



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

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 6-28-16
- b. Claims Listing - dated 07-12-16
- c. Public Works Department Report - dated June 2016
- d. Tax Abatement Report dated June 2016
- e. **Resolution #071216-01** – Approval of Lien Schedule
- f. Liquor License Renewal – Great Caterers, 1250 NE 56th Street
- g. Liquor License Renewal – Hy-Vee Gas, 4910 Maple Dr.
- h. Library Board Minutes dated 05-26-16
- i. **Resolution #071216-02** – Approval of Final Payment Application and Change Order No. 1 – Four Mile Creek Bank Stabilization Project
- j. **Resolution #071216-03** – Setting Public Hearing for Rezoning A-1 Agricultural to R-2 One and Two Family Dwelling – Love Estates LC
- k. **Resolution #071216-04** – Setting Public Hearing for Rezoning A-1 Agricultural to R-3A Apartments, Condominium – Love Estates LC

5. BUSINESS ITEMS

- a. **Resolution #071216-05** – Resolution Approving Retirement Policy
- b. **Resolution #071216-06** – Approval of Site Plan for Elder Corporation Office Addition
- c. **Resolution #071216-07** – Approval of Site Plan for Accurate Hydraulics Building Addition
- d. Second Reading of **Ordinance 805** – Ordinance to Establish Pleasant Hill Public Arts Commission
- e. Second Reading of **Ordinance 806** – Rezoning R-4 Planned Unit Development to I-2 Light Industrial-Portion of 1460 Sloans Way

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. **CLOSED SESSION:** Pursuant to Iowa Code Section 21.5.1 (i) To Evaluate the Professional Competency of an individual whose performance is being considered

9. ADJOURNMENT

**PLEASANT HILL CITY COUNCIL
REGULAR SESSION
JUNE 28, 2016
6:30 PM**

1. CALL TO ORDER/ROLL CALL

Mayor Kurovski called the Pleasant Hill City Council meeting to order on June 28, 2016 at 6:30 p.m. in the City Council Chambers. PRESENT: Jeff Mullen, Curt Gause, Barb Malone, Mark Konrad and Mayor Sara Kurovski. ABSENT: Dean Cooper.

2. APPROVAL OF AGENDA

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

PRESENTATION

Elks Lodge #98 presented Heath Ellis, Parks Supervisor, with a check in the amount of \$2,000 as a donation for the purchase of trees. Heath said the grant funds will allow residents to purchase trees at a reduced price to plant on their own property. The fire department will also receive a \$500 check on Thursday to enhance public safety and help the community.

3. PUBLIC HEARING

- a. Mayor Kurovski opened the Public Hearing for the **Rezoning R-4 Planned Unit Development to I-2 Light Industrial** at 6:36 p.m. Assistant City Manager Ben Champ explained this is a continuation of improvements by DeeZee on Sloans Way. Dee Zee is now proposing construction of the next building but is proposing to modify the site plan for a larger 36,000 square foot building and constructed of a different material instead of metal, at this point possibly concrete tilt-up structure. To complete this proposed building, the owner has requested that this 1.6 acre parcel of land be assigned zoning I-2. This request matches the adopted Future Land Use Plan of the City's Comprehensive Plan and the other zoning in the area. The updated future land use plan of the new Comprehensive Plan shows the entire Dee Zee site as Office/Light Manufacturing which correlates to the request for I-2 Light Industrial Zoning. The Planning and Zoning Commission has reviewed the request with a recommendation for approval. Hearing no comments from the public, the Mayor Kurovski closed the public hearing at 6:38 p.m.

1. **First Reading of Ordinance 806 - Rezoning R-4 Planned Unit Development to I-2 Light Industrial – Portion of 1460 Sloans Way**
Malone/Gause moved to approve the **First Reading of Ordinance 806 - Rezoning R-4 Planned Unit Development to I-2 Light Industrial – Portion of 1460 Sloans Way**. ROLL CALL: AYES: Mullen, Gause, Malone, Konrad. NAYS: None. Motion carried 4-0.

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

There was none.

5. CONSENT ITEMS

Mullen/Konrad moved to approve the **CONSENT ITEMS**: Council Minutes - dated 06-14-16; Claims Listing - dated 06-28-16; Revenue Report - dated May 2016; Expenditure Report - dated 05-31-16; Treasurers Report - dated 05-31-16; Fire Department Report - dated May 2016; **Resolution #062816-01** – Transfer of funds from Perpetual Care Trust fund to General fund (Cemetery account); **Resolution #062816-02** – Transfer of funds from TIF to Water, Sewer, and General Funds; **Resolution #062816-03** – Transfer of funds from CIP to Debt Service; **Resolution #062816-04** – Transfer of Funds – Emergency Fund to Equipment Replacement Fund; **Resolution #062816-05** – Transfer of Funds – Employee Benefits Fund to General Fund; **Resolution #062816-06** – Payment Application No. 2 – Youngstown Trail Phase 1 Project; **Resolution #062816-07** – Payment Application No. 7 – NE 75th Street Project; **Resolution #062816-08** – Payment Application No. 3 and Change Order No. 1 – Oakwood Drive HMA Overlay Project. ROLL CALL: AYES: Mullen, Gause, Malone, Konrad. NAYS: None. Motion carried 4-0.

6. BUSINESS ITEMS

- a. Approve Appointments to the Library Board, Cemetery Committee, and the Park and Recreation Commission
Konrad/Malone moved to approve Appointments to the Library Board, Cemetery Committee, and the Park and Recreation Commission – City Manager Don Sandor said several positions on the City's boards and commissions come due on July 1. Positions were advertised for 90 days to meet the requirement of the gender equity statute. Applicants were interviewed for the park and recreation commission openings and the library board opening. There

are two openings for the Cemetery Committee currently held by Norman Gustafson and Patsy Harvey. Patsy Harvey did not apply for reappointment while Norman Gustafson did reapply. Sue Denny also applied for the Committee. The recommendation is to reappoint Norman Gustafson and appoint Sue Denny to the Cemetery Committee. These appointments are for four years and will serve until June 30, 2020. There was one opening on the Library Board. Dan Herrin did not reapply and the only application received is from Christine Ross. She was interviewed by Dan Herrin and Councilmember Malone and the recommendation is to appoint Christine Ross to the Library Board. This appointment is for a four year term, expiring on June 30, 2020. There are two openings on the Park and Recreation Commission currently held by Dan Schmitz and David Dunfee, both of whom reapplied. Additionally, the City received applications from six other candidates. A committee comprised of Loren Lown, Mark Konrad, and Dean Cooper interviewed the seven candidates that came to the interviews. One candidate did not show up for the interview. The recommendation is to appoint Matthew Will and Matthew Keller to the Commission. These appointments are for three year terms, expiring on June 30, 2019. Councilmember Konrad stated that all of the Park and Recreation candidates were very qualified and he would like to see them apply for future openings. ROLL CALL: AYES: Mullen, Gause, Malone, Konrad. NAYS: None. Motion carried 4-0.

- b. Approve Sound Permit and Fireworks Permit for Family Fun Fest on 7-30-16
Malone/Gause moved to approve the Sound Permit and Fireworks Permit for Family Fun Fest on 7-30-16 – City Manager Don Sandor said the Pleasant Hill Chamber of Commerce is again sponsoring “Family Funfest” on July 30, 2016. The events will include a movie in Copper Creek Lake Park and fireworks. ROLL CALL: AYES: Mullen, Gause, Malone, Konrad. NAYS: None. Motion carried 4-0.
- c. Approve Sound Permit for Jazz in July on 7-28-16
Gause/Mullen moved to approve the Sound Permit for Jazz in July on 7-28-16 – City Manager Don Sandor said the Pleasant Hill Chamber of Commerce is again hosting Jazz in July in the evening of July 28th in Copper Creek Lake Park. In order to host this event, they need approval by the City Council for the sound permit. ROLL CALL: AYES: Mullen, Gause, Malone, Konrad. NAYS: None. Motion carried 4-0.
- d. **Resolution #062816-09** – Approval of Grant Award and Contract for Agricultural Urbanism Toolkit.
Mullen/Malone moved to approve **Resolution #062816-09 – Approval of Grant Award and Contract for Agricultural Urbanism Toolkit**. Assistant City Manager Ben Champ said this grant program was included in the 2016-17 budget year. The grant has been submitted and awarded. This resolution approves the contract which is a three year program. ROLL CALL: AYES: Mullen, Gause, Malone. NAYS: None. Motion carried 4-0.
- e. **Resolution #062816-10** – Approval of Grant Request to the State Recreational Trail Program
Malone/Gause moved to approve **Resolution #062816-10 – Approval of Grant Request to the State Recreational Trail Program**. Assistant City Manager Ben Champ said the first phase of the Youngstown Trail is under construction and will connect the trail to E. Oakwood Dr. The City applied for this grant before but was not awarded as it was a very competitive process. The State's recommendation to secure future grant funding was to complete a larger project, possibly connecting the trail system together. This project proposes such a plan for grant funding to State. This could possibly be funded at 75%, depending upon the availability of grant funds and the competitiveness of the other grants. ROLL CALL: AYES: Mullen, Gause, Malone, Konrad. NAYS: None. Motion carried 4-0.
- f. First Reading of **Ordinance 805** – Ordinance to Establish Pleasant Hill Public Arts Commission
Gause/Malone moved to approve the First Reading of **Ordinance 805** – Ordinance to Establish Pleasant Hill Public Arts Commission. City Manager Don Sandor said this item was discussed at last week's work session and would create a new advisory commission of seven members recommended by the Mayor and approved by the City Council. These would be four year terms and initial appointments would be staggered between two and four year terms. Their responsibilities would include variety of duties including attracting public art and performing art events to the city. ROLL CALL: AYES: Mullen, Gause, Malone, Konrad. NAYS: None. Motion carried 4-0.
- g. **Resolution #062816-11** – Approval of Job Description for Community Development Clerk
Konrad/Malone moved to approve **Resolution #062816-11 – Approval of Job Description for Community Development Clerk**. Assistant City Manager Ben Champ said this is an update to a pending retirement for the current position. The title of the position has been changed to reflect the fact that the position supports more than just a building function and the job description has been revised to better define some of the duties and technology currently used in this role. ROLL CALL: AYES: Mullen, Gause, Malone, Konrad. NAYS: None. Motion carried 4-0.

7. CLOSING COMMENTS

Councilmember Konrad commented on the success of the Pleasant Hill on Wheels program that occurred earlier in the day and said it was nice to see the employee involvement with the community.

City Manager Don Sandor said City Hall will be closed on Monday because of the Independence Day holiday and the Library would also be closed on Sunday as well as Monday. He also said there will not be a work session next week due to the holiday.

8. ADJOURNMENT

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

Sara Kurovski, Mayor

ATTEST:

Steven A. Johns, Deputy City Clerk

ACCOUNTS PAYABLE
OPEN ITEM REPORT
PUBLICATION

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

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

PAID ITEMS DATES : 6/29/2016 THRU 7/12/2016
PARTIALLY ITEMS DATES: 6/29/2016 THRU 7/12/2016
UNPAID ITEMS DATES :

VENDOR NAME	DESCRIPTION	GROSS AMOUNT
4G WELDING	MINOR EQUIPMENT	1,100.00
4IMPRINT	PREVENTION/PUBLIC SAFETY	224.70
AFLAC INSURANCE	INSURANCE	1,050.70
AIA CORPORATION	UNIFORMS	15.90
ALTOONA FIRE DEPARTMENT	PARAMEDIC ASSIST	250.00
BEN FREEBORN	SUNRISE PARK PAINTING-RESTROOM	1,530.00
BROWNELL'S, INC.	MISCELLANEOUS EQUIPMENT	113.19
CARPENTER UNIFORMS/PROMOT	UNIFORM/SAFETY EQUIPMENT	232.96
CARTER PRINTING	OPERATING SUPPLIES	212.48
CENTURY LINK	DSL DATA LINE - CITY HALL	68.99
CHIEF/LAW ENFORCEMENT SUPP	UNIFORM/SAFETY EQUIPMENT	65.49
CINTAS FIRST AID & SAFETY	OPERATING SUPPLIES	76.71
CLARKE MOSQUITO CONTROL	ANVIL 2+2 MOSQUITO SPRAY	7,023.44
COLLECTION SERVICES	GARNISHMENT WITHHOLDING	899.13
CONCENTRA MEDICAL	PRE-EMPLOYMENT PHYSICALS	355.00
CONFLUENCE	PLEASANT HILL PARK MASTER PLAN	1,906.70
CRYSTAL CLEAR WATER CO.	OPERATING SUPPLIES	21.00
D & K PRODUCTS	GLYPHOSATE	90.00
D.R.I.V.E.	D.R.I.V.E. DEDUCTION	10.00
DEMCO	BOOK PROCESSING SUPPLIES	267.79
DES MOINES AREA MPO	16-17 ASSESSMENT DUES	8,785.00
ED M FELD EQUIPMENT CORP	ANNUAL SCBA FLOW/FIT TESTING	3,503.00
ELDER CORP	YOUNGSTOWN TRAIL PH1-PAY AP #2	101,102.87
ELECTRONIC ENGINEERING	PAGER SERVICES	141.00
ESRI, INC.	ESRI ARCGIS MAINTENANCE	2,183.51
FAMILY SUPPORT PAYMENT CEN	GARNISHMENT	48.53
FORTERRA PIPE & PRECAST	ADJUSTING RINGS/MASTIC	326.00
FRASER TRANSPORTATION SVC	PARAMEDIC ASSIST	200.00
G & K SERVICES	FLOOR MATS	120.78
GALLS LLC	UNIFORMS/SAFETY EQUIPMENT	142.74
GLOCK PROFESSIONAL, INC.	EDUCATION/TRAINING	250.00
GRAINGER	SAFETY EQUIPMENT	717.30
GRIMES ASPHALT & PAVING CO	COLD MIX ASPHALT-POT HOLE	97.82
HAWKEYE/VAN GINKEL LAWN &	LANDSCAPE WEED CONTROL	740.00
HILLYARD/DES MOINES	JANITORIAL SUPPLIES	232.96
HOTSY CLEANING SYSTEMS,IN	HOTSY PRESSURE WASHER	13,844.90
ICMA-RC	DEFERRED COMPENSATION	2,354.89
INTERNAL REVENUE SERVICE	FED WITHHOLDING	35,103.57
INTL ASSOC CHIEFS OF POLIC	DUES/MEMBERSHIPS	150.00
IOWA COMMUNITIES ASSURANCE	ANNUAL LIABILITY INS PREMIUM	107,318.23
IOWA DEPT OF REVENUE & FI	STATE WITHHOLDING	5,805.00
IOWA DEPT OF TRANSPORTATI	WOOD SIGN POSTS	76.86
IOWA LEAGUE OF CITIES	ANNUAL DUES-2016-2017	3,546.00
IOWA STATE UNIVERSITY	AGRICULTURAL URBANISM TOOLKIT	5,000.00

ACCOUNTS PAYABLE
OPEN ITEM REPORT
PUBLICATION

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

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

PAID ITEMS DATES : 6/29/2016 THRU 7/12/2016
PARTIALLY ITEMS DATES: 6/29/2016 THRU 7/12/2016
UNPAID ITEMS DATES :

VENDOR NAME	DESCRIPTION	GROSS AMOUNT
IPERS-REGULAR	IPERS CONTRIBUTIONS	20,088.65
JASON EARL KLINKEFUS	WEED CONTROL-PARKS	4,270.78
KIRKHAM MICHAEL & ASSOCIAT	PH BLVD/VANDALIA INTERSECTION	38,191.02
KNESS SIGNS	STREAM BUFFER SIGNS	858.00
KOCH BROTHERS	PAPER FOR PLOTTER	42.42
LIBRARY JOURNAL	PERIODICALS	157.99
LOGIN/IACP NET	EDUCATION/TRAINING	525.00
MADELINE STURMS	EDUCATION ASSISTANCE-MPA	1,500.00
MCANINCH CORPORATION	NE 75TH ST IMP PROJ-PAY AP #7	285,492.19
MEDIACOM	INTERNET ACCESS-CITY HALL	199.95
MENARDS-ALTOONA	CONCRETE MIX-SIGN POSTS	134.74
METRO WASTE AUTHORITY	SOLID WASTE COLLECTION	32,292.66
MIDAMERICAN ENERGY CO	UTILITY SERVICE	10.20
MISCELLANEOUS VENDOR	FOLEY & LARDNER:POSTAGE REFUND	6.94
NEW YORK LIFE INSURANCE	PAYROLL DEDUCTION-LIFE INS	41.43
PETERS LAWN & LANDSCAPING	MOWING	2,522.38
PETTY CASH - PD	MINOR EQUIPMENT	144.83
PITNEY BOWES PURCHASE POWE	POSTAGE/SHIPPING	500.00
POLK COUNTY	BOX CULVERT-EVANS BLVD-#8	77,199.09
POLK COUNTY RECORDER	RECORD CEMETERY DEED	14.00
PRIME MEDIA ACQUISITION CO	MISCELLANEOUS EQUIPMENT	157.04
QUILL	OFFICE SUPPLIES	220.64
RACOM CORPORATION	EDACS ACCESS	2,185.50
RECORDED BOOKS	BOOKS ON CD	51.48
RELIANCE STANDARD	DENTAL PREMIUM PAYROLL DEDUCT	2,960.87
RELIASTAR LIFE INSURANCE C	DEFERRED COMP - ING	3,195.02
SEVENTEEN	MAGAZINE	15.87
SHERWIN WILLIAMS - ALTOONA	PAINT - POLICE DEPARTMENT	162.04
SHRED-IT	ON-SITE SHREDDING TOTES	69.70
SIMPLEXGRINNELL, LP	FIRE DRILL-NORTH COMPLEX	196.00
SMITH AUTOMOTIVE	VEHICLE MAINTENANCE	611.35
STIVERS FORD	INSPECTION VEHICLE-PLANNING	23,553.00
SYN-TECH SYSTEMS, INC.	PROGRAM/REPAIR-FLEET CARD RDR	124.20
TASC	FLEXIBLE DEP BENE PLAN	2,013.01
THE EQUITABLE	DEFERRED COMP - THE EQUITABLE	696.20
THE HARTFORD	DEFERRED COMP - THE HARTFORD	636.09
TK CONCRETE, INC	OAKWOOD OVERLAY PROJ-PAY AP #3	451,884.50
ULTRAMAX AMMUNITION	MISCELLANEOUS EQUIPMENT	552.00
UNITED WAY OF CENTRAL IA	UNITED WAY CONTRIBUTION	38.00
UNUM LIFE INSURANCE COMPAN	VOLUNTARY LIFE INSURANCE	165.27
US CELLULAR	CELL PHONE SERVICE	1,071.64
VERIZON WIRELESS	AMBULANCE CELL PHONES	435.96
VISA CARD SERVICES	OPERATING SUPPLIES	43.33
WELLMARK BLUE CROSS BLUE S	HEALTH INS PREM PAYROLL DEDUCT	19,970.51

** TOTAL ** -City of Pleasant Hill 1,282,506.63

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

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

PAGE: 3
BANK: ALL

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

PAID ITEMS DATES : 6/29/2016 THRU 7/12/2016
PARTIALLY ITEMS DATES: 6/29/2016 THRU 7/12/2016
UNPAID ITEMS DATES :

FUND TOTALS

001	GENERAL	120,799.29
110	ROAD USE	30,452.87
200	DEBT SERVICE	22,376.23
301	CAPITAL PROJECTS	103,009.57
304	TIF CAPITAL PROJECTS	830,440.52
610	SEWER	119,578.28
670	SOLID WASTE	32,296.87
699	EQUIPMENT REPLACEMENT	23,553.00
GRAND TOTAL		1,282,506.63



Pleasant Hill Public Works Department

5440 Vandalia Rd.

Pleasant Hill, Iowa 50327

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

MONTHLY COUNCIL REPORT JUNE 2016

Spring Operational Statistics for June 2016

Street panels replaced	9
Storm sewer inlets rebuilt	0
Concrete Poured	43.25 cubic yards
Number of rain events (.25" & above)	3
Rain total*	1.47 inches
Mosquito spraying events	6
Quantity of mosquito spray used	58.2 gallons

*Figure based on National Weather Service data

Year-round Operation Statistics for June 2016

Sewer locates performed	193
Domestic animals collected and held	7
Lift station service checks	4
Street sweeping debris removal	5.5 tons
R.O.W & Sewer Easement Mowing	15.57 miles
Sanitary sewer backups	0

Monthly Highlights:

- Street panel replacement along South Pleasant Hill Blvd.
- Remodel work at the North Complex (Council Chambers & Conference Room)
- Installed new and replaced old traffic signs
- Remodel work at the South Complex (Police Department)
- Assisted in preparing for and staffing the Pleasant Hill on Wheels event
- Staff attended annual SCCIC safety training

Russ Paul
Pleasant Hill Public Works



Tax Abatement Report JUNE 2016

TYPE	ADDRESS	OWNER	VALUATION	DATE ISSUED	PERMIT #	PERMIT FEE
SINGLE FAMILY	7710 Spring Creek Dr	Sage Homes Inc	203,197.00	06-20-16	9641	1,081.50
SINGLE FAMILY	5330 Pleasant Ridge Rd	Jordan Bldg & Design	197,199.00	06-27-16	9645	1,361.00
SINGLE FAMILY	5408 Pine Valley Dr	Gulling Homes LLC	299,657.00	06-30-16	9659	1,489.50
SINGLE FAMILY	5735 Sunburst Dr	Metro Homes LLC	263,134.00	06-30-16	9663	1,336.50
SINGLE FAMILY	5665 Sunburst Dr	Metro Homes LLC	211,659.00	06-30-16	9664	1,115.50
TOWNHOUSE	96 SE Sugarberry Lane	Berkey Homebuilders	182,236.00	06-28-16	9649	992.25
TOWNHOUSE	102 SE Sugarberry Lane	Berkey Homebuilders	182,236.00	06-28-16	9650	992.25
TOWNHOUSE	114 SE Sugarberry Lane	Berkey Homebuilders	182,236.00	06-28-16	9651	992.25
TOWNHOUSE	122 SE Sugarberry Lane	Berkey Homebuilders	182,236.00	06-28-16	9652	992.25
COMMERCIAL	4326 E Oakwood Dr	Joel Huggins	153,270.00	06-15-16	9628	869.00

RESOLUTION #071216-01

**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 June schedule, that represents the amount of \$46.97 uncollected for sewer, and \$25.00 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 July 12, 2016.

Sara Kurovski, Mayor

ATTEST:

Dena Spooner, City Clerk/Finance Director

Pleasant Hill Library Board of Trustees
May 26, 2016 5:00 p.m.

ROLL CALL: Chair Dan Herrin called the meeting to order at 5:00 p.m. Trustees Present: Michael Diver, Jill Duden, Dan Herrin, and Anne Timmerman. Absent: Janette Diamond. Also present: City Council Liaison Barb Malone and Library Director John Lerdal.

29-2016: APPROVAL OF THE AGENDA: TIMMERMAN/DIVER moved to approve the agenda with correction under Consent Agenda to read July 28 meeting instead of June 28 meeting. All ayes.

30-2016: APPROVE MINUTES: DIVER/DUDEN moved to approve the minutes of the April 21, 2016 regular meeting as presented. All ayes.

31-2016: PUBLIC INPUT: None

32-201: CONSENT AGENDA: DUDEN/TIMMERMAN moved to approve the bills from April 23, 2016 to May 26, 2016 in the amount of \$19,201.23 and meeting dates of June 23, 2016 and July 28, 2016. The new shelving is included in these bills. BEST trip listings are for the upcoming trips after July 1 for transportation; museum visit that did not take credit card and lunches for which participants reimburse the Library. All ayes.

NEW BUSINESS:

33-2016: Library Growth Plan: Director Lerdal discussed the growth plan for the Library. Circulation of physical items are trending down; computer usage has also decreased but access is important. This is a "living" document that will change through time and a work in progress to have the Library remain viable and a source of information for patrons. The Library is fully staffed at this time, planning to do weeding of materials to be replaced/add items that are up to date. On-line resource usage has increased approximately 50 percent since last year. This is an area that resources will be developed. It is anticipated that Zinio will increase as patrons become more aware of the program. As patrons are looking at physical magazines Trustee Duden suggested making them aware of Zinio. Programs are very important and helping children gain knowledge through their programs. Programs also encourage people to visit the Library. The Senior College has approached the Library to have classes for seniors. Staff will be working to have programs for younger adults also. Outreach continues with day cares, schools and the adult facilities, i.e.: The Shores, Cottages, etc. Several new computers have been received, the majority are all in one systems. Language instruction is an item that is of importance. Various other computer programs were discussed and will help with growth. Space is of importance as far as increasing items in the Library. Amanda Bellis and Janet Wilwerding will be meeting to discuss social media. Staffing is something that will be looked at in the future as the Library grows. MaryAnn from the State Library will be an asset for input on growing library programs. A membership drive will be instituted to increase patrons and usage of the Library. This will be a separate drive from the Friends of the Library. Discussion was held regarding increasing senior participation in the Library. Director Lerdal will work with activities directors and look at having mini libraries at the facilities. Mailings to residents is also a suggestion for making citizens aware of programs/services at the Library.

34-2016: Staffing Assessment: Director Lerdal has listed recommendations for increasing staffing in the Library. Full-time position duties were discussed and their responsibilities. Part-time employee functions were also discussed. Each employee has specific responsibilities as well as helping covering

the front desk and assisting patrons. Possibility of combing two part-time positions into one full-time position was discussed with pros and cons listed for both. A major disadvantage would be the loss of one person. Director Lerdal has contacted various libraries in the area regarding benefits for part-time employees. Benefits are something that varies from each library. On-call employees would be beneficial for times when another employee is gone for an extended time. The current part-time employees range from 15-25 hours per week. Director Lerdal would like to add a full-time position, either an Assistant Library Director or full-time librarian, without losing any part-time positions. Chair Herrin agreed that looking at adding a management position would be helpful for succession purposes. Would also like to look at if it is possible to offer part-time employees prorated leave. It has been fifteen years since a FULL-TIME position has been added to Library staff. This will be on the agenda for next month's meeting. If anyone has suggestions, etc. please contact Director Lerdal. As part of suggesting offering insurance to part-time employees, will also need to review the budget to see if funds are available to pay for insurance. Leave for part-time employees would not increase the budget as it is figured that part-time employees will be there for all the hours allotted.

35-2016: Director's Goals FY 15/16: Changes in goals are highlighted in red. One of the new programs is the Mayor's Story Time which will be starting this summer on a monthly basis. Many of the goals are included in earlier discussions regarding the growth plan. Streamlining process currently being used will assist with freeing up time for staff. Updating signage in the Library is a priority.

36-2016: Staff Survey: In preparation of the Director's performance review a survey will be conducted for staff. The review is done usually in June. It was agreed that staff will be given a survey and feedback will be compiled to include with Director's review. The survey will include statements that will ask for comments rather than yes/no, etc. Chair Herrin will draft a survey and bring to next meeting and then Director's review will be completed in July.

37-2016: Library Budget FY 15/16: A prospective list of items proposed to be purchased before the end of the fiscal year. Director Lerdal gave an overview of what funds are still available. Approximately 73 percent of the budget has been spent as of May 30. Salaries and insurance are a large part and will not be completely spent. Approximately \$60,00 is available. This includes Advantage Access for one year which would boost on line resources; purchasing additional books on CD. A discovery table for the children's area would be beneficial and a great addition to the area. The language instruction database would be beneficial with a large number of languages available. This is an on-line database. With these purchases there would be approximately \$25,000 to \$30,000 remaining for the fiscal year. DUDEN/DIVER moved to approve the prospective list of purchases. All ayes.

38-2016: Trustees Manual: Recommend discussing this at the next meeting based on time.

OLD BUSINESS:

A. Open Records Handbook: Chair Herrin discussed Chapters 21 and 22 which lists when a meeting is constituted and needs to be considered an open meeting. Council liaison Malone reiterated that if more than two trustees are meeting or discussing something on e-mail that includes at some time more than two members, it is considered an open meeting. It also discusses how much time is required for notification of meetings, etc. Chapter 22 discusses accessing public records. Recommend trustees review the handbook.

B. Electronic Library Newsletter: The newsletter started the beginning of May. Anyone that has signed up for the Library calendar will also receive the newsletter. Recommend going to the city website and signing up for the newsletter.

LIBRARY DIRECTOR'S REPORT:

Four evaluations have been done for staff so far. The rest will be done in the near future. Employees receive a copy of the evaluation.

New employees are working out quite well. Director Lerdal is working on a checklist for training.

Jeff VanDrew remains off work. He is looking at additional time off and possibly another procedure. Other staff have taken over the inter Library loans. Approximately 1,000 are done per year; about 500-600 are sent from this Library on a yearly basis.

Amanda Bellis is now working all of her part-time hours.

Staff meetings are scheduled for the first week of each month. A meeting is held during the day for day time staff and evening meeting for those staff.

AGENDA ITEMS FOR NEXT MEETING:

- a. Employee survey
- b. John's performance review
- c. Trustee Manual – first three chapters
- d. Library Budget 15/16
- e. Staffing assessment

TRUSTEE'S COMMENTS:

- a. Jan Diamond – Absent
- b. Michael Diver – Appreciate getting contact list. Will update his information with Director Lerdal.
- c. Jill Duden – Will there be a vacancy at the end of June on the Board? Chair Herrin stated he will not be reapplying. Discussion followed regarding Board elections will be held in July when a new member has been appointed.
- d. Dan Herrin – Glad to hear Jeff is doing well and look forward to his return.
- e. Anne Timmerman – Updated contact information with Director Lerdal.

ADJOURNMENT:

DUDEN/TIMMERMAN moved to adjourn. All ayes. Meeting adjourned at 6:30 p.m.

Cindy Konrad
Recording Secretary



CITY OF PLEASANT HILL, IOWA
CITY COUNCIL AGENDA COMMUNICATION

DATE: JULY 12, 2016

TO: MAYOR & CITY COUNCIL

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

SUBJECT: FOUR-MILE CREEK BANK STABILIZATION PROJECT
FINAL PAYMENT APPLICATION AND CHANGE ORDER NO. 1

BACKGROUND:

The City Council has identified the need for bank stabilization work along Four-Mile Creek during capital improvement budgeting sessions and allocated funds for the project. Specifically, the concern centered around an area of severe erosion in the northwest portion of Copper Creek Lake Park where the creek moved east and endangered the trail. The City Engineer developed specifications for the needed improvements and the work was awarded to Halbrook Excavating. The project has now been completed and the City Engineer has reviewed and recommended approval of the attached final payment application and change order balancing final quantities. Following is a resolution approving the payment application, change order, and the release of project retainage following thirty days.

ALTERNATIVES:

Not approve the payment application or change order. However, the work has been completed and reviewed by the City Engineer.

FINANCIAL CONSIDERATIONS:

Funding for the project has been budgeted from capital improvement funds.

RECOMMENDATION:

Approval of the attached resolution regarding the Four-Mile Creek Bank Stabilization Project.

RESOLUTION #071216-02

**A RESOLUTION APPROVING FINAL PAYMENT APPLICATION AND CHANGE ORDER
NO. 1 FOR THE FOUR MILE CREEK BANK STABILIZATION PROJECT**

WHEREAS, the Pleasant Hill City Council has hired Halbrook Excavating. to complete the Four Mile Creek Bank Stabilization Project; and

WHEREAS, Halbrook Excavating has submitted the attached Final Payment Application in the amount of \$130,303.00 along with Change Order No. 1 for the project;

THEREFORE, BE IT RESOLVED, that the City Council of Pleasant Hill, Iowa, in Polk County, Iowa, does hereby approve the final payment application and change order number one for the project. BE IT FURTHER RESOLVED, that the project retainage shall be released following thirty days if no claims have been received.

ADOPTED this 12th day of July, 2016.

Sara Kurovski, Mayor

ATTEST:

Steve Johns, Deputy City Clerk



June 28, 2016

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

RE: FINAL PAYMENT APPLICATION
CHANGE ORDER NO. 1
2015 FOUR MILE CREEK STABILIZATION
PROJECT NO. 116.0030

Dear Mr. Champ:

Please find attached Final Payment Application for the 2016 Four Mile Creek bank stabilization project. This payment includes work completed between April 15, 2016 and June 15, 2016. The contractor has completed all of the work associated with this project.

Change Order No. 1 adjusts the quantities to as-built quantities as constructed in the field for erosion matting. The final project cost is \$890.00 higher than the original bid cost.

We recommend approval of Change Order No. 1 in the amount of \$890.00 and payment of \$103,303.00 to the Contractor, Halbrook Excavating., for work completed through June 15, 2016. We also recommend acceptance of the project and release of retainage of \$5,437.00 after 30 days if no claims have been received.

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

Sincerely,

SNYDER & ASSOCIATES, INC.

Eric Cannon, P.E
Project Engineer

Enclosures

CC:

APPLICATION FOR PARTIAL PAYMENT NO. 1

PROJECT: FOURMILE BANK STABILIZATION
OWNER: City of Pleasant Hill
CONTRACTOR: Halbrook Excavating
ADDRESS: 4807 SE Rio Court
Ankeny, IA 50021

S&A NO.: 114.0030.01
DATE: June 28, 2016

PAYMENT PERIOD: April 15, 2016
June 15, 2016

1. CONTRACT SUMMARY:

Original Contract Amount:	\$107,850.00	CONTRACT PERIOD: CALENDAR DAYS
Net Change by Change Order:	<u>\$890.00</u>	Original Contract Date: April 15, 2016
Contract Amount to Date:	\$108,740.00	Contract Completion Date: May 30, 2016

2. WORK SUMMARY:

Total Work Performed to Date:	\$108,740.00
Retainage: 5%	<u>\$5,437.00</u>
Total Earned Less Retainage:	\$103,303.00
Stored Materials :	
Total Including Stored Materials:	\$103,303.00
Less Previous Applications for Payment:	<u>\$0.00</u>
AMOUNT DUE THIS APPLICATION:	<u>\$103,303.00</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.

Halbrook Excavating

CONTRACTOR

By

John Halbrook

DATE:

6/28/16

4. ENGINEER'S APPROVAL:

Payment of the above AMOUNT DUE THIS APPLICATION is recommended:

Snyder & Associates, Inc.

ENGINEER

By

[Signature]

DATE:

6/29/16

5. OWNER'S APPROVAL

City of Pleasant Hill

OWNER

By

DATE:

6. DETAILED ESTIMATE OF WORK COMPLETED:

ITEM		CONTRACT ITEMS				COMPLETED WORK		
NO.	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL COST	QUANTITY	CO #	COST
1.01	Live Staking	480	LF	\$ 45.00	\$21,600.00	480		\$21,600.00
1.02	Temp Access	1	LS	\$ 12,750.00	\$12,750.00	1		\$12,750.00
2.01	Topsoil Off Site	1	CY	\$ 50.00	\$50.00	0	1	\$0.00
2.02	Class 13 Excavation	1200	CY	\$ 15.00	\$18,000.00	1200		\$18,000.00
9.01	Hydro Seed and MBFM Mulch	0.3	AC	\$ 6,000.00	\$1,800.00	0.3		\$1,800.00
9.02	Hydro Seed, Fertilizer, and Mulch	0.5	AC	\$ 6,000.00	\$3,000.00	0.5		\$3,000.00
9.03	Temp RECP Type 3.B	725	SY	\$ 4.00	\$2,900.00	960	1	\$3,840.00
9.04	Rip Rap	550	TN	\$ 65.00	\$35,750.00	550		\$35,750.00
11.01	Mobilization	1	LS	\$ 12,000.00	\$12,000.00	1		\$12,000.00
					\$107,850.00	\$108,740.00		
Filer Sock								
CHANGE ORDER SUMMARY:								
2.01	Topsoil Off Site	(1)	CY	\$ 50.00	\$ (50.00)			
9.03	Temp RECP Type 3.B	235	SY	\$ 4.00	\$ 940.00			
TOTAL CHANGE ORDERS					\$890.00			
TOTAL CONTRACT & CHANGE ORDERS					\$108,740.00	\$108,740.00		

CHANGE ORDER NO. 1

OWNER: City of Pleasant Hill, Iowa

PROJECT: 2016 Fourmile Creek Bank Stabilization
PROJECT #: 116.0030

To: Halbrook Excavating
Contractor
4807 SE Rio Court
Address
Ankeny, IA 50021
City, State, Zip

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

1. **Description of change to be made:**
All Items Listed Below: Reconcile project quantities to reflect as-built quantities

2. **Reason for Change:**
All Items Listed Below: Reconcile project quantities to reflect as-built quantities

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

Item No.	Item Description	Quantity	Unit	Unit Price	Total Price
2.01	Topsoli Off Site	-1	CY	\$50.00	-\$50.00
9.03	Temp RECP Type 3.B	235	SY	\$4.00	\$940.00
TOTAL					\$890.00

4. This change order will result in a net change in the contract completion time of 0 days and a net change in the cost of the project of \$-1,155.04 divided as follows:

	<u>Contract Amount</u>	<u>Contract Completion Date</u>
Approved funds and contract completion date as per (Engineer's Estimate, Contract or last approved C.O.)	\$107,850.00	June 15, 2016
Change due to this C.O. (+ or -)	\$890.00	0
Totals including this C.O.:	\$108,740.00	June 15, 2016

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

Halbrook Excavating
CONTRACTOR
By [Signature]

DATE: 6/29/16

Snyder & Associates, Inc.
ENGINEER
By [Signature]

DATE: 6/29/16

City of Pleasant Hill
OWNER

By _____

DATE: _____



CITY OF PLEASANT HILL, IOWA
CITY COUNCIL AGENDA COMMUNICATION

DATE: JULY 12, 2016

TO: MAYOR & CITY COUNCIL

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

SUBJECT: REZONING A-1 AGRICULTURAL TO R-2 RESIDENTIAL AND R-3A APARTMENT
CONDOMINIUM – LOVE ESTATES PROPERTY
RESOLUTIONS SETTING HEARINGS FOR JULY 26, 2016

BACKGROUND:

Property owner Love Estates, LC is working with John Larson as a purchaser and developer of property generally in an area west of the Highway 5/65 bypass, bordered on the north by Schweiker Drive and connecting on the south to Pine Valley Drive. This 32 acre property was formerly excess right-of-way owned by the Iowa DOT for construction of the highway. The property is currently undeveloped and zoned A-1 Agricultural which is automatic when property is annexed into the City until another district is assigned that coincides with the Comprehensive Plan. At this time the property is being proposed for zoning assignment in accordance with the City's adopted Comprehensive Plan and Future Land Use Plan. The attached resolutions set public hearings for the City Council to consider the zoning assignments to R-2 One and Two Family Dwelling and R-3A Apartments, Condominium. The Planning and Zoning Commission will be considering the request prior to the public hearings with the Council. Following are resolutions setting public hearings to consider the requests to assign R-2 and R-3A zoning. The hearings would be held at 6:30 on July 26, 2016 and representatives of the project will walk through the request and the project.

ALTERNATIVES:

Not approve the resolutions setting public hearings. However, the resolutions only sets hearings and do not approve the zoning amendments. Separate processes would also follow for any platting and development of the property.

FINANCIAL CONSIDERATIONS:

N/A.

RECOMMENDATION:

Approve the attached resolutions setting public hearings for July 26, 2016

RESOLUTION #071216-03

**RESOLUTION TO SET A PUBLIC HEARING FOR REZONING A-1
AGRICULTURAL TO R-2 RESIDENTIAL**

BE IT RESOLVED that the City Council of Pleasant Hill, in Polk County, Iowa will hold a public hearing on July 26, 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, A-1 Agricultural to R-2 Residential for property legally described as follows:

A PART OF THE NORTH PART OF LOT 27 OF THE OFFICIAL PLAT OF THE EAST HALF OF SECTION 4 AND A PART OF LOT 1, A PART OF LOT 4, AND ALL OF LOT 5 OF THE OFFICIAL PLAT OF THE NORTH HALF OF SECTION 9 AND THE SOUTH HALF OF SECTION 4 ALL IN TOWNSHIP 78 NORTH, RANGE 23 WEST OF THE FIFTH PRINCIPAL MERIDIAN, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1 AND THE SOUTHWEST CORNER OF SAID LOT 27; THENCE NORTH 10°51'54" EAST ALONG THE WEST LINE OF SAID LOT 27, A DISTANCE OF 564.94 FEET TO THE NORTHWEST CORNER OF SAID LOT 27; THENCE SOUTH 87°07'37" EAST ALONG THE NORTH LINE OF SAID LOT 27, A DISTANCE OF 3.64 FEET; THENCE SOUTH 01°40'37" EAST, 61.70 FEET; THENCE SOUTHERLY ALONG A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 340.00 FEET, WHOSE ARC LENGTH IS 171.87 FEET AND WHOSE CHORD BEARS SOUTH 16°09'31" EAST, 170.05 FEET; THENCE SOUTHERLY ALONG A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 340.00 FEET, WHOSE ARC LENGTH IS 246.25 FEET AND WHOSE CHORD BEARS SOUTH 09°53'30" EAST, 240.90 FEET; THENCE SOUTH 10°51'25" WEST, 447.01 FEET; THENCE SOUTHWESTERLY ALONG A CURVE CONCAVE NORTHWESTERLY WHOSE RADIUS IS 340.00 FEET, WHOSE ARC LENGTH IS 288.63 FEET AND WHOSE CHORD BEARS SOUTH 35°10'34" WEST, 280.04 FEET; THENCE SOUTH 59°29'43" WEST, 290.18 FEET; THENCE SOUTHWESTERLY ALONG A CURVE CONCAVE SOUTHEASTERLY WHOSE RADIUS IS 340.00 FEET, WHOSE ARC LENGTH IS 309.88 FEET AND WHOSE CHORD BEARS SOUTH 33°23'07" WEST, 299.27 FEET; THENCE SOUTHWESTERLY ALONG A CURVE CONCAVE NORTHWESTERLY WHOSE RADIUS IS 340.00 FEET, WHOSE ARC LENGTH IS 313.76 FEET AND WHOSE CHORD BEARS SOUTH 33°42'44" WEST, 302.75 FEET; THENCE SOUTH 60°08'58" WEST, 83.77 FEET TO THE WESTERLY LINE OF SAID LOT 5; THENCE NORTH 16°13'26" WEST ALONG SAID WESTERLY LINE, 456.54 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT 5; THENCE NORTH 59°29'43" EAST ALONG THE NORTHERLY LINE OF SAID LOT 5, A DISTANCE OF 874.97 FEET TO THE NORTHERLY CORNER OF SAID LOT 5; THENCE NORTH 10°54'26" EAST

ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 390.88 FEET
TO THE POINT OF BEGINNING AND CONTAINING 9.04 ACRES (393,755
SQUARE FEET).

Adopted this 12th day of July 2016.

Sara Kurovski, Mayor

ATTEST:

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 26th day of July 2016, in the City Council Chambers, 5160 Maple Drive, Pleasant Hill, Iowa, concerning a rezoning request from A-1 Agricultural to R-2 Residential for the property legally described as follows:

A PART OF THE NORTH PART OF LOT 27 OF THE OFFICIAL PLAT OF THE EAST HALF OF SECTION 4 AND A PART OF LOT 1, A PART OF LOT 4, AND ALL OF LOT 5 OF THE OFFICIAL PLAT OF THE NORTH HALF OF SECTION 9 AND THE SOUTH HALF OF SECTION 4 ALL IN TOWNSHIP 78 NORTH, RANGE 23 WEST OF THE FIFTH PRINCIPAL MERIDIAN, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1 AND THE SOUTHWEST CORNER OF SAID LOT 27; THENCE NORTH 10°51'54" EAST ALONG THE WEST LINE OF SAID LOT 27, A DISTANCE OF 564.94 FEET TO THE NORTHWEST CORNER OF SAID LOT 27; THENCE SOUTH 87°07'37" EAST ALONG THE NORTH LINE OF SAID LOT 27, A DISTANCE OF 3.64 FEET; THENCE SOUTH 01°40'37" EAST, 61.70 FEET; THENCE SOUTHERLY ALONG A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 340.00 FEET, WHOSE ARC LENGTH IS 171.87 FEET AND WHOSE CHORD BEARS SOUTH 16°09'31" EAST, 170.05 FEET; THENCE SOUTHERLY ALONG A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 340.00 FEET, WHOSE ARC LENGTH IS 246.25 FEET AND WHOSE CHORD BEARS SOUTH 09°53'30" EAST, 240.90 FEET; THENCE SOUTH 10°51'25" WEST, 447.01 FEET; THENCE SOUTHWESTERLY ALONG A CURVE CONCAVE NORTHWESTERLY WHOSE RADIUS IS 340.00 FEET, WHOSE ARC LENGTH IS 288.63 FEET AND WHOSE CHORD BEARS SOUTH 35°10'34" WEST, 280.04 FEET; THENCE SOUTH 59°29'43" WEST, 290.18 FEET; THENCE SOUTHWESTERLY ALONG A CURVE CONCAVE SOUTHEASTERLY WHOSE RADIUS IS 340.00 FEET, WHOSE ARC LENGTH IS 309.88 FEET AND WHOSE CHORD BEARS SOUTH 33°23'07" WEST, 299.27 FEET; THENCE SOUTHWESTERLY ALONG A CURVE CONCAVE NORTHWESTERLY WHOSE RADIUS IS 340.00 FEET, WHOSE ARC LENGTH IS 313.76 FEET AND WHOSE CHORD BEARS SOUTH 33°42'44" WEST, 302.75 FEET; THENCE SOUTH 60°08'58" WEST, 83.77 FEET TO THE WESTERLY LINE OF SAID LOT 5; THENCE NORTH 16°13'26" WEST ALONG SAID WESTERLY LINE, 456.54 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT 5; THENCE NORTH 59°29'43" EAST ALONG THE NORTHERLY LINE OF SAID LOT 5, A DISTANCE OF 874.97 FEET TO THE NORTHERLY CORNER OF SAID LOT 5; THENCE NORTH 10°54'26" EAST ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 390.88 FEET TO THE POINT OF BEGINNING AND CONTAINING 9.04 ACRES (393,755 SQUARE FEET).

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 26, 2016.

Dena Spooner
City Clerk/Finance Director
City of Pleasant Hill

RESOLUTION #071216-04

**RESOLUTION TO SET A PUBLIC HEARING FOR REZONING A-1
AGRICULTURAL TO R-3A APARTMENT CONDOMINIUM**

BE IT RESOLVED that the City Council of Pleasant Hill, in Polk County, Iowa will hold a public hearing on July 26, 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, A-1 Agricultural to R-3A Apartment Condominium for property legally described as follows:

A PART OF THE NORTH PART OF LOT 27 OF THE OFFICIAL PLAT OF THE EAST HALF OF SECTION 4 AND A PART OF LOT 19 OF THE OFFICIAL PLAT OF THE WEST HALF OF SECTION 3 AND A PART OF LOT 1, A PART OF LOT 4, AND ALL OF LOT 5 OF THE OFFICIAL PLAT OF THE NORTH HALF OF SECTION 9 AND THE SOUTH HALF OF SECTION 4 ALL IN TOWNSHIP 78 NORTH, RANGE 23 WEST OF THE FIFTH PRINCIPAL MERIDIAN, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 1 AND THE SOUTHWEST CORNER OF SAID LOT 27; THENCE NORTH 10°51'54" EAST ALONG THE WEST LINE OF SAID LOT 27, A DISTANCE OF 564.94 FEET TO THE NORTHWEST CORNER OF SAID LOT 27; THENCE SOUTH 87°07'37" EAST ALONG THE NORTH LINE OF SAID LOT 27, A DISTANCE OF 3.64 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 87°07'37" EAST ALONG THE NORTH LINE OF SAID LOT 27 AND THE NORTH LINE OF SAID LOT 19, A DISTANCE OF 801.93 FEET TO THE EASTERLY LINE OF THE PLAT OF EXCESS AS SHOWN IN THE DOCUMENT RECORDED IN BOOK 11213 PAGE 422-426; THENCE SOUTH 23°32'10" WEST ALONG SAID EASTERLY LINE, 355.68 FEET; THENCE SOUTH 24°26'12" WEST ALONG SAID EASTERLY LINE, 243.74 FEET; THENCE SOUTH 35°26'23" WEST ALONG SAID EASTERLY LINE, 662.31 FEET; THENCE SOUTH 26°35'17" WEST ALONG SAID EASTERLY LINE, 639.26 FEET; THENCE SOUTH 49°13'24" WEST ALONG SAID EASTERLY LINE, 349.76 FEET; THENCE SOUTH 45°30'47" WEST ALONG SAID EASTERLY LINE, 345.66 FEET; THENCE NORTH 44°29'13" WEST, 173.48 FEET TO THE SOUTHERLY CORNER OF SAID LOT 5; THENCE NORTH 15°51'44" WEST ALONG THE WESTERLY LINE OF SAID LOT 5, A DISTANCE OF 46.86 FEET; THENCE NORTH 16°13'26" WEST ALONG SAID WESTERLY LINE, 187.79 FEET; THENCE NORTH 60°08'58" EAST, 83.77 FEET; THENCE NORTHEASTERLY ALONG A CURVE CONCAVE NORTHWESTERLY WHOSE RADIUS IS 340.00 FEET, WHOSE ARC LENGTH IS 313.76 FEET AND WHOSE CHORD BEARS NORTH 33°42'44" EAST, 302.75 FEET; THENCE NORTHEASTERLY ALONG A CURVE CONCAVE SOUTHEASTERLY WHOSE RADIUS IS 340.00 FEET, WHOSE ARC LENGTH IS 309.88 FEET AND WHOSE CHORD BEARS NORTH 33°23'07" EAST, 299.27 FEET; THENCE NORTH 59°29'43" EAST, 290.18 FEET; THENCE NORTHEASTERLY ALONG A CURVE CONCAVE NORTHWESTERLY WHOSE RADIUS IS 340.00 FEET, WHOSE ARC LENGTH IS 288.63 FEET AND WHOSE CHORD BEARS NORTH 35°10'34" EAST, 280.04 FEET; THENCE NORTH 10°51'25" EAST, 447.01

FEET; THENCE NORTHERLY ALONG A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 340.00 FEET, WHOSE ARC LENGTH IS 246.25 FEET AND WHOSE CHORD BEARS NORTH 09°53'30" WEST, 240.90 FEET; THENCE NORTHERLY ALONG A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 340.00 FEET, WHOSE ARC LENGTH IS 171.87 FEET AND WHOSE CHORD BEARS NORTH 16°09'31" WEST, 170.05 FEET; THENCE NORTH 01°40'37" WEST, 61.70 FEET TO THE POINT OF BEGINNING AND CONTAINING 23.28 ACRES (1,013,920 SQUARE FEET).

Adopted this 12th day of July 2016.

Sara Kurovski, Mayor

ATTEST:

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 26th day of July 2016, in the City Council Chambers, 5160 Maple Drive, Pleasant Hill, Iowa, concerning a rezoning request from A-1 Agricultural to R-3A Apartment Condominium for the property legally described as follows:

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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 26, 2016.

Dena Spooner
City Clerk/Finance Director
City of Pleasant Hill



DATE	
REVISIONS	
CONCEPT	03/30/16

3405 S.E. CROSSROADS DRIVE, SUITE G
 GRIMES, IOWA 50111
 PHONE: (515) 369-4400 FAX: (515) 369-4410



ALTOONA, IOWA
 ENGINEER

**LOVE ESTATES
 REZONING MAP (R-3A)**



OWNER / APPLICANT

x

ZONING

EXISTING: NONE
 PROPOSED: R-3A (MULTI FAMILY RESIDENTIAL)

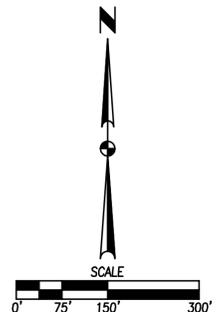
REZONING DESCRIPTION

x

ADJACENT OWNERSHIP

			CONSENTING
1	DONNA L MOBLEY	0.23 AC	0.7%
2	DAVID QUINONES	0.15 AC	0.5%
3	JASON MURPHY	0.30 AC	1.0%
4	SHEILA HUDSON	0.28 AC	0.9%
5	LEE E ROSE JR	0.39 AC	1.3%
6	NATHAN L PORTER	0.24 AC	0.8%
7	DAVID MICHAEL JR	0.06 AC	0.2%
8	CORWIN T BOEDING	0.00 AC	0.0%
9	JUSTIN C ZINDEL	0.02 AC	0.1%
10	CONNIE A CRAWFORD	0.04 AC	0.1%
11	SHANE A MC FARLAN	0.04 AC	0.1%
12	BRAD NEUWEG	0.04 AC	0.1%
13	DENNIS H HENDERSON	0.03 AC	0.1%
14	SABRINA K KINCH	0.14 AC	0.4%
15	ANTHONY R CUEVAS JR	0.12 AC	0.4%
16	BRIAN S FOWLER	0.07 AC	0.2%
17	ROBERT L BROWN	0.24 AC	0.8%
18	SCOTT BAKER	0.41 AC	1.3%
19	DANA L WEST	0.39 AC	1.3%
20	SCOTT SHEPHERD	0.01 AC	0.0%
21	DAVID BULLMER	0.21 AC	0.7%
22	RYANN COLE	0.24 AC	0.8%
23	MARK ACKELSON	0.27 AC	0.9%
24	LISA LEVINE	0.25 AC	0.8%
25	BENLAMIN TILUS	0.23 AC	0.7%
26	MICHAEL KAUT	0.28 AC	0.9%
27	JEFFREY MC LAUGHLIN	0.42 AC	1.4%
28	TIMOTHY COOK	0.36 AC	1.2%
29	DENISE ROURKE	0.13 AC	0.4%
30	JULIA TORSTENSON	0.12 AC	0.4%
31	SUZANNE HARVEY	0.28 AC	0.9%
32	TIFFANY GOEHRY	0.33 AC	1.1%
33	DAVID CORONADO	0.12 AC	0.4%
34	JUDY WINEGAR	0.01 AC	0.0%
35	GARY BALTAZAR	0.10 AC	0.3%
36	SHANNON BACKSTROM	0.14 AC	0.5%
37	DENNIS BLACK	0.16 AC	0.5%
38	MICHAEL DYER	0.19 AC	0.6%
39	KACEY STROVERS	0.12 AC	0.4%
40	PRAIRIE CREEK ENTERPRISES LLC	3.33 AC	10.8%
41	SUNRISE DEVELOPING CO INC	2.14 AC	6.9%
42	PRAIRIE CREEK ENTERPRISES LLC	3.46 AC	11.2%
43	PRAIRIE CREEK ENTERPRISES LLC	0.43 AC	1.4%
44	ROBERT WEST	1.38 AC	4.5%
45	VOLDEMAR L PELDS	4.31 AC	13.9%
46	LOVE ESTATES LC	7.94 AC	25.7%
47	LOVE ESTATES LC	0.76 AC	2.5%
TOTAL	30.91 AC	100%	28.2%

* RIGHT-OF-WAY IS NOT INCLUDED IN THE AREA PERCENTAGES.





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

DATE: July 12, 2016
TO: Mayor and City Council
FROM: Donald Sandor
SUBJECT: Resolution to approve Retirement Policy

BACKGROUND:

In the past few years the City has had long term employees wanting or needing to retire prior to being eligible for Medicare and have found that the cost of continuing health insurance coverage until Medicare is prohibitive. The City initiated a program that an employee with a minimum of 15 years of service with the City and at least 63 years of age could retire and the City would pay the health insurance premium until the employee became 65 years of age or eligible for Medicare. Since this policy has been used multiple times it is proposed that the policy be written and adopted by Council for future reference. The proposed policy provides for major medical coverage only and the employee will still be responsible for the employee share of the premium.

ALTERNATIVES:

Not approve the policy.

FINANCIAL CONSIDERATIONS:

None at this time. Financial considerations apply at the time of a request from an employee and will vary with each employee.

RECOMMENDATION:

Approve resolution.

RESOLUTION #071216-05

A RESOLUTION APPROVING A RETIREMENT POLICY

WHEREAS, the City Council wishes to adopt a policy to guide early retirement of City employees; and

WHEREAS, the City has developed and reviewed the attached policy;

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

ADOPTED this 12th day of July, 2016

Sara Kurovski, Mayor

ATTEST:

Dena Spooner, City Clerk/Finance Director

CITY OF PLEASANT HILL, IOWA RETIREMENT POLICY

PURPOSE:

The City of Pleasant Hill recognizes the burden that providing health insurance has on City employees that may need or want to retire but are unable to do so due to the high cost or lack of the availability of health insurance prior to being eligible for Medicare. An employee desirous of retirement may not be as productive due to health concerns or other burdens that impact their ability to perform their job duties. To assist the City employees to retire prior to age 65 or being eligible for Medicare, the City Council hereby approves the following policy.

GUIDELINES:

The City shall provide major medical health insurance for an employee and their spouse, if applicable, if the following guidelines are met.

- The employee is at least 63 years of age.
- The employee has been employed by the City as a full time employee and covered by the City's health insurance plan for a minimum of 15 years.
- The employee's spouse will be covered if they have been on the City's health insurance policy for a minimum of two years immediately prior to the employee retirement.

BENEFIT:

- The City will pay the cost of the major medical health insurance that is in place for City employees, and spouse if applicable, until that employee reaches the age of 65 or becomes eligible for Medicare, whichever comes first.
- The employee will be responsible to pay the portion of the major medical health insurance premium at the same level that other City employees pay who work within their department.

LIMITATIONS:

- The City will not provide dental or vision coverage although the employee may choose to continue that coverage through COBRA at their own expense.
- The employee is not eligible for the Health Reimbursement Account (HRA) reimbursement or the flexible benefit program.
- The agreement shall cease if the employee becomes deceased, when the employee becomes eligible for Medicare, or if the employee obtains health insurance coverage through another means such as a spouse's employer or a new employer. The cessation of the agreement applies even if the spouse was covered by the agreement with the City.

PROCEDURE:

- The employee must make a written request to the City Manager for coverage under this policy. The City Manager shall prepare an agreement that will be presented to the City Council for consideration after it is signed by the employee.
- This policy is subject availability of funding in the City's budget and maybe revised or cancelled at any time by the Pleasant Hill City Council.



CITY OF PLEASANT HILL, IOWA
CITY COUNCIL AGENDA COMMUNICATION

DATE: JULY 12, 2016
TO: MAYOR & CITY COUNCIL
FROM: MADELINE STURMS, AICP, CPM
SENIOR PLANNER
SUBJECT: SITE PLAN APPROVAL
ELDER CORPORATION OFFICE BUILDING ADDITION

BACKGROUND:

Bishop Engineering has prepared site plan documents for a building addition to Elder Corporation's operations located at 5088 E University Ave. The company has been headquartered in Pleasant Hill for many years and is in need of additional space. In November of last year, the City Council approved a site plan for Elder Corporation to expand their existing facilities for the storage of materials and equipment resulting from a growth in business and employees. The site work to add additional storage and enhance the vehicular circulation is nearing completion. They are now proposing an addition to their office building to add an additional 3,000 SF of office space to the north side of the existing 4,165 SF building.

The site is within the I-2 Light Industrial zoning district and all current and proposed uses are appropriate for the district. The building expansion will be constructed over an area that is currently paved so no additional stormwater detention will be required. No additional parking or landscaping will be required as the site already exceeds the minimum requirements. The Planning and Zoning Commission will be considering this project on July 11 and a recommendation is anticipated to be available for the Council meeting. Following is a resolution providing for the approval of the site plan subject to any final engineering comments.

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 #071216-06

A RESOLUTION APPROVING SITE PLAN FOR ELDER CORPORATION AT 5088 EAST UNIVERSITY AVENUE

WHEREAS, Elder Corporation has submitted the attached site plan for an office building addition at 5088 East University Avenue; and

WHEREAS, the site plan has been reviewed by the Planning and Zoning Commission with a recommendation for approval subject to remaining engineering comments;

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 12th day of July, 2016.

Sara Kurovski, Mayor

ATTEST:

Dena Spooner, City Clerk/Finance Director

ELDER CORPORATION BUILDING EXPANSION PLAN

SHEET INDEX:

- C0.1 COVER SHEET
- C1.1 DEMO PLAN
- C2.1 LAYOUT AND UTILITY PLAN
- C2.2. OVERALL PLAN
- C3.1 GRADING PLAN
- C7.1 SWPPP

PROPERTY DESCRIPTION:

BEG 33 FT N30 FT W OF SE COR THN W 460 FT N 196.27 FT W 385 FT N 3.18 FT TO SLY ABND RR ROW LN THN NE 937.56 FT S 608.28 FT TO POB SW 1/4 SEC 34-79-23.

EX E OF LN BEG 653.18 FT N OF S 1/4 COR OF SEC THN SW 111.67 FT W 209.73 FT TO NWLY ROW LN ABND RR-FORMER RR ROW BEG 655.88 FT N SE COR THN SW 970.91 FT N 101 FT NE 970.91 FT S 101 FT TO POB SE 1/4 SW 1/4 SEC 34-79-23.

EX S 60 FT - E 30 FT LYG S OF SLY ABND RR ROW SW 1/4 SEC 34-79-23.

PARCEL COMPRISING 10.30 ACRES MORE OR LESS.

ADDRESS:

5088 E. UNIVERSITY AVE.
PLEASANT HILL, IA 50327

OWNER:

ELDER PROPERTIES LLC
5088 E. UNIVERSITY AVE
PLEASANT HILL, IA 50327

PREPARED FOR:

ELDER PROPERTIES LLC
ATTN: BRENT THOMPSON
5088 E UNIVERSITY AVE
PLEASANT HILL, IA 50327

ZONING:

I-2 LIGHT INDUSTRIAL

PARKING REQUIREMENTS:

PARKING REQUIRED:
WAREHOUSE 28,051 SF @ 1 / 5,000 SF = 6 STALLS
OFFICE 14,333 SF @ 1 / 400 SF = 35 STALLS
TOTAL REQUIRED = 41 STALLS
PARKING PROVIDED = 97 STALLS
TOTAL EXISTING SPACES = 97 STALLS
TOTAL PROPOSED SPACE = 97 STALLS
NO NEW STALLS REQUIRED DUE TO EXCESS ALREADY EXISTING ONSITE

SITE SUMMARY:

OPEN SPACE REQUIRED = 44,890 SF (10%)
EXISTING OPEN SPACE = 96,132 SF (21%)
PROPOSED OPEN SPACE = 96,132 SF (21%)
BUILDING AREA = 35,529 (8%)
PAVEMENT AREA = 52,900 SF (12%)
TOTAL SITE AREA = 448,899 SF (10.3 ACRES)

BENCHMARK:

SPIKE NAIL IN POWER POLE ADJACENT TO SITE ON NORTH SIDE OF E. UNIVERSITY AVE
ELEV. = 75.73 (CITY OF PLEASANT HILL VERTICAL DATUM)

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 CONTRACTORS 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.
- 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.
- 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.
- GRADING AND EROSION CONTROL SHALL BE DONE IN ACCORDANCE WITH THE APPROVED GRADING PLAN, SWPPP, NPDES DOCUMENTS, AND IOWA DEPARTMENT OF NATURAL RESOURCES REQUIREMENTS.
- 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.
- 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:

- 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.
- SEE DETAILS FOR ALL PAVEMENT THICKNESS.
- 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.
- 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 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:

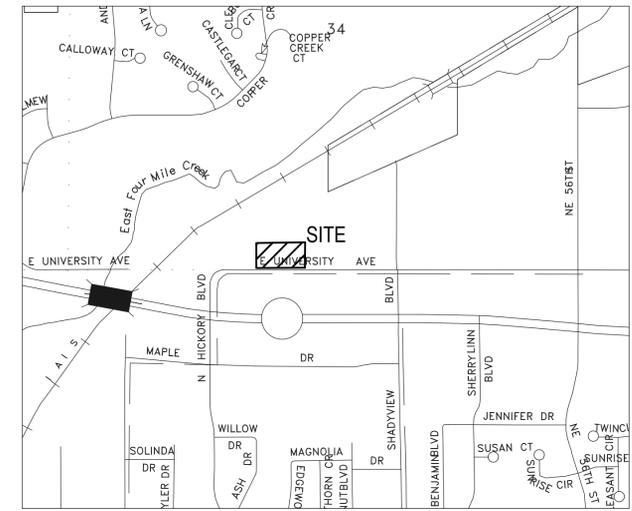
- BISHOP ENGINEERING DOES NOT PERFORM WETLAND STUDIES OR WETLAND MITIGATION. IT IS THE OWNER'S RESPONSIBILITY TO DETERMINE IF ANY WETLANDS ARE LOCATED ON THE PROJECT SITE AND PERFORM ANY NECESSARY MITIGATION PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES.

SURVEY NOTES:

- TOPOGRAPHIC SURVEY WORK WAS COMPLETED BY ELDER CORPORATION ON OCTOBER 8, 2015.

SITE PLAN NOTES:

- NO NEW SIGNAGE IS BEING PROPOSED AT THIS TIME.
- OFFICE BUILDING USES THE EXISTING TRASH DUMPSTERS LOCATED TO THE EAST OF THE FUEL ISLANDS.
- NO NEW HARD SURFACE IS BEING PROPOSED WITH THIS DEVELOPMENT. THE PROPOSED BUILDING IS BEING CONSTRUCTED OVER AN AREA THAT IS CURRENTLY PAVED AND THEREFORE NO CHANGE IN RUNOFF FROM THE SITE WILL OCCUR. NO NEW DETENTION IS REQUIRED OR PROPOSED.



VICINITY MAP
NO SCALE

LEGEND:

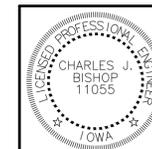
- SAN — SANITARY SEWER
- ST — STORM SEWER
- W — WATER LINE
- G — GAS LINE
- U/E — UNDERGROUND ELECTRIC
- O/E — OVERHEAD ELECTRIC
- TELE — TELEPHONE LINE
- F/O — FIBER OPTIC
- CATV — CABLE TV
- ⊕ STORM MANHOLE
- ⊕ CURB INTAKE
- ⊕ SURFACE INTAKE
- ⊕ FLARED END SECTION
- ⊕ SANITARY MANHOLE
- ⊕ CLEANOUT
- ⊕ 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
- ⊕ 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: _____ DATE: _____
 CHARLES J. BISHOP, P.E. 11055
 LICENSE RENEWAL DATE: DEC. 31, 2016
 PAGES OR SHEETS COVERED BY THIS SEAL: _____



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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

ELDER CORPORATION BUILDING EXPANSION
5088 E. UNIVERISTY AVE, PLEASANT HILL
COVER SHEET

REFERENCE NUMBER: 150194
DRAWN BY: EWM
CHECKED BY: CJB
REVISION DATE: 06-15-16 1ST SUBMITAL 07-07-16
PROJECT NUMBER: 150412
SHEET NUMBER: C0.1

IOWA ONE CALL
 1-800-292-8989
 www.iowaonecall.com

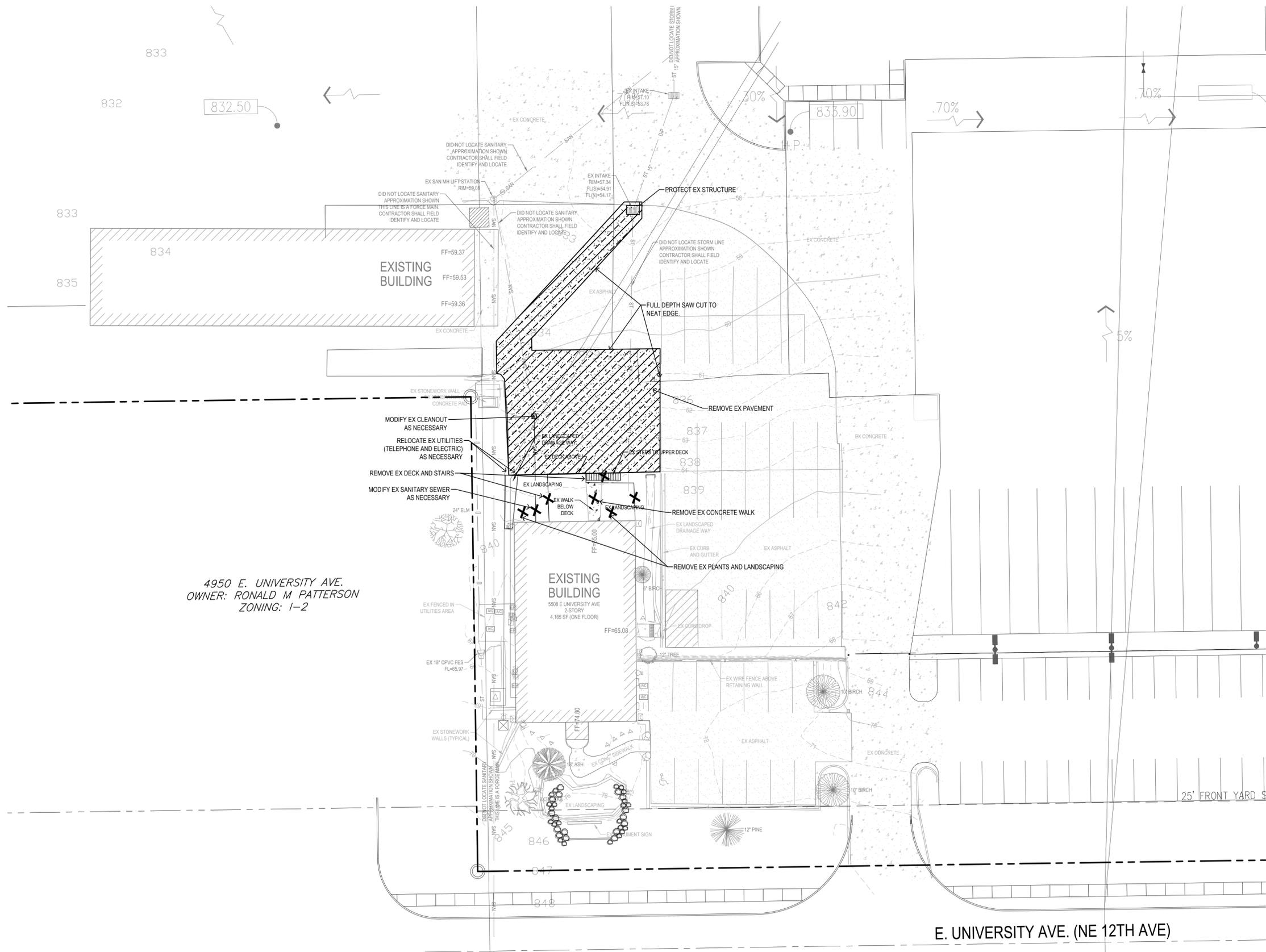
UTILITY MAPS PROVIDED BY:
 1. ELECTRIC (PROVIDER / CONTACT INFO)
 2. STORM AND SANITARY (PROVIDER / CONTACT INFO)
 3. FIBER OPTIC (PROVIDER / CONTACT INFO)
 4. CABLE (PROVIDER / CONTACT INFO)
 5. GAS (PROVIDER / CONTACT INFO)
 6. WATER (PROVIDER / CONTACT INFO)
 7. OTHERS (PROVIDER / CONTACT INFO)

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.

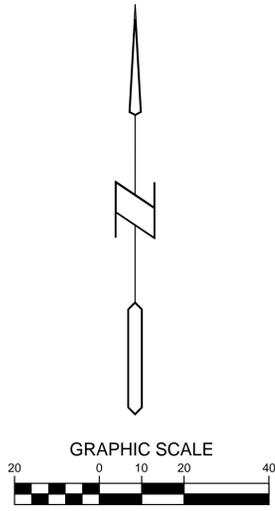
PRELIMINARY- NOT FOR CONSTRUCTION

7/7/2016 2:48:20 PM M:\LAND PROJECTS 2015\150412\DWG\C1.1 DEMO-OFFICE EXPANSION.DWG

- 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. CONTRACTOR SHALL PROTECT ALL SAW CUT EDGES OF PAVEMENT. IN THE EVENT THE PAVEMENT EDGE BECOMES DAMAGED PRIOR TO PLACEMENT OF ABUTTING PAVEMENT THE CONTRACTOR SHALL FULL DEPTH SAW CUT AND REMOVE THE DAMAGED EDGE PORTION OF THE PAVEMENT TO PROVIDE A CLEAN EDGE FOR ABUTTING PAVEMENT. DETERMINATION OF DAMAGED EDGE REQUIRING REMOVAL SHALL BE DETERMINED BY THE ENGINEER. THIS WORK SHALL BE CONSIDERED INCIDENTAL AND SHALL NOT INCUR ANY ADDITION EXPENSE TO THE OWNER (I.E. THE CONTRACTOR SHALL BEAR ALL COST ASSOCIATED WITH THIS WORK).



4950 E. UNIVERSITY AVE.
OWNER: RONALD M PATTERSON
ZONING: 1-2



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

ELDER CORPORATION BUILDING EXPANSION
5088 E. UNIVERSITY AVE, PLEASANT HILL

REFERENCE NUMBER: 150194
DRAWN BY: EWM
CHECKED BY: CJB
REVISION DATE: 06-15-16 1ST SUBMITAL
PROJECT NUMBER: 150412
SHEET NUMBER: C1.1

DEMO PLAN

PRELIMINARY - NOT FOR CONSTRUCTION

7/17/2016 3:07:33 PM M:\LAND PROJECTS 2015\1504\12\DWG\C3.1 GRADING-OFFICE EXPANSION.DWG

EXIST. BUILDING
20,600 S.F.
F.F.E. = 834.00

EXIST. BUILDING
20,604 S.F.
F.F.E. = 834.00

EXIST. BUILDING
7,450 S.F.
F.F.E. = 834.00

4950 E. UNIVERSITY AVE.
OWNER: RONALD M. PATTERSON
ZONING: 1-2

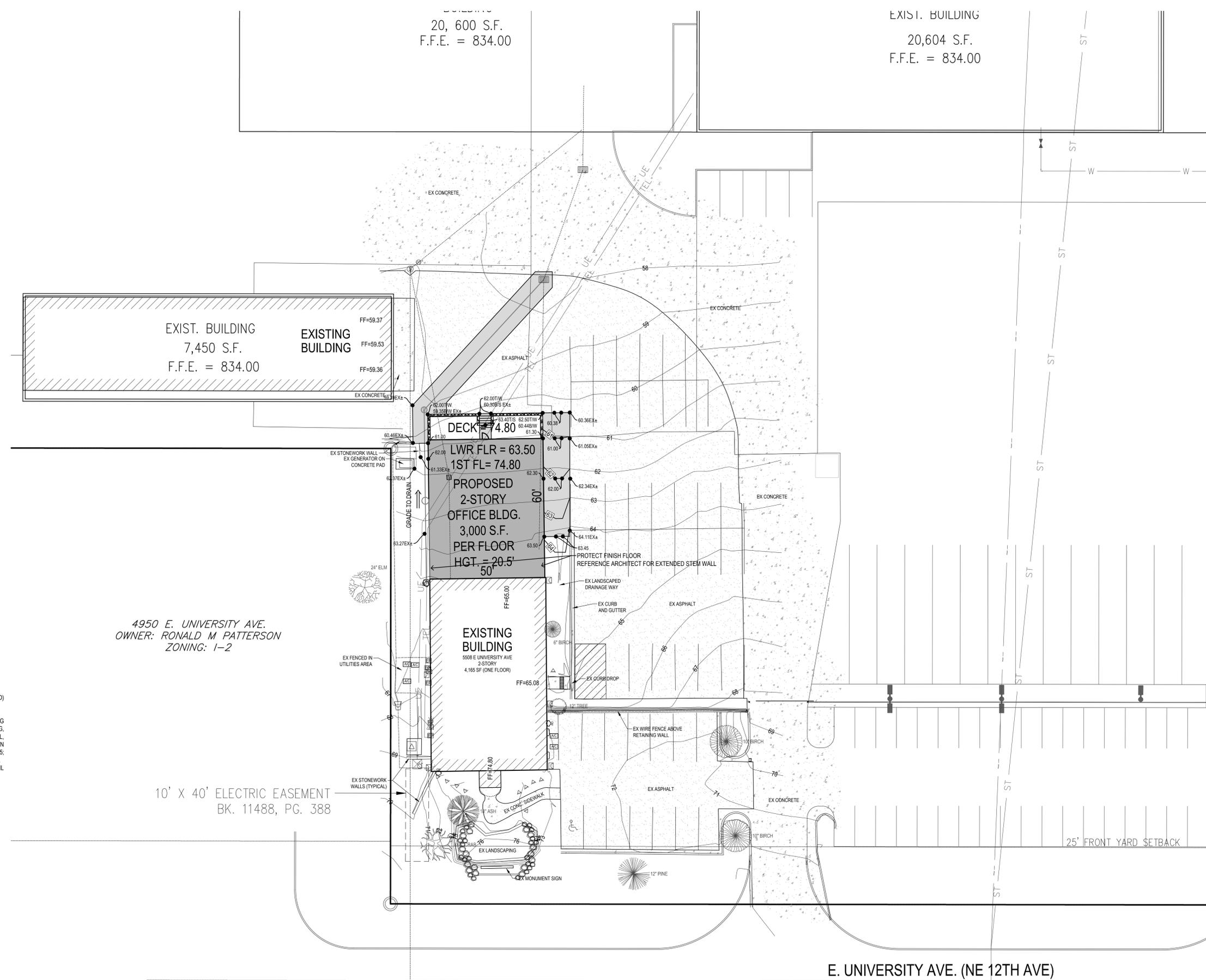
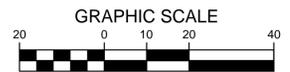
EXISTING BUILDING
5508 E UNIVERSITY AVE
2 STORY
4,165 SF (ONE FLOOR)

10' X 40' ELECTRIC EASEMENT
BK. 11488, PG. 388

DECK = 74.80
LWR FLR = 63.50
1ST FL = 74.80
PROPOSED
2-STORY
OFFICE BLDG.
3,000 S.F.
PER FLOOR
HGT. = 20'-5"
50'

- 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.

- 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.



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

ELDER CORPORATION BUILDING EXPANSION
5088 E. UNIVERSITY AVE, PLEASANT HILL
GRADING PLAN

REFERENCE NUMBER: 150194
DRAWN BY: EWM
CHECKED BY: CJB
REVISION DATE: 06-15-16 1ST SUBMITAL 07-07-16
PROJECT NUMBER: 150412
SHEET NUMBER: C3.1

STORM WATER POLLUTION PREVENTION PLAN

PROPERTY DESCRIPTION:

BEG 33 FT N30 FT W OF SE COR THN W 460 FT N 196.27 FT W 385 FT N 3.18 FT TO SLY ABND RR ROW LN THN NE 937.56 FT S 608.28 FT TO POB SW 1/4 SEC 34-79-23.

EX E OF LN BEG 653.18 FT N OF S 1/4 COR OF SEC THN SW 111.67 FT W 209.73 FT TO NWLY ROW LN ABND RR-FORMER RR ROW BEG 655.88 FT N SE COR THN SW 970.91 FT N 101 FT NE 970.91 FT S 101 FT TO POB SE 1/4 SEC 34-79-23.

EX S 60 FT - E 30 FT LYG S OF SLY ABND RR ROW SW 1/4 SEC 34-79-23.

PARCEL COMPRISING 10.30 ACRES MORE OR LESS.

ADDRESS:

5088 E. UNIVERSITY AVE.
PLEASANT HILL, IA 50327

OWNER:

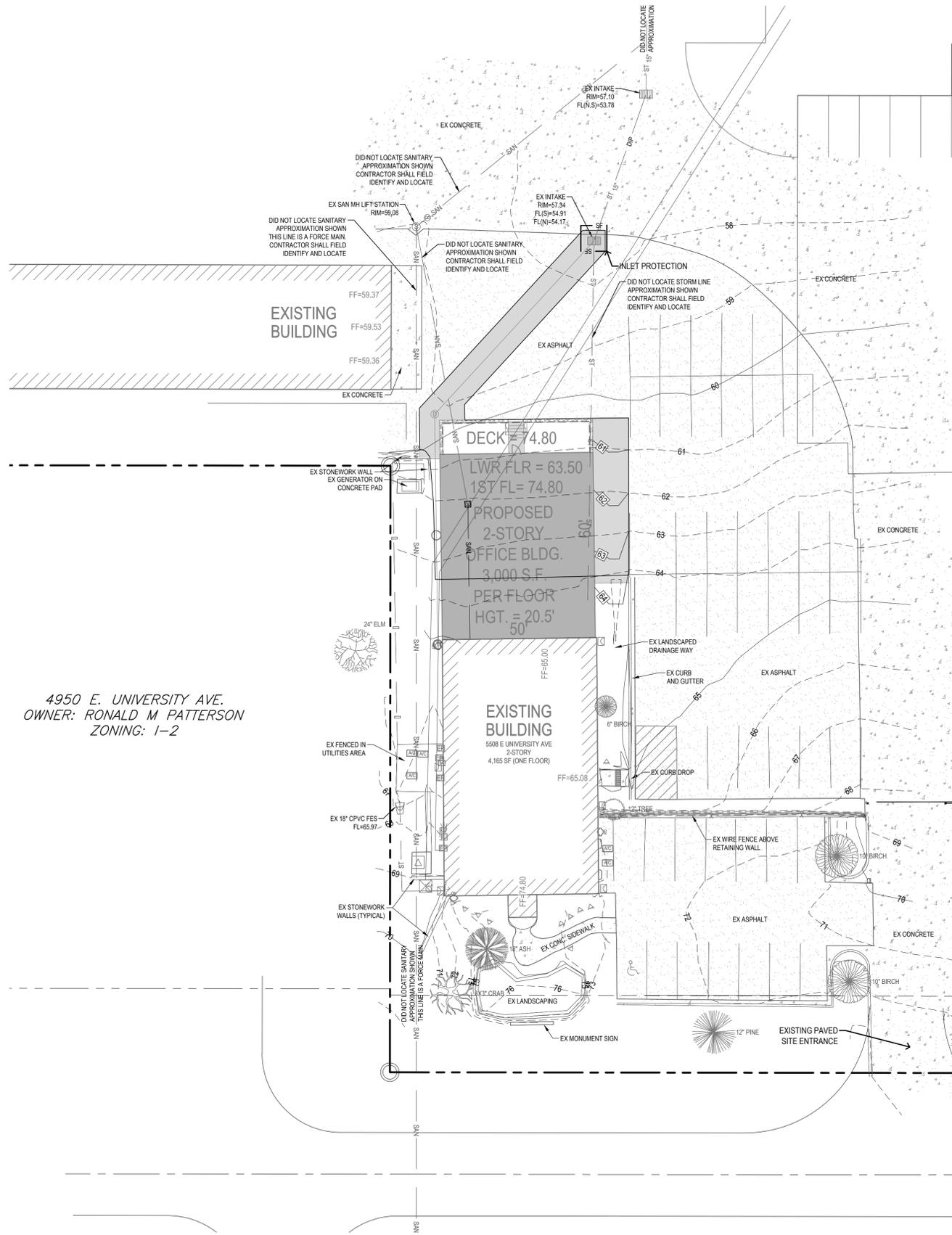
ELDER PROPERTIES LLC
5088 E. UNIVERSITY AVE
PLEASANT HILL, IA 50327

SITE AREA:

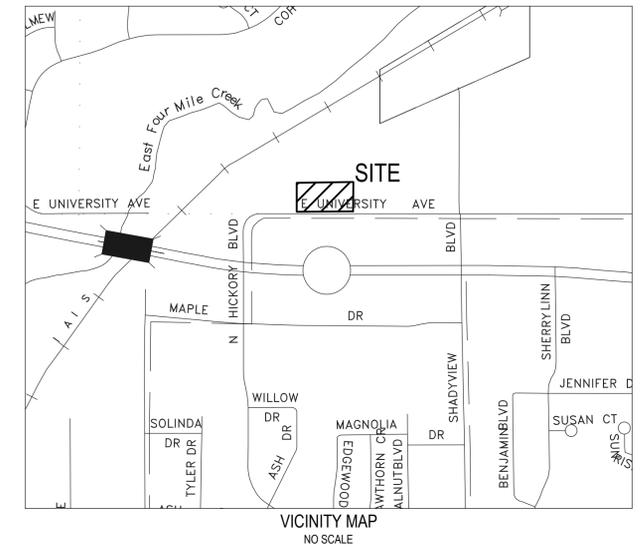
10.30 ACRES MORE OR LESS OF WHICH

BENCHMARK:

SPIKE NAIL IN POWER POLE ADJACENT TO SITE ON NORTH SIDE OF E. UNIVERSITY AVE
ELEV. = 75.73 (CITY OF PLEASANT HILL VERTICAL DATUM)



4950 E. UNIVERSITY AVE.
OWNER: RONALD M PATTERSON
ZONING: 1-2



EROSION CONTROL NOTES:

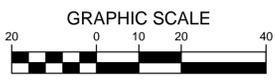
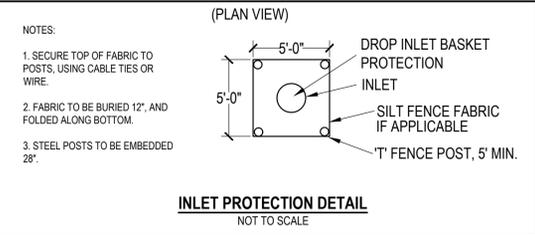
- SEE SUPPLEMENTAL DETAIL STORM WATER POLLUTION PLAN NARRATIVE FOR ALL EROSION CONTROL MEASURES, ADDITIONAL DETAILS AND NOTE. ADDITIONAL NOTES AND MEASURES IN NARRATIVE SHALL BE CONSIDERED INCIDENTAL AND SHALL BE INCLUDED IN THE ORIGINAL BID.
- SWPPP PLAN AND NARRATIVE ARE CONSIDERED A LIVING DOCUMENT 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 OCCURED, 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
- F/O FIBER OPTIC
- CATV CABLE TV
- SM STORM MANHOLE
- CI CURB INTAKE
- SI SURFACE INTAKE
- SE SANITARY MANHOLE
- CE CLEANOUT
- FH FIRE HYDRANT
- SPRINKLER
- ICV IRRIGATION CONTROL VALVE
- WM WATER MANHOLE
- WELL
- WV WATER VALVE
- WS WATER SHUT OFF
- YH YARD HYDRANT
- EM ELECTRIC MANHOLE
- ET ELECTRIC METER
- ER ELECTRIC RISER
- EV ELECTRIC VAULT
- PP POWER POLE
- TRP TRANSFORMER POLE
- LP LIGHT POLE
- EJB ELECTRIC JUNCTION BOX
- EP ELECTRIC PANEL
- TR TRANSFORMER
- GL GROUND LIGHT
- GW GUY WIRE
- EHH ELECTRIC HANDHOLE
- GM GAS METER
- GV GAS VALVE
- ACU AIR CONDITIONING UNIT
- TRR TELEPHONE RISER
- TV TELEPHONE VAULT
- TM TELEPHONE MANHOLE
- TSM TRAFFIC SIGNAL MANHOLE
- FOR FIBER OPTIC RISER
- FOF FIBER OPTIC FAULT
- CTR CABLE TV RISER
- SIGN



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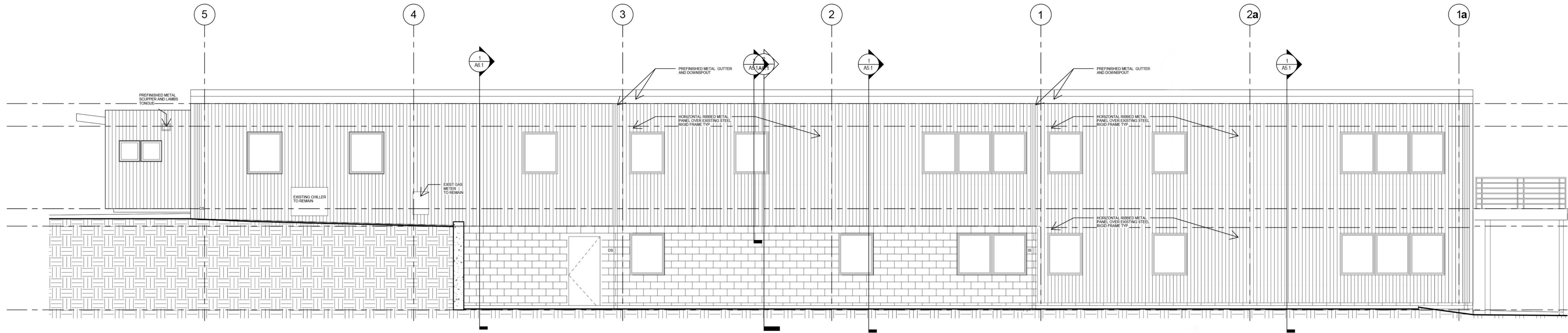
REVISION DATE:
06-15-16 1ST SUBMITAL
07-07-16

PROJECT NUMBER:
150412

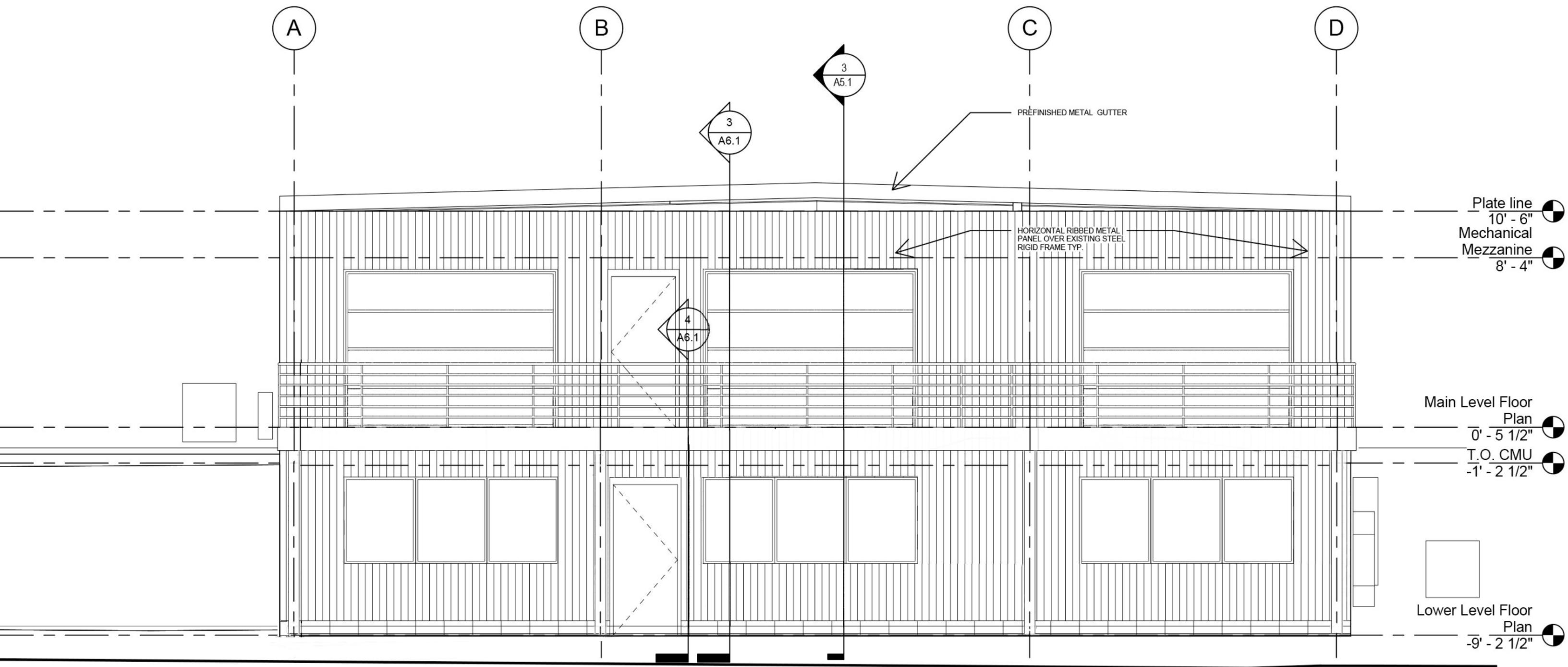
SHEET NUMBER:
C7.1

IOWA ONE CALL
1-800-292-9989
www.iowaonecall.com

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.



1 East
1/4" = 1'-0"



1 North
 1/4" = 1'-0"





CITY OF PLEASANT HILL, IOWA
CITY COUNCIL AGENDA COMMUNICATION

DATE: JULY 12, 2016
TO: MAYOR & CITY COUNCIL
FROM: MADELINE STURMS, AICP, CPM
SENIOR PLANNER
SUBJECT: SITE PLAN APPROVAL
ACCURATE HYDRAULICS BUILDING ADDITION

BACKGROUND:

Associated Engineering Company of Iowa has submitted the attached site plan documents for a building addition to Accurate Hydraulics & Machine Services which is located at 1455 Metro East Drive. The Planning and Zoning Commission and the City Council approved a site plan for the development of a new facility for Accurate Hydraulics in the Metro East Business Park in the Fall of 2013. In July of last year the Commission also approved a parking lot addition of roughly 3,700 SF for the company. They are now proposing to add a 3,200 SF building addition to their site.

The site is zoned I-2 Light Industrial zoning district. No additional parking is needed and the owner is proposing to add additional landscaping to the site to meet the requirements. The I-2 district does have architectural standards which require the buildings to have an upgraded façade for portions visible within 250' of a public street or highway. Building elevations have not yet been submitted for review with compliance of the architectural standards but it is expected to be consistent with the existing building on site. The Planning and Zoning Commission will be considering this project on July 11 and a recommendation is anticipated to be available for the Council meeting. Following is a resolution providing for the approval of the site plan subject to any final engineering comments and compliance with architectural standards.

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 #071216-07

A RESOLUTION APPROVING SITE PLAN FOR ACCURATE HYDRAULICS AT 1455 METRO EAST DRIVE

WHEREAS, Accurate Hydraulics has submitted the attached site plan for a building addition at 1455 Metro East Drive; and

WHEREAS, the site plan has been reviewed by the Planning and Zoning Commission with a recommendation for approval subject to remaining engineering comments and compliance with architectural standards;

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 12th day of July, 2016.

Sara Kurovski, Mayor

ATTEST:

Dena Spooner, City Clerk/Finance Director

GRADING

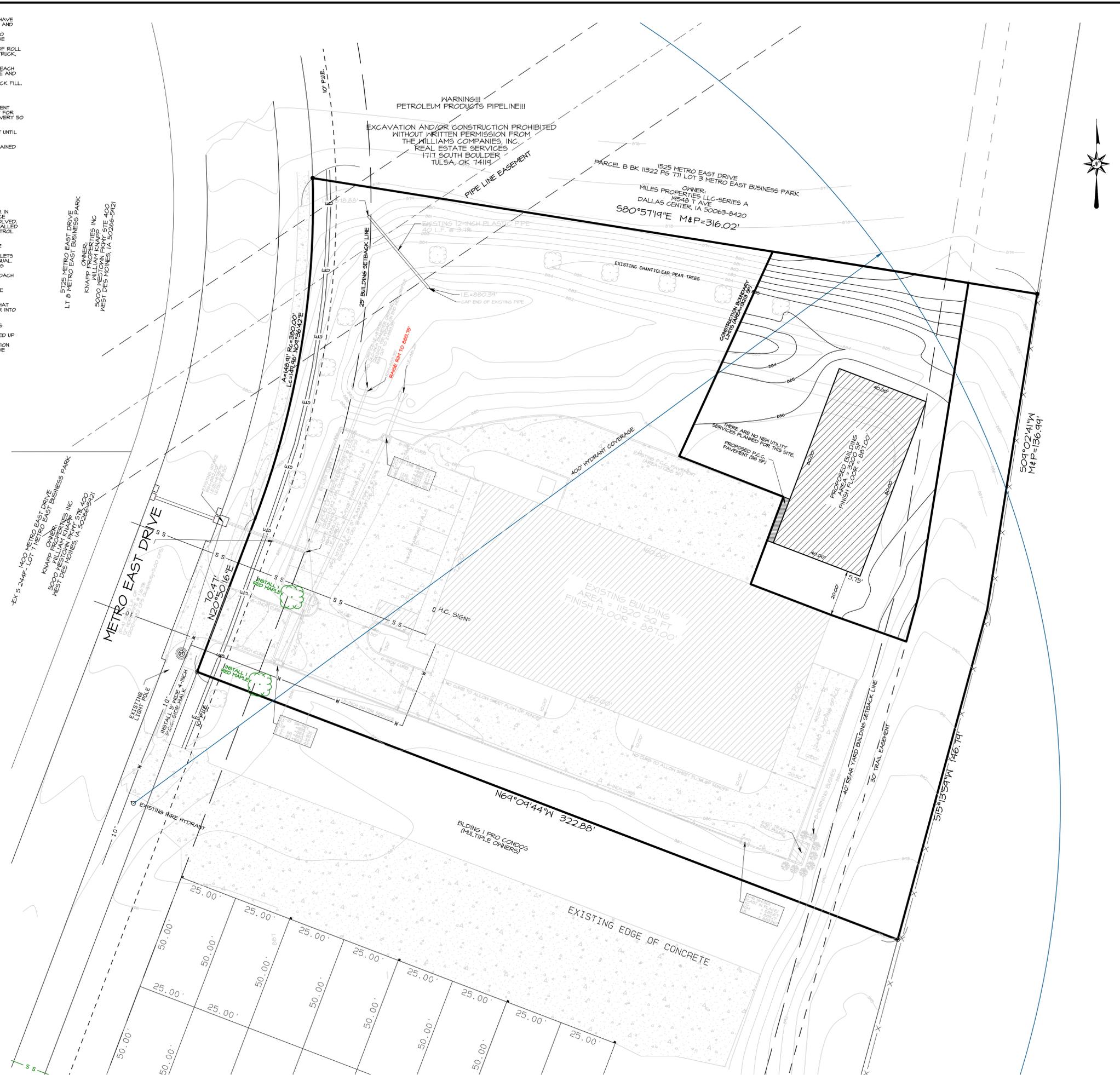
- CONTRACTOR SHALL CALL IOWA ONE AND CONDUCT A PRIVATE UTILITY LOCATE AS REQUIRED TO ENSURE THAT ALL UTILITIES HAVE BEEN LOCATED BEFORE STARTING EXCAVATION. DESIGN ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES BETWEEN PLAN AND FIELD CONDITIONS PRIOR TO CONSTRUCTION.
- PROVIDE ALL LABOR, MATERIALS AND EQUIPMENT FOR ALL EXCAVATION, GRADING, FILL AND BACKFILL WORK AS REQUIRED TO COMPLETE THE GENERAL CONSTRUCTION WORK. ALL EXCAVATION AND BACKFILL FOR ELECTRICALS AND MECHANICALS ARE THE RESPONSIBILITY OF THE RESPECTIVE CONTRACTOR.
- ALLOW THE TESTING AGENCY TO TEST AND INSPECT SUBGRADES, FILLS, OR BACKFILLS HAVE NOT ACHIEVED DESIRED DEGREE OF COMPACTION (SPECIFIED, SCARIFY AND MOISTEN OR AERATE, OR REMOVE AND REPLACE SOIL, TO DEPTH REQUIRED, RECOMPACT AND RETEST UNTIL SPECIFIED COMPACTION IS OBTAINED).
- WHEN THE TESTING AGENCY REPORTS THAT SUBGRADES, FILLS, OR BACKFILLS HAVE NOT ACHIEVED DESIRED DEGREE OF COMPACTION (SPECIFIED, SCARIFY AND MOISTEN OR AERATE, OR REMOVE AND REPLACE SOIL, TO DEPTH REQUIRED, RECOMPACT AND RETEST UNTIL SPECIFIED COMPACTION IS OBTAINED).
- THE BUILDING SITE SHALL BE GRADED TO PROVIDE DRAINAGE AWAY FROM THE BUILDING AS INDICATED ON THE PLANS. SITE EARTHWORK SHALL BE GRADED TO WITHIN 0'0" OF REQUIRED EARTHWORK ELEVATIONS ASSUMING POSITIVE DRAINAGE IS MAINTAINED IN ACCORDANCE WITH THE GRADING PLAN.
- MAXIMUM GROUND SLOPE IS 3:1.

EROSION CONTROL

- EROSION AND SEDIMENT CONTROL IMPLEMENTED DURING CONSTRUCTION SHALL STRICTLY COMPLY WITH THE GUIDELINES AND REQUIREMENTS SET FORTH IN THE ENVIRONMENTAL PROTECTION DIVISION OF THE STATE OF IOWA DEPARTMENT OF NATURAL RESOURCES IN THE IOWA CONSTRUCTION SITE EROSION CONTROL MANUAL, TECHNICAL STANDARDS PUBLISHED BY THE IOWA DNR IN THE IOWA CONSTRUCTION SITE EROSION CONTROL MANUAL. THIS MANUAL SHALL ALSO BE UTILIZED TO IMPLEMENT THE REQUIRED PERFORMANCE STANDARDS. THE METHODS AND TYPES OF EROSION CONTROL WILL BE DEPENDENT ON THE LOCATION AND TYPE OF WORK INVOLVED. ALL SEDIMENT CONTROL MEASURES SHALL BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION AND INSTALLED PRIOR TO ANY GRADING. TYPES OF EROSION CONTROL WILL BE DEPENDENT ON THE LOCATION AND TYPE OF WORK INVOLVED. BEST MANAGEMENT PRACTICES TO ACHIEVE THE PERFORMANCE STANDARDS REQUIRED, CIVIL SHEET INDEX.
- SOIL EROSION CONTROL MEASURES SHALL BE INSTALLED AT LOCATIONS SHOWN ON THE EROSION CONTROL PLAN. SILT FENCE SHALL BE PROVIDED AROUND THE PERIMETER OF ALL SOIL STOCKPILES. FOLLOW PROCEDURES FOUND IN THE IOWA CONSTRUCTION SITE EROSION CONTROL MANUAL.
- STORM DRAIN INLET PROTECTION SHALL BE PROVIDED FOR ALL NEW AND DOWNSTREAM STORM CATCH BASINS AND CURB INLETS AS PER THE EROSION CONTROL PLAN. FOLLOW PROCEDURES FOUND IN THE IOWA CONSTRUCTION SITE EROSION CONTROL MANUAL.
- DUST CONTROL MEASURES SHALL BE PROVIDED TO REDUCE OR PREVENT SURFACE AND AIR TRANSPORT OF DUST DURING CONSTRUCTION. CONTROL MEASURES INCLUDE APPLYING MULCH AND ESTABLISHING VEGETATION, WATER SPRAYING, SURFACE ROUGHENING, APPLYING POLYMER GEL, AND BARRIERS. SOME SITES MAY REQUIRE AN APPROACH THAT UTILIZES A COMBINATION OF MEASURES FOR DUST CONTROL. FOLLOW PROCEDURES FOUND IN THE IOWA CONSTRUCTION SITE EROSION CONTROL MANUAL.
- THE USE, STORAGE, DISPOSAL, GEMICALS, CEMENT, AND OTHER COMPOUNDS AND MATERIALS USED ON SITE SHALL BE MANAGED DURING THE CONSTRUCTION PERIOD TO PREVENT THEIR TRANSPORT BY RUNOFF INTO WATERS OF THE STATE PER CHAPTER 81 OF THE IOWA CONSTITUTION.
- CONTRACTOR SHALL PROVIDE AN OPEN AGGREGATE CONCRETE TRUCK WASHOUT AREA ON SITE. CONTRACTOR TO ENSURE THAT CONCRETE WASHOUT SHALL BE CONTAINED TO THE DESIGNATED AREA AND NOT BE ALLOWED TO RUN INTO STORM INLETS OR INTO THE OVERLAND STORMWATER DRAINAGE SYSTEM. WASHOUT AREA SHALL BE REMOVED UPON COMPLETION OF CONSTRUCTION.
- IF SITE DEWATERING IS REQUIRED TO REMOVE SEDIMENT FROM CONSTRUCTION SITE STORMWATER PRIOR TO DISCHARGING OFF-SITE OR TO WATERS OF THE STATE, FOLLOW PROCEDURES FOUND IN THE EROSION CONTROL PLAN. SILT FENCE SHALL BE PROVIDED AROUND THE PERIMETER OF ALL SOIL STOCKPILES. FOLLOW PROCEDURES FOUND IN THE IOWA CONSTRUCTION SITE EROSION CONTROL MANUAL.
- ALL OFF-SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF CONSTRUCTION WORK OR A STORM EVENT SHALL BE CLEANED UP BY THE END OF EACH WORKING DAY. FLUSHING SHALL NOT BE ALLOWED.
- ALL EROSION CONTROL DEVICES SHALL AT A MINIMUM BE INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES 0.5 INCHES OF RAIN OR MORE DURING A 24 HOUR PERIOD. MAINTENANCE SHALL BE PERFORMED PER THE EROSION CONTROL PLAN. FOLLOW PROCEDURES FOUND IN THE IOWA CONSTRUCTION SITE EROSION CONTROL MANUAL.
- EROSION CONTROL MEASURES SHALL NOT BE REMOVED UNTIL THE AREA(S) SERVED HAVE ESTABLISHED VEGETATIVE COVER. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL LOCAL EROSION CONTROL PERMITS.

LANDSCAPING NOTES

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL UTILITIES. ANY DAMAGE TO SAID UTILITIES SHALL BE REPAIRED AT THE CONTRACTORS EXPENSE.
- THE EXACT LOCATION AND ELEVATION OF ALL UTILITIES SHALL BE DETERMINED BY THE CONTRACTOR AT THE TIME OF CONSTRUCTION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ASCERTAIN WHETHER ANY ADDITIONAL FACILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT.
- THE OWNER OR OWNER'S AGENT IS RESPONSIBLE FOR THE PROMPT REMOVAL OF ALL MUD THAT HAS BEEN TRACKED OR WASHED ONTO ADJACENT PROPERTY OR RIGHT OF WAY UNTIL SUCH TIME THAT PERMANENT VEGETATION HAS BEEN ESTABLISHED.
- THE OWNER OR OWNER'S AGENT IS RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING SUBSURFACE DRAINAGE FACILITIES DURING CONSTRUCTION. IN THE EVENT A TILE IS DAMAGED, THE DEVELOPER WILL BE RESPONSIBLE TO REPAIR THE TILE TO ITS ORIGINAL CONDITION OR RECONSTRUCT THE TILE AS DIRECTED BY THE CITY ENGINEER.
- REQUIRED LANDSCAPING MUST BE MAINTAINED AND/OR REPLACED FOR THE LIFE OF THE CERTIFICATE OF OCCUPANCY.
- PLANTS USED SHALL MEET THE STANDARDS SET FORTH IN THE LATEST EDITION OF THE "AMERICAN STANDARD NURSERY STOCK" ANSI Z60 PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
- PLANTS SHALL HAVE BEEN GROWN IN A CLIMATIC ZONE SIMILAR TO DES MOINES. PLANTS GROWN IN NURSERIES LOCATED IN ZONES 9B OR HIGHER ARE NOT ACCEPTABLE.
- PLANTS SHALL BE IN A HEALTHY, VIGOROUS CONDITION AND ESSENTIALLY FREE OF DEAD OR BROKEN BRANCHES, SCARS THAT ARE NOT COMPLETELY HEALED, FROST CRACKS, DISTURBING KNOTS, BROKEN OR ABRADED BARK, REDUNDANT LEADERS OR BRANCHES, RUBBING BRANCHES OR ABERRATIONS OF ANY KIND. PLANTS SHALL NOT HAVE MULTIPLE LEADERS, UNLESS THIS IS THEIR NATURAL FORM.
- PLANTS SHALL BE FULL, EVEN AND WELL DEVELOPED BRANCHING AND A DENSE, VIGOROUS ROOT SYSTEM.
- ALL TREES SHALL BE 1.5-INCH CALIPER AT TIME OF PLANTING.
- ALL DISTURBED AREAS SHALL BE PERMANENT SEEDING ACCORDING TO SUDAS CHAPTER 7 - EROSION AND SEDIMENT CONTROL - 7-5 AND CHAPTER 9 - SITE WORK & LANDSCAPING UNLESS NOTED OTHERWISE.
- THE ENTIRE PARCEL SHALL BE MOWN UNLESS OTHERWISE SHOWN ON APPROVED SITE PLAN.
- ALL SLOPES OF 3:1 AND AS MARKED ON THE DRAWING SHALL BE SEEDED WITH AN APPROVED IOWA NATIVE GRASS. THIS INCLUDES THE SLOPES IN THE DETENTION POND AND THE BOTTOM OF THE DETENTION POND. (SEE SUDAS CHAPTER 9 - SITE WORK & LANDSCAPING 2-01 & 2-02 ALL AREAS SHOWN AS MOWN SHALL BE PLANTED WITH AN ANNUAL RYEGRASS.
- LANDSCAPING AREAS SHALL BE:
 - INSTALL LANDSCAPING FABRIC
 - INSTALL 3 INCHES OF LANDSCAPING STONE AS PER ARCHITECT AND OWNERS DIRECTIONS.



Accurate Hydraulics & Machine Service, Inc. SITE PLAN Associated Engineering Company of Iowa	
DATE APPROVED DATE PRINTED Thu Jul 7, 2016 AEC # : 205149 SHEET 2 OF 2	REVISIONS Associated Engineering Company of Iowa 2917 Martin Luther King Jr. Parkway Des Moines, Iowa 50310 Phone (515) 255-3156 Fax (515) 255-3157 http://www.aecoflowa.com

ASSESSOR'S MAP



Accurate Hydraulics & Machine Service, Inc. BUILDING ADDITION

AERIAL PHOTO



AERIAL PHOTO



LEGEND

● MONUMENT FOUND AS NOTED	1" X 1" FIREHYDRANT AS NOTED	--- 100 --- EXISTING CONTOUR
○ SET 5/8" RE-ROD W/ CAP 5/22B	--- EXISTING WATER VALVE	--- PROPOSED CONTOUR
▲ SECTION CORNER FOUND AS NOTED	--- CURB INTAKE AS NOTED	--- FENCE LINE AS NOTED
△ SECTION CORNER SET AS NOTED	--- AREA INTAKE AS NOTED	--- BURIED TELEVISION AS NOTED
○ SANITARY MANHOLE AS NOTED	--- HANDICAP PARKING AS NOTED	--- BURIED ELECTRIC AS NOTED
○ STORM MANHOLE AS NOTED	--- ELECTRIC TRANSFORMER BOX AS NOTED	--- OVER-HEAD ELECTRIC & UTILITIES
○ TRAFFIC MANHOLE AS NOTED	--- UTILITY BOX AS NOTED	--- GAS MAIN AS NOTED
○ UTILITY MANHOLE AS NOTED	--- PERK TEST SITE AS NOTED	--- WATER MAIN AS NOTED
○ PHONE MANHOLE AS NOTED	--- EXISTING SPOT ELEVATION	--- STORM SEWER AS NOTED
○ ELECTRIC MANHOLE AS NOTED	--- PROPOSED SPOT ELEVATION	--- SANITARY SEWER AS NOTED
○ GAS METER AS NOTED	--- MEASURED DISTANCE OR BEARING	--- BURIED TELEPHONE
○ GAS VALVE AS NOTED	--- UTILITY POLE AS NOTED	--- BURIED CABLE/UTILITIES AS NOTED
○ UTILITY POLE AS NOTED	--- WELL AS NOTED	

CONTACT INFORMATION

OWNER
ACCURATE HYDRAULIC &
MACHINE SERVICES, INC
SCOTT MISHLER
PHONE #: (515) 246-8269

CONTACT
SCOTT MISHLER
PHONE: (515) 246-8269

ENGINEERING
ASSOCIATED ENGINEERING COMPANY OF IOWA
2917 MARTIN LUTHER KING JR. PARKWAY
DES MOINES, IOWA 50310
ATTN: VICTOR PIAGENTINI
PHONE (515) 255-3156 ext. 2

SITE ADDRESS

1455 METRO EAST DRIVE
PLEASANT HILL, IOWA

LEGAL DESCRIPTION

ZONING INFORMATION

ZONING: I-2 (LIGHT INDUSTRIAL DISTRICT)

PARKING REQUIREMENTS

6 EMPLOYEES PER SHIFT 3 PARKING SPACES
OFFICE SPACE (400 SF) 1 SPACE

EMPLOYEES

MAX. ANY SHIFT = 6

BUILDING USAGE

HYDRAULIC REPAIR SHOP

BUILDING HEIGHT

HEIGHT OF BUILDING = 16 FEET

AREA SUMMARY

EXISTING BUILDING	11,520 SQ FT
PROPOSED BUILDING	3,200 SQ FT
EXISTING CONCRETE	17,258 SQ FT
PROPOSED CONCRETE	58 SQ FT
OPEN SPACE	46,824 SQ FT
TOTAL	78,860 SQ FT

TOTALS	
IMPERVIOUS	32,036 SQ FT (40.6%)
PERVIOUS	46,824 SQ FT (59.4%)
FLOOR AREA RATIO	18.7%

MINIMUM OPEN SPACE (15%)	= 11,829 SF
PROVIDED OPEN SPACE (59.4%)	= 46,824 SF

GENERAL NOTES

- 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 CONSTRUCTION PROCEDURES AND MATERIALS TO MEET OR EXCEED MINIMUM REQUIREMENTS OF THE URBAN STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS
- THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ANY AND ALL REQUIRED PERMITS FOR PERFORMING THE WORK.
- THE URBAN DESIGN STANDARDS FOR PUBLIC IMPROVEMENTS SHALL APPLY TO GRADING, EROSION CONTROL AND ASSOCIATED WORK FOR THE PROJECT.
- THE OWNER/DEVELOPER IS RESPONSIBLE FOR MEETING ALL STATE OF IOWA DEPARTMENT OF NATURAL RESOURCES, APPLICABLE CITY, URBAN DESIGN STANDARDS FOR PUBLIC IMPROVEMENTS, OR ANY OTHER CODES, REGULATIONS, OR RESTRICTIONS SET FORTH BY ANY AND ALL GOVERNING AGENCIES.
- NOTIFY OWNER, ENGINEER, AND CITY AT LEAST 48 HOURS PRIOR TO BEGINNING WORK.
- ALL PROPOSED CONTOURS AND SPOT ELEVATION SHOWN ARE FINISHED GRADES AND/OR TOP OF PAVING SLAB, UNLESS OTHERWISE NOTED.
- THE CONTRACTOR SHALL FURNISH AND PLACE ALL NECESSARY SIGNS AND BARRICADES DURING CONSTRUCTION IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS.
- POST DEVELOPMENT RUNOFF SHALL NOT ADVERSELY AFFECT DOWNSTREAM DRAINAGE FACILITIES OR PROPERTY OWNERS.
- ANY DAMAGE DONE TO THE EXISTING FENCES, YARDS OR OTHER STRUCTURES OUTSIDE THE CONSTRUCTION LIMITS SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
- GRADING
 - OWNER/DEVELOPER IS RESPONSIBLE FOR ALL COMPACTION, DENSITY OR ANY OTHER TEST.
 - ALL DEBRIS SPILLED ON THE STREETS OR ADJACENT PROPERTY SHALL BE PROMPTLY REMOVED BY THE CONTRACTOR.
 - ALL PROPOSED CONTOURS AND SPOT ELEVATION SHOWN ARE FINISHED GRADES AND/OR TOP OF PAVING SLAB, UNLESS OTHERWISE NOTED.
- EROSION CONTROL
 - IF MORE THAN ONE ACRE OF SOIL IS DISTURBED COMPLY WITH THE STORM WATER POLLUTION PREVENTION PLAN.
 - EXCEPT AS PRECLUDED BY SNOW COVER, STABILIZATION MEASURES SHALL BE INITIATED ON ALL DISTURBED AREAS NO LATER THAN THE 14TH DAY AFTER NO CONSTRUCTION ACTIVITY HAS TAKEN PLACE AND ON AREAS WHERE CONSTRUCTION ACTIVITY WILL NOT OCCUR FOR A PERIOD OF ANOTHER 21 DAYS.
 - THE EROSION CONTROL MEASURES SHALL BE CHECKED REGULARLY, ESPECIALLY AFTER EACH SIGNIFICANT STORM, TO LOCATE DAMAGE AND CONDUCT MAINTENANCE OPERATIONS.
 - THE CONTRACTOR SHALL PLACE SILT FENCE AROUND ALL STORM SEWER INLET LOCATIONS, STEEP SLOPES OR AS DIRECTED BY THE CITY.
- EXISTING & PROPOSED UTILITIES
 - THE EXACT LOCATION AND ELEVATION OF ALL UTILITIES SHALL BE DETERMINED BY THE CONTRACTOR AT THE TIME OF CONSTRUCTION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ASCERTAIN WHETHER ANY ADDITIONAL FACILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL UTILITIES, AND ANY DAMAGE TO SAID UTILITIES.
 - A REQUEST FOR UNDERGROUND UTILITY LOCATES MUST BE PLACED WITH IOWA ONE CALL (1-800-292-8989) 48 HOURS PRIOR TO ANY DIGGING OR EXCAVATION BY THE CODE OF IOWA.
 - LENGTH OF UTILITIES SHOWN ON PLANS ARE DIMENSIONED FROM CENTERLINE OF STRUCTURE TO CENTERLINE OF STRUCTURE, UNLESS OTHERWISE NOTED.
 - ALL FIELD TILES ENCOUNTERED DURING CONSTRUCTION SHALL BE RECONNECTED OR TIED INTO STORM SEWER SYSTEM AND NOTED ACCORDINGLY.
- NO MECHANICAL EQUIPMENT, SUCH AS AIR CONDITIONERS, TRASH DISPOSAL SYSTEMS, TRANSFORMERS, JUNCTION BOXES OR OTHER SUCH ITEMS, OVER 3 FEET IN HEIGHT ARE ALLOWED IN REQUIRED SETBACKS.
- ROOF TOP MECHANICAL EQUIPMENT WILL BE SCREENED FROM ADJACENT STREETS.
- ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
- NO FENCE WILL BE CONSTRUCTED WITHOUT PRIOR APPROVAL OF A BUILDING PERMIT.
- THE OWNER/DEVELOPER IS RESPONSIBLE FOR MEETING ALL STATE OF IOWA DEPARTMENT OF NATURAL RESOURCES, APPLICABLE CITY, URBAN DESIGN STANDARDS FOR PUBLIC IMPROVEMENTS, OR ANY OTHER CODES, REGULATIONS, OR RESTRICTIONS SET FORTH BY ANY AND ALL GOVERNING AGENCIES.
- ANY AMENDMENTS OR CHANGES TO THE PROJECT SITE THAT DO NOT MEET WHAT IS SHOWN ON THE SITE PLAN NEED TO BE APPROVED WITH THE PERMIT AND DEVELOPMENT CENTER PRIOR TO INSTALLATION/CONSTRUCTION.
- THIS SITE SHALL BE MAINTAINED IN COMPLIANCE WITH ALL CITY CODE APPLICABLE ON THE DATE OF SITE PLAN APPROVAL.
- ANY NEW ROOF TOP MECHANICAL EQUIPMENT MUST BE SCREENED FROM STREET LEVEL AND RESIDENTIAL VIEW.
- LIGHTING MUST BE LOW GLARE CUT OFF TYPE FIXTURES TO REDUCE THE GLARE OF LIGHT POLLUTION ON SURROUNDING PROPERTIES.
- ALL DISTURBED AREAS SHOULD BE RESTORED BY SEEDING OR SODDING.
- NO NEW SIGNAGE WILL BE ADDED.

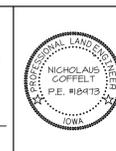
LANDSCAPING REQUIREMENTS (166.05)

- ONE TREE PER 50 FEET OF FRONTAGE
 - FRONTAGE ON METRO EAST DRIVE (219.38/50) = 5 TREES
 - FRONTAGE ALONG HIGHWAY (283.78/50) = 6 TREES
- ONE TREE PER 18 PARKING SPACES. (14 SPACES/18) = 1 TREE
- LANDSCAPING
 - EXISTING TREES = 10 TREES (CHANTICLEAR PEAR)
 - PROPOSED TREES = 2 TREES (RED MAPLES)

ENGINEERING CERTIFICATION

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

SIGNED: NICHOLAUS COFFETT PE# 18973
LICENSE EXPIRES DATE: DEC 31 2017
PAGE COVERED BY THIS SEAL



Accurate Hydraulics & Machine Service, Inc. - MINOR SITE PLAN
TITLE SHEET/COVER SHEET

DATE APPROVED

1ST SUBMITAL
AUGUST 28TH, 2013

DATE PRINTED

Thu Jul 7, 2016

AEC #1: 205149

SHEET 1 OF 2

REVISIONS
10-24-2011 "CITY COMMENT"
SUBMITTED TO: 4400 28th Ave, Des Moines, IA 50310
PROJECT MANAGER: Victor Piagentini
AEC PROJECT #: 205149

Associated Engineering Company of Iowa
2917 Martin Luther King Jr. Parkway
Des Moines, Iowa 50310
Phone (515) 255-3156 Fax (515) 255-3157
http://www.aecoflowa.com



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

DATE: July 12, 2016
TO: Mayor and City Council
FROM: Donald Sandor, City Manager
SUBJECT: Second reading of an Ordinance to Establish Pleasant Hill Arts Commission

BACKGROUND:

As the City becomes more involved with the arts, both public art displays and performing arts, and becomes a member of Bravo, it would be appropriate to establish a commission to oversee and solicit these types of projects and events, obtain funding for them, and advise the City Council. The proposed ordinance would establish a seven member commission appointed by the Mayor and approved by the Council. The ordinance was compiled from the review of ordinances from other cities in the Metro area that have similar organizations. The first reading of this ordinance was held at the June 28th Council meeting. No public comments have been received as of this writing.

ALTERNATIVES:

Not approve the ordinance.

FINANCIAL CONSIDERATIONS:

None at this time.

RECOMMENDATION:

Approve second reading of the ordinance to establish a Pleasant Hill Arts Commission.

ORDINANCE NO. 805

AN ORDINANCE ESTABLISHING A PUBLIC ARTS ADVISORY COMMISSION FOR THE CITY OF PLEASANT HILL, IOWA

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

SECTION 1: PURPOSE:

The purpose of this chapter is to establish a Public Arts Advisory Commission, hereinafter referred to as the "arts commission", to advise and assist the Pleasant Hill City Council in the promotion of public art and performing arts within the City's physical environment and public spaces.

SECTION 2: COMMISSION CREATED; APPOINTMENT; TERM:

The arts commission shall consist of seven (7) members, appointed by the Mayor with the approval of the City Council. The appointment of each member of the arts commission shall be for staggered terms of four (4) years. At the time of the initial appointment, the Mayor shall designate the length of term for each member to provide for staggered terms, with three (3) members appointed for two (2) years and four (4) members appointed for four (4) years.

SECTION 3: ORGANIZATION; COMPENSATION; REMOVAL:

A. Upon appointment, the arts commission shall organize by electing one member as Chair and one as Vice-Chair who shall also serve as Secretary from any of its members. The Chair and Vice-Chair shall each serve one year terms, but would be eligible for reelection.

B. A majority of the membership of the commission shall constitute a quorum. The City Manager shall designate a City employee to act as a non-voting ex officio representative to the commission. The commission shall meet at least once per quarter.

C. All members of the arts commission shall serve as such without compensation except for reimbursement of reasonable and necessary expenses, subject to the approval of the City Council.

D. Any commission member may be removed from the arts commission by the Mayor, with the concurrence of the Council. Any such removal shall be stated in writing and filed with the City Clerk's office and a copy thereof filed with the Chair of the commission. Continued absence of any member from meetings of the arts commission shall, at the discretion of the Mayor, render any such member subject to immediate removal from appointment, with final approval by the City Council. Any member consistently absent from the arts commission meetings, without sufficient excuse, shall be considered to have vacated his or her appointment. In the event a vacancy arises, a new commission member shall be appointed by the Mayor with the approval of the City Council, and the commission member so appointed shall serve the balance of the unexpired term.

SECTION 4: QUALIFICATIONS:

Membership shall be open to a balanced, diverse mixture of citizen representatives of the community at large who are recognized for their interest or experience in connection with the arts. At least five members shall reside within Pleasant Hill. Members shall not hold any other elective or appointed office within the city government.

SECTION 5: POWERS AND DUTIES:

The arts commission shall have the following powers and duties:

- A. Advise the City Council on the acquisition, placement, and maintenance of public art on property of the City, including public art in connection with a capital improvement program project. No public art shall be installed or existing work of public art removed from public spaces without a review by the arts commission. Advise the City Council on performing arts events that would be financially supported by the City.
- B. Hold regular public meetings and maintain a written record of its proceedings.
- C. Establish guidelines to carry out the public art and performing arts program which shall include methods of selecting artists or public art and for the placement of public art. These guidelines, to be adopted by the City Council, may enumerate in detail the arts commission's roles and responsibilities in overseeing the public art and performing arts program.
- D. Make recommendations to the City Council on the amount and allocation of budgeted City funding for the arts programs and services.
- E. Prepare an annual report to the City Council summarizing its activities during the preceding year and recommendations for the proposed activities for the succeeding year.
- F. Adopt and present to the City Council for its consideration and approval, such rules and regulations to govern its internal organization and procedures as it may deem necessary and which are not in conflict with Federal, State, and municipal laws.
- G. Consistent with City Council policy, serve as advocates for public art and performing arts with the City Council, as well as the private sector, local, regional, State, and Federal governments.
- H. Explore and advocate for new, non-city sources of funding for the arts. All gifts of money and grant funds received shall be deposited with the City's Finance Director and shall be credited to the arts commission fund and spent exclusively on public art projects and performing art events.
- I. Receive input from the Mayor, City Council and City Manager regarding the operation and maintenance expenses associated with a work of public art or a performing arts event. If the proposed work of art requires extraordinary operation or maintenance expenses, the arts commission shall recommend another work of art or submit a statement of overriding consideration why the public art should be utilized notwithstanding its extraordinary operation or maintenance expense.

SECTION 6: APPEAL:

Any person aggrieved by a decision by the arts commission may file an appeal with the City Clerk within thirty (30) days of the date the action was taken or decision was made. The City Council shall have the ultimate authority regarding these matters.

SECTION 7: ADMINISTRATIVE AND OTHER CITY POLICIES:

All administrative, accounting, budgetary, and procurement policies of the City shall govern the arts commission in all of its operations.

NOW, THEREFORE, be it ordained by the Pleasant Hill City Council, City of Pleasant Hill, Iowa, that Ordinance #805 PUBLIC ARTS ADVISORY COMMISSION is hereby approved.

FURTHER, the Pleasant Hill Mayor is hereby directed to sign said ordinance;

FURTHER, this ordinance shall be effective following its final passage, approval, and publication as provided by law.

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

Sara Kurovski, Mayor

ATTEST:

Dena Spooner, City Clerk/Finance Director



CITY OF PLEASANT HILL, IOWA
CITY COUNCIL AGENDA COMMUNICATION

DATE: JULY 12, 2016

TO: MAYOR & CITY COUNCIL

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

SUBJECT: ORDINANCE REZONING R-4 PLANNED UNIT DEVELOPMENT TO I-2 LIGHT INDUSTRIAL

BACKGROUND:

The Planning and Zoning Commission and the City Council worked with Dee Zee Manufacturing in 2014 on the approval of a site plan for parking and building improvements to property at 1460 Sloans Way. Dee Zee has had a presence on Sloans Way for many years with facilities for storage and tool and die operations and in 2015, the company began construction of a new 80,000 square foot building to provide additional tool and die space. The building and associated new parking will be complete in calendar year 2016. An additional 9,000 square foot building was shown on the approved site plan in the northeast corner of the site along with future parking expansion. Dee Zee is now contemplating construction of the next building but is proposing to modify the site plan for a larger 36,000 square foot building and associated new parking. The architect for the project, FEH Design, is recommending a pre-cast concrete system for the wall construction of the new building. Two steps will be needed as part of the approval project for the additional building and parking. A standard site plan process will be needed for the building which will come at a later date and a change of zoning is being requested.

As a part of the project, the owner has requested that areas of their property be assigned zoning to match the adopted Future Land Use Plan of the City's Comprehensive Plan. The owner of the property, T-JAD LLC has requested that the northern 1.6 acres of the property have the zoning modified from the existing R-4 Planned Unit Development to I-2 Light Industrial.

The statement of intent for the Light Industrial district according to the City's adopted Zoning Ordinance is as follows:

The I-2 District is intended and designed to provide areas of the City suitable for activities and use of a light industrial nature. It is not intended that any new residential development be permitted in the I-2 District.

The property requesting zoning assignment is zoned R-4 while the vast majority of the site is zoned I-2. This property sliver was once under separate ownership when the zoning assignment was done previously. The updated future land use plan of the new Comprehensive Plan shows the entire Dee Zee site as Office/Light Manufacturing which correlates to the request for I-2 Light Industrial Zoning. The Planning and Zoning Commission has reviewed the request with a recommendation for approval. Following is the second reading of an ordinance to assign the I-2 designation to the property.



ALTERNATIVES:

Not approve the second reading of the ordinance for the zoning change. However, the change would assign a zoning designation matching the City's adopted future land use plan.

FINANCIAL CONSIDERATIONS:

N/A

RECOMMENDATION:

Approve the second reading of the ordinance for the zoning change.

ORDINANCE NO. 806

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF PLEASANT HILL, IOWA 1998, BY AMENDING ZONING DESIGNATION TO SPECIFIC PROPERTIES

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

WHEREAS, a rezoning request has been proposed 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.

WHEREAS, a public hearing was held on Tuesday, June 28, 2016, at 6:30 p.m. at Pleasant Hill City council chambers, Pleasant Hill, Iowa, in accordance with Code of Iowa; and,

WHEREAS, the City Council of Pleasant Hill, Iowa, has the authority to grant this request and has found it to be consistent with the comprehensive plan for the City; and

WHEREAS, the Official Zoning Map for the City of Pleasant Hill, Iowa has been amended, per Chapter 165, Section 165.05 Boundaries; Map, City Code, 1998, City of Pleasant Hill, Iowa;

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

SECTION 1. ZONING. The property is rezoned 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.

SECTION 2. SEVERABILITY CLAUSE. If any such section, provision, or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

SECTION 3. WHEN EFFECTIVE. This ordinance shall be in effect from and after its final passage, approval, and publication, as provided by law.

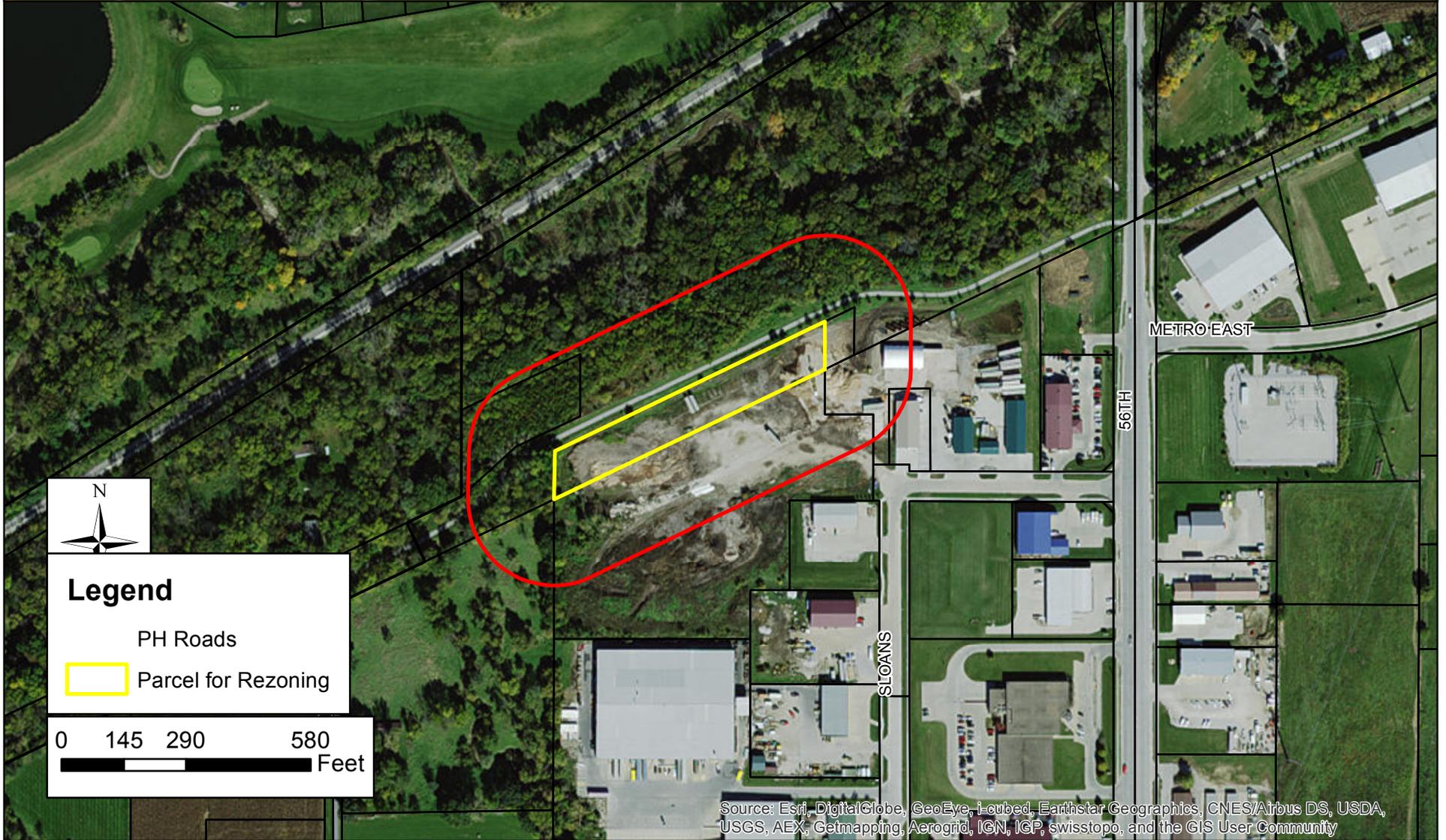
PASSED AND APPROVED by the Pleasant Hill City Council on _____, 2016.

Sara Kurovski, Mayor

ATTEST:

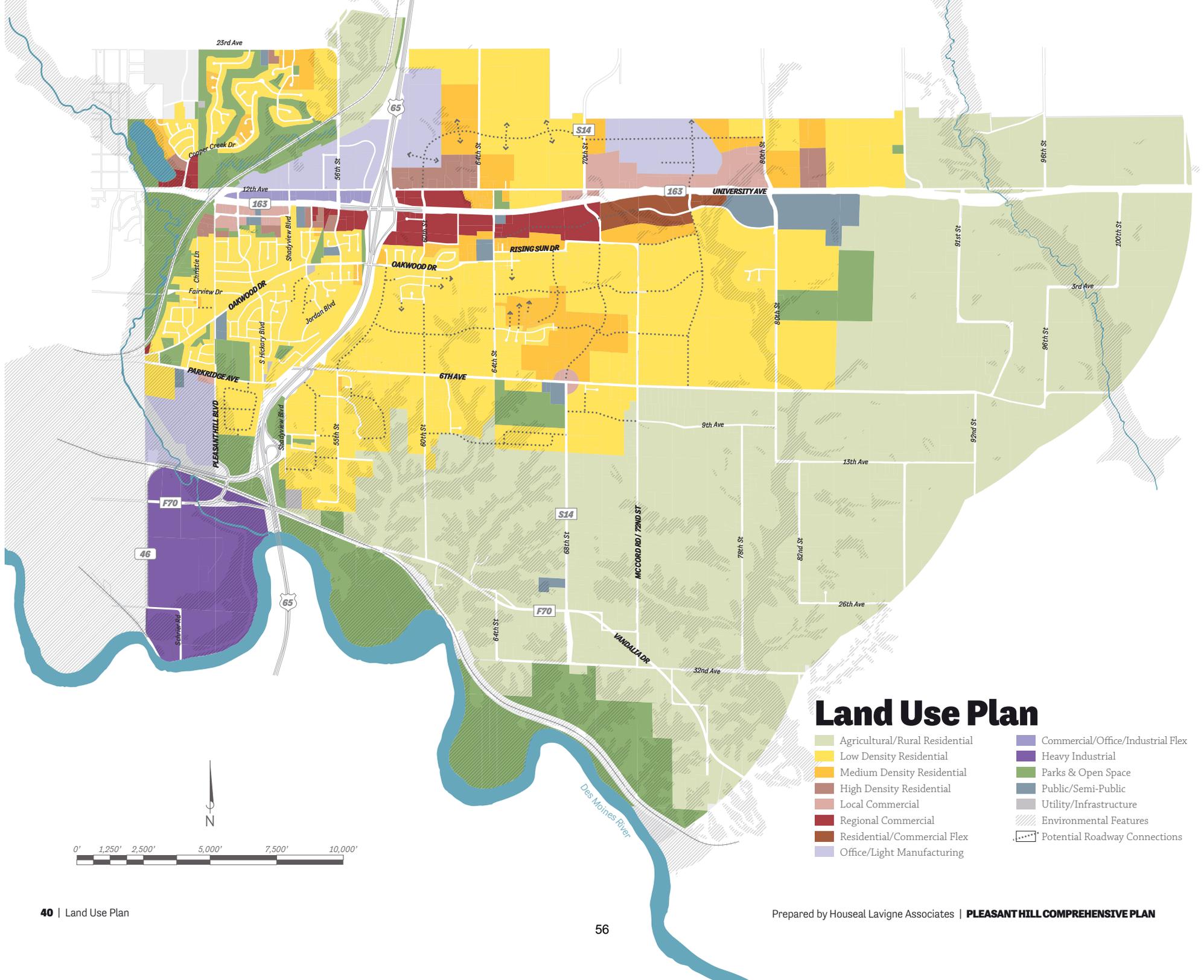
Dena Spooner, City Clerk/Finance Director

Pleasant Hill
Iowa



Source: Esri, DigitalGlobe, GeoEye, i-cubed, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

Created by City of Pleasant Hill Community Development Department
5160 Maple Dr, Suite A, Pleasant Hill, IA 50327
(515) 309-9461



Land Use Plan

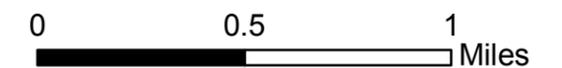
- Agricultural/Rural Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Local Commercial
- Regional Commercial
- Residential/Commercial Flex
- Office/Light Manufacturing
- Commercial/Office/Industrial Flex
- Heavy Industrial
- Parks & Open Space
- Public/Semi-Public
- Utility/Infrastructure
- Environmental Features
- Potential Roadway Connections

CITY OF PLEASANT HILL, IOWA ZONING MAP

Community Development Department
5160 Maple Drive, Suite A
Pleasant Hill, IA 50327
Tel (515) 309-9461 Fax (515) 309-9458
www.pleasanthilliowa.org

DISCLAIMER: This Zoning Map is provided for informational purposes "as is" without warranties of any kind either express or implied or any representation of accuracy, timeliness or completeness. This map is dynamic and is subject to change. To obtain an official zoning determination or to see the Official Zoning Map of Pleasant Hill, contact the Community Development Department. For questions regarding parcel ownership and legal descriptions, please contact the Polk County Auditor.

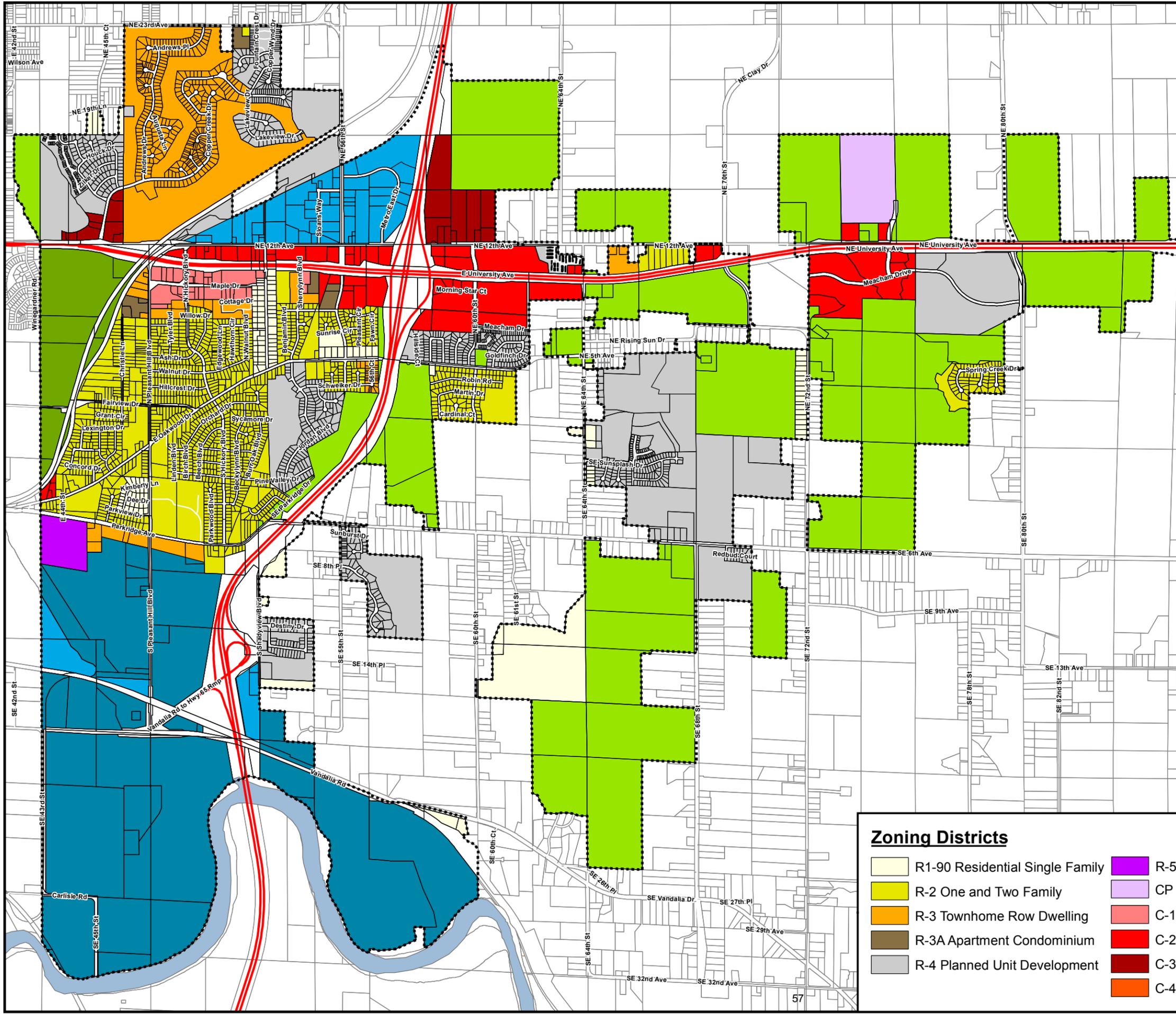
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Updated July 14, 2015

Zoning Districts

- | | | |
|---|--|--|
|  R1-90 Residential Single Family |  R-5 Mobile Home Park |  I-1 Limited Industrial |
|  R-2 One and Two Family |  CP Commerce Park |  I-2 Light Industrial |
|  R-3 Townhome Row Dwelling |  C-1 Local Commercial |  I-3 Heavy Industrial |
|  R-3A Apartment Condominium |  C-2 General Commercial / Highway Service |  A-1 Agricultural |
|  R-4 Planned Unit Development |  C-3 Planned Commercial |  U-1 Floodplain |
| |  C-4 Planned Office Park | |





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

DATE: JULY 12, 2016
TO: MAYOR AND CITY COUNCIL
FROM: CITY MANAGER, DONALD SANDOR
SUBJECT: CLOSED SESSION FOR LAND PURCHASE

BACKGROUND:

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

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.



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

DATE: July 12, 2016
TO: Mayor and City Council
FROM: Donald Sandor, City Manager
SUBJECT: Closed Session Under Iowa Code Section 21.5.1 (i)

BACKGROUND:

The City Manager started with the City of Pleasant Hill December 3, 2007. This session will serve as the annual evaluation of the City Manager by the Mayor and members of the City Council. The Manager has requested the session be closed under Iowa Code 21.5.1 (i).

ALTERNATIVES:

FINANCIAL CONSIDERATIONS:

N/A

RECOMMENDATION:

Adjourn to closed session under Iowa Code Section 21.5.1(i) to evaluate the professional competency of an individual.