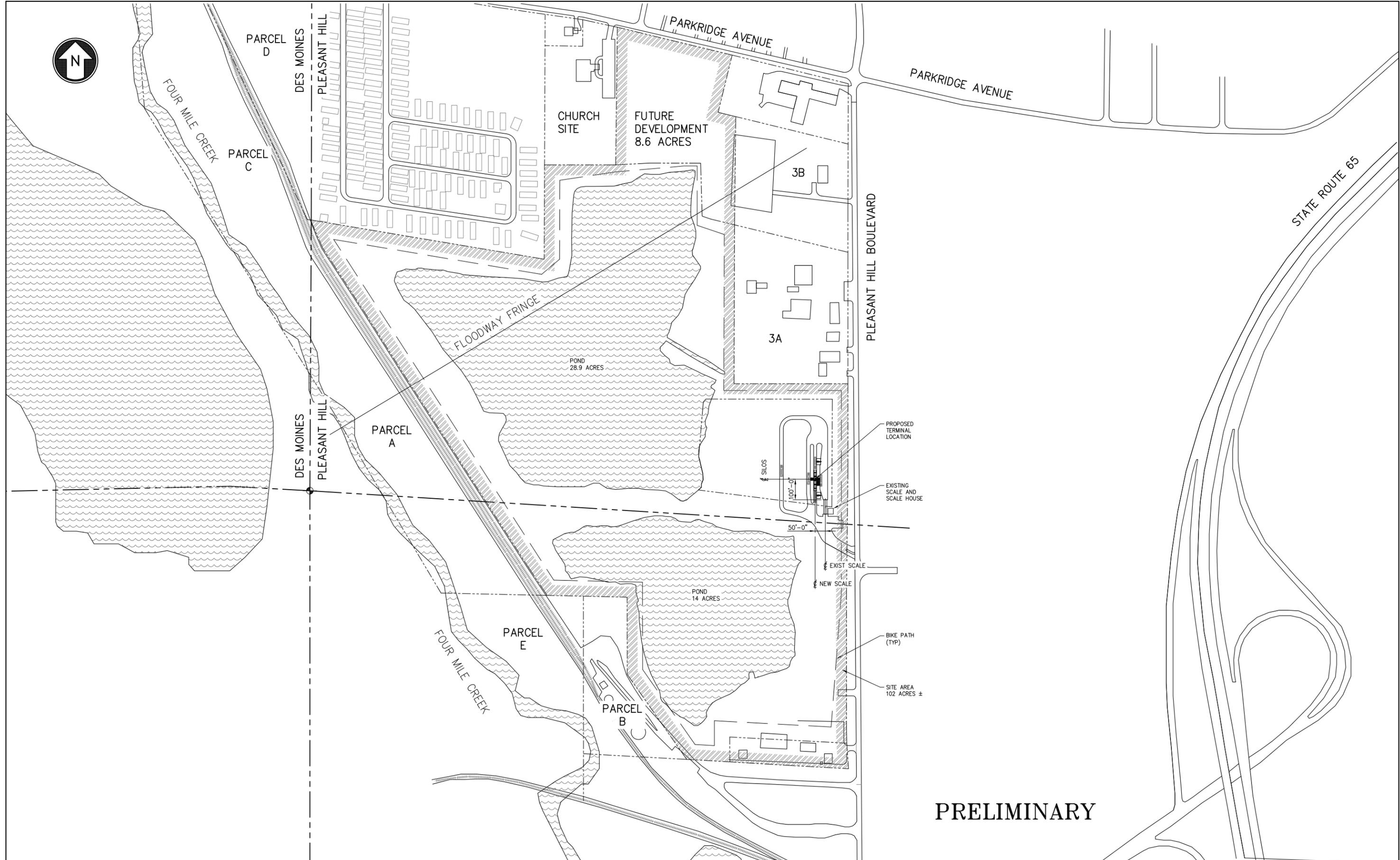
VOLDEMARS L. PELDS, P.E. IA. LIC. NO. 18842 DATE  
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2013  
ADDITIONAL PAGES OR SHEETS COVERED BY THIS SEAL (NONE UNLESS INDICATED HERE):

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

**A. LEO PELDS 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

DATE: 03-09-2016	DRAWN BY: V. Pelds	SCALE: NTS	PROJECT NO: 05-25-2016
			SHEET NO: 16-018

Cover



**PRELIMINARY**

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

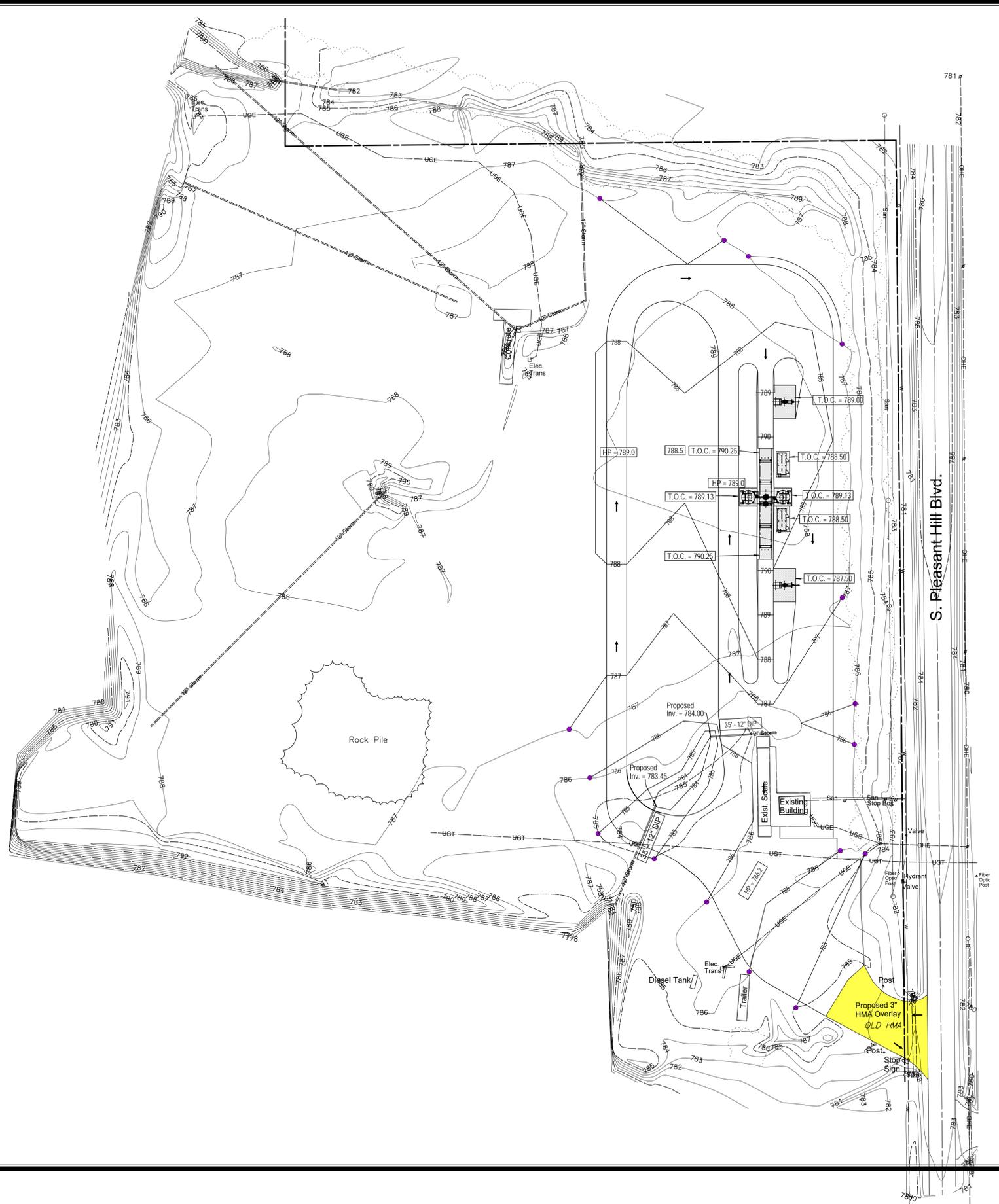
CUSTOMER CENTRAL PLAINS CEMENT CORP.  
 PLEASANT HILL, IOWA  
 52 TEMPORARY TERMINAL



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

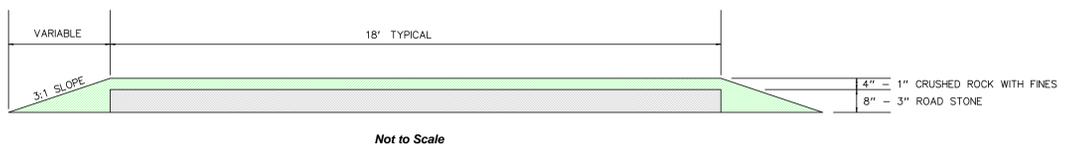


LEGEND:		HP	HIGH POINT	TOC	TOP OF CONCRETE
●	IRON ROD OR PIPE FOUND	+/-	MORE OR LESS	P.C.C.	PORTLAND CEMENT CONCRETE
○	CALCULATED CORNER	⊗	FENCE LINE	—xxx—	UTILITY LINE OR PIPE
○	SECT. COR. MONUMENT FOUND	⊕	FIRE HYDRANT	W	WATER
○	SECT. COR. MONUMENT CALC.	⊙	SANITARY SEWER MANHOLE	G	GAS
⊕	POWER POLE	⊙	STORM SEWER MANHOLE	S	SANITARY SEWER
⊕	LIGHT POLE	125.3	VALVE	ST	STORM SEWER
F.F.	FINISHED FLOOR	N.T.S.	SPOT ELEVATION (@ x)	UGE/T	UNDERGROUND ELEC. / TEL.
		H.M.A.	NOT TO SCALE	OHE/T	OVERHEAD ELEC. / TEL.
			HOT MIX ASPHALT	CATV	CABLE TELEVISION

EXISTING UTILITIES NOTE:  
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**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 BENCHMARKED.
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 PELDS 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

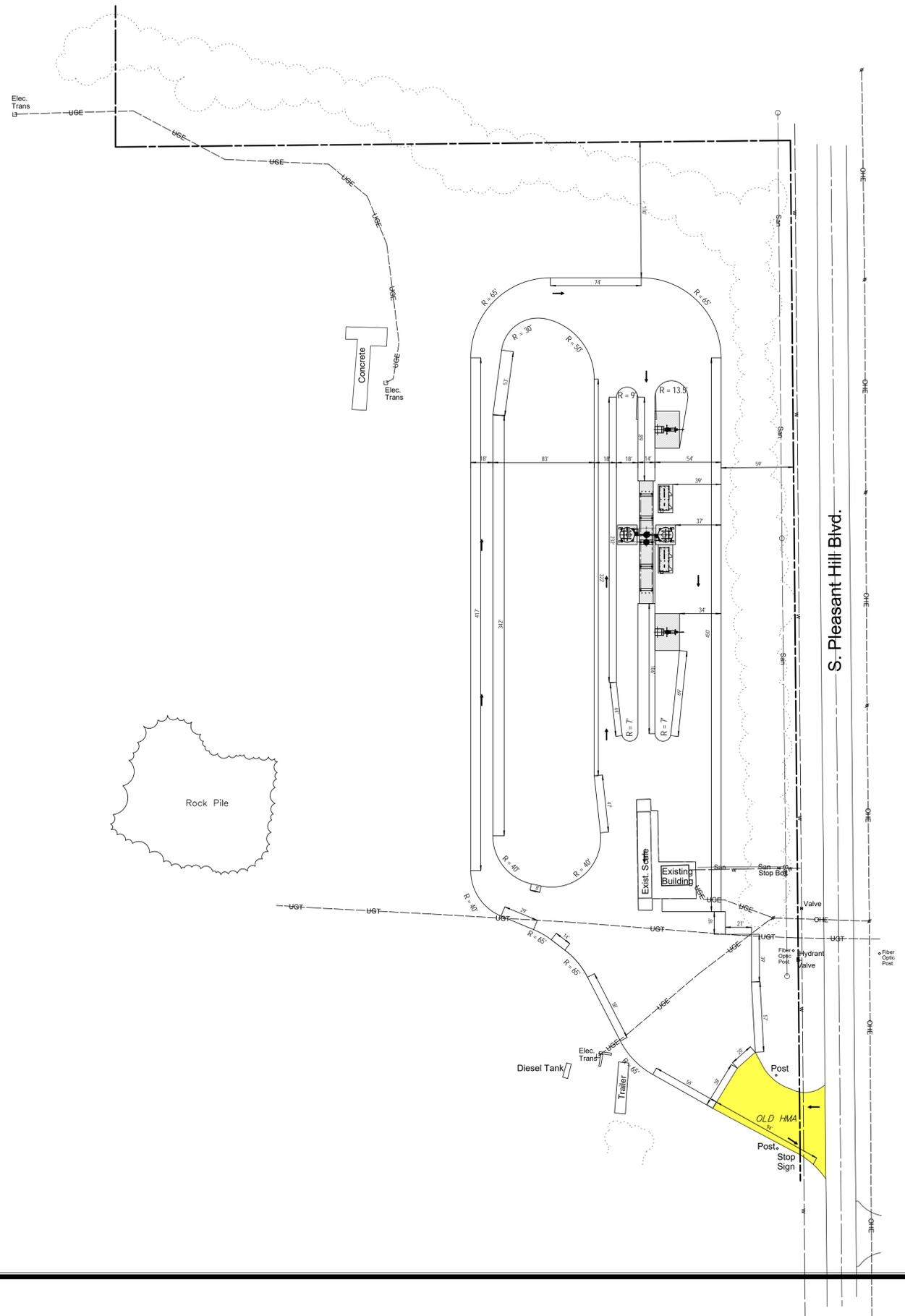
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**Central Plains Cement Company**  
 1450 S. Pleasant Hill Blvd.  
 Pleasant Hill, Iowa

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PROJECT: US Army Corps of Engineers Disk Elevation = 787.80	DATE: 03-09-2016	SCALE: 1" = 50'	DATE: 05-25-2016	16-018
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Sheet 3 - Grading & Storm Sewer



**LEGEND:**

STANDARD SYMBOLS:	HP	HIGH POINT	TOC	TOP OF CONCRETE
●	+/-	MORE OR LESS	P.C.C.	PORTLAND CEMENT CONCRETE
○	⊗	FENCE LINE	—xxx—	UTILITY LINE OR PIPE
○	⊕	FIRE HYDRANT	W	WATER
○	⊙	SANITARY SEWER MANHOLE	G	GAS
○	⊖	STORM SEWER MANHOLE	S	SANITARY SEWER
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**Central Plains Cement Company**  
 1450 S. Pleasant Hill Blvd.  
 Pleasant Hill, Iowa

US Army Corps of Engineers Disk Elevation = 787.80		DATE REVISION	
03-09-2016	V. Pelds	05-25-2016	16-018

Sheet 4 - Dimension



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

**DATE:** JUNE 14, 2016  
**TO:** MAYOR AND CITY COUNCIL  
**FROM:** CITY MANAGER, DONALD SANDOR  
**SUBJECT:** CLOSED SESSION FOR LAND PURCHASE

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**BACKGROUND:**

Staff is requesting a closed session to discuss a possible land purchase.

**ALTERNATIVES:**

**FINANCIAL CONSIDERATIONS:**

Not applicable at this time.

**RECOMMENDATION:**

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