



**PLEASANT HILL CITY COUNCIL
REGULAR SESSION
September 13, 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 08-23-16
- b. Claims Listing - dated 09-13-16
- c. Tax Abatement Report dated August 2016
- d. Fire Department Report - dated July 2016
- e. Fire Department Report - dated August 2016
- f. Public Works Department Report - dated August 2016
- g. Library Board Minutes – dated 07-28-16
- h. **Resolution #091316-01** – Approve Annual Street Finance Report
- i. **Resolution #091316-02** – Approve Recognition of City Week
- j. **Resolution #091316-03** – Approval of Lien Schedule
- k. **Resolution #091316-04** – Set Public Hearing for Sale of General Obligation Bond not to Exceed \$8.0 million
- l. **Resolution #091316-05** – Setting Public Hearing for Rezoning A-1 to R1-90 One Family Dwelling District – Lots 2, 3, and 4, in Block 4, Rising Sun

5. BUSINESS ITEMS

- a. Second Reading of **Ordinance 807** – Rezoning A-1 Agricultural to R1-90 Single Family Residential – Property at 5838 SE 6th Avenue
- b. **Resolution #091316-06** – Approval of Cooperative Services Agreement With Polk County
- c. First Reading of **Ordinance 808** – Amending Chapter 163 Fire Code
- d. **Resolution #091316-07** – Approval of Preliminary and Final Plat for Springer Hills Plat 1

6. CLOSING COMMENT

7. ADJOURNMENT

**PLEASANT HILL CITY COUNCIL
REGULAR SESSION
AUGUST 23, 2016
6:30 PM**

1. CALL TO ORDER/ROLL CALL

Mayor Kurovski called the Pleasant Hill City Council meeting to order on August 23, 2016 at 6:30 p.m. in the City Council Chambers. PRESENT: Jeff Mullen, Curt Gause, Dean Cooper, Barb Malone, Mark Konrad, and Mayor Sara Kurovski. ABSENT: none.

2. APPROVAL OF AGENDA

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

3. PUBLIC HEARING

a. Rezoning A-1 Agricultural to R1-90 Single Family Residential

Mayor Kurovski opened the Public Hearing for the Rezoning A-1 Agricultural to R1-90 Single Family Residential at 6:31 p.m. Hearing no comments from the public, the Mayor closed the public hearing at 6:32p.m. Assistant City Manager Ben Champ said that property owner Joseph Thomas wishes to construct a single-family home on a property he owns in an area north of SE 6th Avenue and west of SE 60th Street at 5838 SE 6th Avenue. The 2 acre property is currently undeveloped and zoned A-1 Agricultural. That designation 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. Thomas has petitioned to rezone the property from A-1 Agricultural to R1-90 Single Family Residential. The Planning and Zoning Commission has reviewed the request with a recommendation for approval.

1. First Reading of **Ordinance 807** - Rezoning A-1 Agricultural to R1-90 Single Family Residential – Property at 5838 SE 6th Avenue
Cooper/Malone moved to approve First Reading of **Ordinance 807** - Rezoning A-1 Agricultural to R1-90 Single Family Residential – Property at 5838 SE 6th Avenue. ROLL CALL: AYES: Mullen, Gause, Cooper, Malone, Konrad. NAYS: None. Motion carried 5-0.

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

There were none.

5. CONSENT ITEMS

Konrad/Mullen moved to approve the **CONSENT ITEMS**: Council Minutes - dated 08-09-16, Claims Listing - dated 08-23-16, Revenue Report - dated 07-31-16, Expenditure Report - dated 07-31-16, Treasurers Report - dated 07-31-16, Public Works Department Report - dated July 2016, Library Board Minutes – dated 06-23-16, **Resolution #082316-01** – Transfer of Funds – Emergency Fund to Equipment Replacement Fund, **Resolution #082316-02** – Transfer of Funds – Employee Benefits Fund to General Fund. ROLL CALL: AYES: Mullen, Gause, Cooper, Malone, Konrad. NAYS: None. Motion carried 5-0.

6. BUSINESS ITEMS

a. **Resolution #082316-03** – Approval of Job Description for Community Service Officer

Konrad/Malone moved to approve **Resolution #082316-03** – Approval of Job Description for Community Service Officer. City Manager Don Sandor said the Police Department has prepared the attached job description for the position of Community Service Officer. As the written job description has not been updated for the role for several years, staff has taken the opportunity to review and update the document prior to posting the position for recruitment. The title of the position has been changed to reflect the new responsibilities the position will hold. ROLL CALL: AYES: Mullen, Gause, Cooper, Malone, Konrad. NAYS: None. Motion carried 5-0.

- b. **Resolution #082316-04** – Approval of Supplemental Agreement No. 1 with Calhoun-Burns and Associates for engineering services. Malone/Cooper moved to approve **Resolution #082316-04** – Approval of Supplemental Agreement No. 1 with Calhoun-Burns and Associates for engineering services. City Manager Don Sandor said In October 2014 the engineering firm of Calhoun-Burns and Associates, Inc. provided an evaluation for the bridge over Four Mile Creek on Vandalia Road. With the current bidding climate it was felt that the bidding process should be delayed until this Fall with the work to begin in the Spring 2017. This now coincides with the projected timeline for the reconstruction of S. Pleasant Hill Boulevard and Vandalia Road project, which is being engineered by Kirkham-Michael engineering firm. Having two separate projects going on at the same time by two different construction contractors in the same vicinity of the City under the supervision of two different engineering firms was going to create more coordination problems and greater traffic congestion than if all the work was under the management of one engineering firm and one construction contract with one general contractor. The proposed supplemental agreement revises the agreement approved by Council in 2015 with Calhoun-Burns to reflect their reduced services. ROLL CALL: AYES: Mullen, Gause, Cooper, Malone, Konrad. NAYS: None. Motion carried 5-0.
- c. Request to Discharge Firearms Within the Corporate Limits
Mullen/Malone moved to table a Request to Discharge Firearms Within the Corporate Limits. City Manager Don Sandor said that currently the City Code prohibits the discharge of firearms within City limits without the written consent from Council. Kody Daniels of Indianola ,requested Council give permission to shotgun hunt waterfowl in the corporate limits of Pleasant Hill so he could follow them where they flew. Council had many questions about safety distances from residents' homes, if there were permissions of properties to be hunted, and policy/permit processes in other metro cities and DNR. They tabled the request for further information before could be considered. ROLL CALL: AYES: Mullen, Gause, Cooper, Malone, Konrad. NAYS: None. Motion carried 5-0.

7. CLOSING COMMENT

Councilmember Mullen discussed the MPO meeting. There is going to be an Electric Vehicle and charging station demonstration on 12th Street between Locust and Grand Avenue September 4th from 11:30am-1:30pm. Dealers are trying to get more in the State of Iowa.

Mayor Kurovski said to save the date for Monday October 24th 4:30pm - 8:30pm at Prairie Meadows for some big announcements from the EPRD. She invited all to attend.

City Manager Don Sandor asked about conflicts for an upcoming work session. The Council chose Tuesday, September 6th at 5:30pm.

Assistant City Manager Ben Champ gave a staff update that Building Official Mike Pardekooper would be leaving Pleasant Hill after 33 years of employment to pursue an opportunity in Altoona. Everyone wished him well.

Fire Chief Tom Solberg announced that the new ambulance had arrived after two members from his team flew out to bring it back last week. He expected it to be lettered and in full service in a few weeks, at which time they would make it available for media photos.

8. CLOSED SESSION #1; Pursuant to Iowa Code Section 21.5.1(c) For City Council to discuss legal issues

Cooper/Konrad moved to move into Closed session : Pursuant to Iowa Code Section 21.5.1(c) For City Council to discuss legal issues. ROLL CALL: AYES: Mullen, Gause, Cooper, Malone, Konrad. NAYS: None. Motion carried 5-0.

Council returned to open session. Mayor Kurovski announced no action was taken in closed session.

9. CLOSED SESSION #2; Pursuant to Iowa Code Section 21.5.1(c) For City Council to discuss legal issues

Mullen/Gause moved to move into Closed session: Pursuant to Iowa Code Section 21.5.1(c) For City Council to discuss legal issues. ROLL CALL: AYES: Mullen, Gause, Cooper, Malone, Konrad. NAYS: None. Motion carried 5-0.

Council returned to open session. Mayor Kurovski announced no action was taken in closed session, and asked if council would like the opportunity to take action or make a resolution on any items discussed in closed session in open session.

Cooper/Konrad moved to approve making an appeal to the Neal Smith condemnation. ROLL CALL: AYES: Mullen, Gause, Cooper, Malone, Konrad. NAYS: None. Motion carried 5-0.

10. ADJOURNMENT

Mullen/Malone moved to adjourn the meeting. ROLL CALL: AYES: Mullen, Gause, Cooper, Malone, Konrad. NAYS: None. Motion carried 5-0. The meeting was adjourned at 7:42 p.m.

Sara Kurovski, Mayor

ATTEST:

Dena J. Spooner, City Clerk/Finance Director

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

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

PAID ITEMS DATES : 8/24/2016 THRU 9/13/2016
PARTIALLY ITEMS DATES: 8/24/2016 THRU 9/13/2016

VENDOR NAME	DESCRIPTION	GROSS AMOUNT
ADT SECURITY SERVICES	SECURITY SVCS-NORTH COMPLEX	212.01
AFLAC INSURANCE	INSURANCE	1,008.94
AMAZON.COM	BOOKS	117.19
AMERICAN GIRL	MAGAZINE	24.95
ANIMAL RESCUE LEAGUE	LIVE ANIMAL INTAKE	140.00
BAUER BUILT	TIRES-BACK HOE #24	1,771.87
BEN FREEBORN	CONTRACT CUSTODIAL	3,160.00
BOB COASH	PAINTING-DOANES VANDALISM REP	525.00
BOUNDTREE MEDICAL	MEDICAL SUPPLIES	1,501.22
BROWNELL'S, INC.	MINOR EQUIPMENT	458.74
CALHOUN-BURNS & ASSOC INC	4-MILE BRIDGE DECK SURFACE	2,582.10
CAPITAL CITY EQUIPMENT CO	FILTERS/OIL-SKID STEER	362.06
CARPENTER UNIFORMS/PROMOT	UNIFORM/SAFETY EQUIPMENT	1,716.17
CENTER POINT LARGE PRINT	BOOKS	546.48
CENTURY LINK	DSL DATA LINE - CITY HALL	68.99
CIRDWC	ANNUAL DUES	131.00
COLLECTION SERVICES	GARNISHMENT WITHHOLDING	633.75
COMPLETE PLUMBING SERVICES	MAINTENANCE/REPAIRS-PARKS	536.33
COMPUTER PROJECTS OF IL.,	MISCELLANEOUS CONTRACT	514.80
CONCENTRA MEDICAL	PRE-EMPLOYMENT PHYSICAL	193.00
CONFLUENCE	PH PARK MASTER PLAN	3,774.93
CONSOLIDATED ELECTRICAL D	YC LIGHT LAMPS	660.26
CONTECH ENGINEERED SOLUTIO	CULVERT/ASSOCIATED HARDWARE	656.27
CRAIG MCCLANAHAN	IT SUPPORT/REPAIR/EQUIP	15,707.25
CRYSTAL CLEAR WATER CO.	OPERATING SUPPLIES	21.00
D.R.I.V.E.	D.R.I.V.E. DEDUCTION	6.00
ED M FELD EQUIPMENT CORP	AIR COMPRESSOR REPAIRS	327.50
ELECTRONIC ENGINEERING	PAGER MAINTENANCE	141.00
EMERGENCY APPARATUS MAINT	REPAIR-BRUSH TRUCK	1,833.07
ERNADINA MUJAKIC	PREVENTION/PUBLIC SAFETY	299.11
FRASER TRANSPORTATION SVC	PARAMEDIC ASSIST	400.00
G & K SERVICES	FLOOR MATS	168.56
GALLS LLC	MINOR EQUIPMENT	19.94
GENERAL FIRE AND SAFETY	RECHARGE FIRE EXTINGUISHER	74.50
GRAHAM TIRE OF ANKENY INC	TRUCK TIRES - #9	366.54
HAWKEYE TRUCK EQUIPMENT	REPAIR SNOW PLOW ATTACHMENT	7,545.00
HDR, INC.	PROF. ACOUSTICAL ENGR SVCS	17,657.21
HIREQUALITY SOLUTIONS, LLC	TEMPORARY STAFFING	3,195.00
HOTSY CLEANING SYSTEMS,IN	REPAIR HOTSY POWER WASHER	254.10
HY-VEE - FIRE ACCOUNT	SUPPLIES	76.74
HY-VEE - LIBRARY ACCOUNT	PROGRAM SUPPLIES	141.43
HY-VEE - POLICE ACCOUNT	VEHICLE OPERATING SUPPLIES	149.96
HYDRO KLEAN	SYSTEM MAINTENANCE	11,038.77
IA STORMWATER EDUCATION PA	RESIDENT WORKSHOP	200.00

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VENDOR NAME	DESCRIPTION	GROSS AMOUNT
IABO	EDUCATION/TRAINING	100.00
ICMA-RC	DEFERRED COMPENSATION	2,354.89
INTERNAL REVENUE SERVICE	FED WITHHOLDING	33,481.93
IOWA DEPT OF REVENUE & FI	STATE WITHHOLDING	5,552.00
IOWA LIVING MAGAZINE	PH LIVING - JULY 2016	608.00
IOWA PARK & RECREATION	IPRA FALL CONFERENCE	130.00
IOWA TITLE CO	TITLE CERTIFICATES	900.00
IPERS-REGULAR	IPERS CONTRIBUTIONS	19,091.85
JANET WILWERDING	TRAVEL/CONFERENCE	71.60
JASON EARL KLINKEFUS	BROADLEAF CONTROL-CEMETERY	3,367.08
KECK, INC	GENERATOR FUEL-SOUTH COMPLEX	72.49
KELTEK INCORPORATED	EMERGENCY LIGHTS/SIREN-DURANGO	4,519.15
KIRKHAM MICHAEL & ASSOCIAT	PH BLVD/VANDALIA INTERSECTION	18,267.72
KNESS SIGNS	PARK CLOSED SIGNS	763.98
KOCH BROTHERS	COPIER CONTRACT-8/4/16-8/3/17	2,311.60
LARRY FLECK &SON TRUCKING	SOIL GRADING	180.00
LAW ENFORCEMENT SUPPLY, IN	UNIFORM/SAFETY EQUIPMENT	34.20
LIBERTY READY MIX	CONCRETE COLLAR-CULVERT REPAIR	780.00
MADELINE STURMS	TRAVEL/CONFERENCE	250.00
MARCIAL PEREZ	TRAVEL/CONFERENCE	172.12
MEDIACOM	INTERNET ACCESS-CITY HALL	199.95
MENARDS-ALTOONA	SUPPLIES	794.55
METRO WASTE AUTHORITY	SOLID WASTE COLLECTION-AUG '16	31,795.96
MGIA - IOWA CHAPTER	EDUCATION/TRAINING	75.00
MIDAMERICAN ENERGY CO	ELECTRIC	59.33
MISCELLANEOUS VENDOR	JOHN LINDEN-RENTAL REFUND	1,262.20
MPH INDUSTRIES	MINOR EQUIPMENT	75.21
MUNICIPAL SUPPLY	GRATE/HOOD-STORM WATER INTAKE	777.50
NEW YORK LIFE INSURANCE	LIFE INSURANCE DEDUCTION	41.43
NEW YORK LIFE INSURANCE	LIFE INSURANCE DEDUCTION	17.28
O'REILLY AUTO PARTS	VEHICLE MAINTENANCE SUPPLIES	39.53
OPTICSPANET, INC.	MINOR EQUIPMENT	432.00
PETERS LAWN & LANDSCAPING	MOWING	2,287.37
PITNEY BOWES PURCHASE POWE	POSTAGE/SHIPPING	500.00
PL CUSTOM EMERGENCY VEHICL	SHARPS CONTAINER CHARGE	660.00
PLEASANT HILL CHAMBER	2016 COMMUNITY/BUSINESS GUIDE	3,025.00
POLK COUNTY RECORDER	RECORD CEMETERY DEED	7.00
POLK COUNTY TREASURER	ANIMAL CONTROL	219.68
PORTER DO IT BEST	OPERATING SUPPLIES	11.07
PRIME MEDIA ACQUISITION CO	OFFICE SUPPLIES	157.04
PRODUCTIVITY PLUS ACCOUNT	BACK HOE PARTS #24	90.62
QUILL	OFFICE SUPPLIES	648.33
RACOM CORPORATION	EDACS ACCESS	2,221.28
RELIANCE STANDARD	DENTAL PREMIUM PAYROLL DEDUCT	2,782.30

A C C O U N T S P A Y A B L E
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=====PAYMENT DATES=====

PAID ITEMS DATES : 8/24/2016 THRU 9/13/2016
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VENDOR NAME	DESCRIPTION	GROSS AMOUNT
RELIASTAR LIFE INSURANCE C	DEFERRED COMP - ING	3,074.67
S & S WORLDWIDE, INC.	PROGRAM SUPPLIES	615.53
SCHNEIDER GRAPHICS	EVENT BANNERS	264.58
SECRETARY OF STATE	OPERATING SUPPLIES	30.00
SENECA COMPANIES	REPAIR FUEL PUMP	149.00
SHERWIN WILLIAMS - ALTOONA	STRIPING PAINT-FALL SOCCER	345.84
SHRED-IT	ON-SITE SHREDDING TOTES	70.38
SIMPLEXGRINNELL, LP	FIRE DRILL-SOUTH COMPLEX	196.00
SNYDER & ASSOCIATES	NE 75TH ST. IMPROVEMENTS	48,356.95
SPORTS ILLUSTRATED	MAGAZINE	35.96
STAPLES CREDIT PLAN	MARKETING POSTERS-ART FESTIVAL	249.87
TASC	FLEXIBLE DEP BENE PLAN	1,916.86
TASER INTERNATIONAL	MINOR EQUIPMENT	308.19
THE ANNALS OF IOWA	MAGAZINE	24.95
THE EQUITABLE	DEFERRED COMP - THE EQUITABLE	696.20
THE GRAVEDIGGER LLC	GRAVE OPENING/CLOSING	1,100.00
THE HARTFORD	DEFERRED COMP - THE HARTFORD	636.09
TREASURER, CITY OF DES MOI	WRA PAYMENT	39,330.50
TREASURER-STATE OF IA	AUG 2016 SALES TAX-DMWW	1,758.00
TREAT AMERICA	EDUCATION/TRAINING	8.18
TRITECH FORENSICS	OPERATING SUPPLIES	110.63
ULTRAMAX AMMUNITION	OPERATING SUPPLIES	795.00
UNITED WAY OF CENTRAL IA	UNITED WAY CONTRIBUTION	38.00
UNITY POINT HEALTH-DES MOI	CPR INSTRUCTOR CLASS	250.00
UNUM LIFE INSURANCE COMPAN	VOLUNTARY LIFE INSURANCE	144.99
US BANK EQUIPMENT FINANCE	COPIER LEASE	213.55
US CELLULAR	CELL PHONE SERVICE	1,104.43
VERIZON WIRELESS	AMBULANCE CELL PHONES	404.00
VISA CARD SERVICES	TRAVEL/CONFERENCE	3,586.95
WAVEBAND COMMUNICATIONS, L	MINOR EQUIPMENT	340.00
WELLMARK BLUE CROSS BLUE S	HEALTH INS PREM PAYROLL DEDUCT	18,778.79
WIMACTEL, INC.	PAYPHONE 515 262-9927	55.00
WORLDPOINT ECC	CPR EQUIPMENT	793.36
XTREME TREE	TREE CARE - TRAILS	2,115.00
** TOTAL **	-City of Pleasant Hill	350,004.43

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

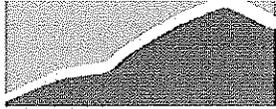
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FUND TOTALS

001	GENERAL	171,968.47
110	ROAD USE	9,752.12
301	CAPITAL PROJECTS	6,069.93
304	TIF CAPITAL PROJECTS	57,203.72
610	SEWER	60,361.74
670	SOLID WASTE	31,796.58
699	EQUIPMENT REPLACEMENT	7,545.00
740	STORM WATER	5,306.87
GRAND TOTAL		350,004.43

grow. play. live.



pleasant hill

Tax Abatement Report AUGUST 2016

TYPE	ADDRESS	OWNER	VALUATION	DATE ISSUED	PERMIT #	PERMIT FEE
SINGLE FAMILY	5645 Sunburst Dr.	Metro Homes	243,179.00	08-05-16	9703	1,251.50
SINGLE FAMILY	5655 Sunburst Dr.	Metro Homes	257,845.00	08-05-16	9702	1,311.00
SINGLE FAMILY	5645 Arbor Creek Ct.	John C Carlson	325,362.00	08-08-16	9704	1,600.00
SINGLE FAMILY	340 NE 79th Ct	Jerry's Homes Inc	271,138.00	08-11-16	9720	1,370.50
SINGLE FAMILY	110 SE Wildflower Dr	Jerry's Homes Inc	231,575.00	08-09-16	9730	1,200.50
SINGLE FAMILY	15 SE Wildflower Dr	Jerry's Homes Inc	192,420.00	8-24-16	9742	1,034.75
RES. ADDITION	4380 E. Oakwood Dr	Brett Piatt	60,000.00	8/01/16	9403	482.00
INDUSTRIAL	2503 SE 43 rd St.	Magellan Midstream Pipeline	10,000,000.00	08-25-16	9744	21,539.50

Pleasant Hill Fire Department

July 2016 Report



Fire Activity:

Structure Fire 0

Automatic Alarm 4

CO Alarm 0

Gas Line Break 0

EMS Activity:

Medical Transports 64

Refusals 1

Fatality 0

Public Assist 2

Rescue Activity:

Technical Rescue 0

Water Rescue 0

Haz-Mat 0

Total Calls 71
Calls / Day 2.29

Comments:

No Comments

Pleasant Hill Fire Department

August 2016 Report



Fire Activity:

Structure Fire 0

Automatic Alarm 2

CO Alarm 0

Gas Line Break 0

EMS Activity:

Medical Transports 57

Refusals 1

Fatality 0

Public Assist 1

Rescue Activity:

Technical Rescue 0

Water Rescue 0

Haz-Mat 0

Total Calls 61

Calls / Day 2

Comments:

The new ambulance was delivered to the department from PL Customs.



Pleasant Hill Public Works Department

5440 Vandalia Rd.

Pleasant Hill, Iowa 50327

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

MONTHLY COUNCIL REPORT AUGUST 2016

Summer Operational Statistics for August 2016

Street panels replaced	2
Storm sewer inlets rebuilt	1
Concrete Poured	6.5 cubic yards
Number of rain events (.25" & above)	10
Rain total*	5.64 inches
Mosquito spraying events	0
Quantity of mosquito spray used	0 gallons

*Figure based on National Weather Service data

Year-round Operation Statistics for August 2016

Sewer locates performed	180
Domestic animals collected and held	4
Lift station service checks	5
Street sweeping debris removal	0 tons
R.O.W & Sewer Easement Mowing	6.85 miles
Sanitary sewer backups	0

Monthly Highlights:

- Installed driver feedback sign on University Ave (between 70th & 75th)
- Repair separated culvert on S. Pleasant Hill Blvd.
- Replaced damaged curblines and street panels in front of 6559 SE Sunsplash Dr.
- Back flushed and filmed sanitary sewers in Sunrise Pointe Development
- Replace storm sewer inlet at Parkwood Dr. & Kimberly Dr.
- Repaired sections of salt/sand mix shelter

Russ Paul
Pleasant Hill Public Works

Pleasant Hill Library Board of Trustees
July 28, 2016 5:00 p.m.

OATH OF OFFICE: The Oath of Office was administered by Vice-Chairperson Michael Diver to newly appointed Trustee Christine Ross.

ELECTION OF OFFICERS: TIMMERMAN/DUDEN nominated Michael Diver to serve as Chair. Timmerman/Diamond nominated Jill Duden to serve as Vice Chair. Duden/Diamond nominated Anne Timmerman to serve as Secretary. All ayes.

ROLL CALL: Vice-Chair Michael Diver called the meeting to order at 5:00 p.m. Trustees Present: Janette Diamond, Michael Diver, Jill Duden, Christine Ross, and Anne Timmerman. Absent: None. Also present: City Manager Don Sandor and Library Director John Lerdal.

46-2016: APPROVAL OF THE AGENDA: DIAMOND/DUDEN moved to approve the agenda. All ayes.

47-2016: APPROVE MINUTES: TIMMERMAN/DUDEN moved to approve the minutes of the June 23, 2016 regular meeting as presented. All ayes.

48-2016: PUBLIC INPUT: None

49-201: CONSENT AGENDA: DUDEN/DIAMOND moved to approve the bills from June 23, 2016 to July 28, 2016 in the amount of \$12,142.38 and meeting dates of August 25, 2016 and September 22, 2016. Discussion followed regarding the cataloging records. This is a year-long subscription for MARC cataloging records. If the records were not available, staff would be required to input all information instead of downloading the information. The Public Performance Rights are rights to show movies in the Library. All ayes.

Chair Diver stated that questions that are asked helps everyone learn. This is especially important since most of the board is fairly new and we are all on a learning curve. We will try to keep meetings at approximately one hour.

NEW BUSINESS:

50-2016: Summary of Director's Evaluation – Former Trustee Dan Herrin was present to summarize the evaluation of the Library Director. Usually evaluations are discussed in closed session, but Director Lerdal indicated open session is acceptable. Because this is in open session, specifics will not be discussed, only the summary. The evaluation resulted in a strong score that exceeds standards. Chair Diver thanked Dan Herrin for his work in summarizing the evaluations and for coming to the meeting to present the summary. Director Lerdal expressed thanks to everyone for completing the evaluation and is very pleased with the review and will work on suggestions that were made. DIVER/DIAMOND moved to accept the summarized evaluation. All ayes.

51-2016: New Employee Checklist – The checklist has been finalized. The last three employees hired had reviewed the proposed checklist and will review the finalized checklist. Director Lerdal reviewed the checklist with the Board; although it is lengthy, items are the basics and necessary for all employees to be familiar with. The checklist will be gone over with all employees. Director Lerdal will also work on developing a procedures manual for use by all employees. The Trustees were in agreement that the checklist is a good document.

52-2016: iPad Policy – Director Lerdal distributed a proposed policy. It includes restrictions that 14 years old and older can check out the iPad with a form of ID; under 14 will require a parent checkout. The devices cannot be removed from the Library and are checked out for a two hour period of time. The patron can request an extension of an additional two hours if needed. The rules will be discussed with the patron at the time of checkout. They will also be required to abide by the internet use policy that has been written for the Library computers. There are five available devices and the replacement cost is estimated at \$300 each. DUDEN/DIAMOND moved to approve the policy with the addition of the statement notifying the patron that the history will be deleted. All ayes.

53-2016: Job Descriptions – There are eight different job descriptions in the Library. Some items are common to all descriptions. The additions/revisions are in red. Director Lerdal discussed each job description and what changes are being made. The position descriptions are for the Shelver; Library Technician; Library Technician I; Library Technician II; Program Specialist; Senior Technician; Staff Librarians; and Library Director. All positions are part-time with the exception of the Staff Librarians and Library Director, which are full-time.

54-2016: Schedules for City Council and Friends Meetings – The proposed schedules were distributed. If you are unable to attend on your scheduled date, please either contact one of the other Board members or Director Lerdal.

OLD BUSINESS:

A. Trustee Manual – Discussion tabled until next meeting.

B. Staffing Assessment – At the last meeting the possibility of requesting an additional full time Librarian/Assistant Library Director position was discussed. Director Lerdal discussed the costs that would be involved in adding a full-time position and how our Library compares to other libraries of our size within the metro regarding staffing and salaries. An Assistant Director position with benefits would be approximately \$91,000.00 per year. A full time Staff Librarian’s position with benefits would be approximately \$71,000. Currently salaries and benefits are 70 percent of the overall Library budget. Preliminary budget discussions begin in October and justification for a new position is very important. The last time a full-time position was added to the Library was about 16-18 years ago. Ideally having both an Assistant Director and another Staff Librarian position would be beneficial. Director Lerdal will survey libraries in the metro area as well as within Polk County to compare staffing levels and bring back information to the next meeting. The question was raised if this information can be e-mailed between trustees and remain within the law for open meetings. It is recommended that a work session be held to discuss this once the information is compiled by Director Lerdal.

C. Library Budget 15/16 – The closing balance for the budget for fiscal year 15/16 was distributed. There was \$60,000.00 remaining in the Library budget at the end of the fiscal year, the majority of which was from salaries and benefits.

Chair Diver asked if there was any new information about grants from Prairie Meadows. There has been no information.

LIBRARY DIRECTOR'S REPORT:

- a. Welcome to Christine Ross.
- b. The next Friends meeting is scheduled for September 6, 2016.
- c. Regional library consultant Maryann Mori will be visiting the library on August 9, 2016. She and the director will be discussing ideas for improved services.
- d. The summer reading program is going well with 600 participants signed up.
- e. The Library Director's Goals will be presented at the next meeting.
- f. A new phone/e-mail listing for all employees has been distributed.
- g. The Polk County Health Department has contacted the Library regarding cooling centers. Our Library will be listed as a cooling center available during regular hours for the extreme heat days.
- h. Staff is looking at developing a Teen Board to advise on programs for teens and other ideas/suggestions for teens including materials to purchase.
- i. Mango is now available. You will need to contact the Library for a password, do not use your library patron number.

AGENDA ITEMS FOR NEXT MEETING:

- a. Goals
- b. Trustee Manual
- c. Staff Assessment
- d. STEM Program

If anyone has additional agenda items, please contact Director Lerdal.

TRUSTEE'S COMMENTS:

- a. Jan Diamond – Nothing
- b. Michael Diver – Apologized for lengthy meeting.
- c. Jill Duden – Welcome to Christine Ross
- d. Christine Ross - Thank you for making me feel welcome. Excited to serve as Trustee.
- e. Anne Timmerman – Welcome to Christine Ross.

ADJOURNMENT:

TIMMERMAN/DUDEN moved to adjourn. All ayes. Meeting adjourned at 6:45 p.m.

Cindy Konrad
Recording Secretary

RESOLUTION # 091316-01

**A RESOLUTION APPROVING THE FISCAL YEAR 2016 CITY STREET
FINANCIAL REPORT**

WHEREAS, the City Clerk/Finance Director has completed and submitted the 2015-2016 City Street Financial Report for the Pleasant Hill City Council's review; and,

WHEREAS, upon approval of the council, this report will be submitted electronically to the Iowa Department of Transportation; and,

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Pleasant Hill, Iowa that the City Clerk/Finance Director is hereby authorized to submit the 2015-2016 city street financial report to the Iowa Department of Transportation.

ADOPTED September 13, 2016.

Sara Kurovski, Mayor

ATTEST:

Dena Spooner, City Clerk/Finance Director



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Office of Local Systems
Ames, IA 50010

City Street Financial Report

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City Name
PLEASANT HILL
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Cover Sheet

Now therefore let it be resolved that the city council PLEASANT HILL, Iowa
(City Name)

On 09/13/2016 did hereby approve and adopt the annual
(month/day/year)

City Street Financial Report from July 1, 2015 to June 30, 2016
(Year) (Year)

Contact Information

Name	E-mail Address	Street Address	city	ZIP Code
Dena Spooner	dspooner@pleasanthilliowa.org	5160 Maple Drive, Suite A	Pleasant Hill	50327-8440
Hours	Phone	Extension	Phone(Alternative)	
8:00 - 4:30	515-262-9368		515-262-9368	

Preparer Information

Name	E-mail Address	Phone	Extension
Dena Spooner	dspooner@pleasanthilliowa.org	515-262-9368	

Mayor Information

Name	E-mail Address	Street Address	city	ZIP Code
Sara Kurovski	skurovski@pleasanthilliowa.org	5160 Maple Drive, Suite A	Pleasant Hill	50327-8440
Phone	Extension			
515-262-9368				

Resolution Number

091316-01

Sara Kurovski

Signature Mayor

Dena Spooner

Signature City Clerk



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City Name
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Summary Statement Sheet

Column 1 Column 2 Column 3 Column 4
Road use Other Steeet Street Debt Totals
Tax Fund Monies

Round Figures to Nearest Dollars

A. BEGINNING BALANCE				
1. July 1 Balance	\$613,968	\$721,270	\$0	\$1,335,238
2. Adjustments (Note on Explanation Sheet)	\$0	\$0	\$0	\$0
3. Adjusted Balance	\$613,968	\$721,270	\$0	\$1,335,238
B. REVENUES				
1. Road Use Tax	\$1,085,644			\$1,085,644
2. Property Taxes		\$0	\$205,624	\$205,624
3. Special Assessments		\$0	\$0	\$0
4. Miscellaneous		\$13,467	\$0	\$13,467
5. Proceeds from Bonds, Notes, and Loans		\$0	\$424,000	\$424,000
6. Interest Earned		\$0	\$0	\$0
7. Total Revenues (Lines B1 thru B6)	\$1,085,644	\$13,467	\$629,624	\$1,728,735
C. Total Funds Available (Line A3 + Line B7)	\$1,699,612	\$734,737	\$629,624	\$3,063,973

Column 1 Column 2 Column 3 Column 4
Road use Other Steeet Street Debt Totals
Tax Fund Monies

Round Figures to Nearest Dollars

EXPENSES				
D. Maintenance				
1. RoadWay Maintenance	\$851,243	\$197,387	\$0	\$1,048,630
2. Snow and Ice Removal	\$63,179	\$9,344	\$0	\$72,523
E. Construction, Reconstruction and Improvements				
1. Engineering	\$0	\$0	\$0	\$0
2. Right of Way Purchased	\$0	\$0	\$0	\$0
3. Street/Bridge Construction	\$0	\$0	\$0	\$0
4. Traffic Services	\$0	\$0	\$0	\$0
F. Administration	\$0	\$0	\$0	\$0
G. Equipment	\$10,672	\$0	\$69,139	\$79,811
H. Miscellaneous		\$0	\$0	\$0
J. street Debt				
1. Bonds, Notes and Loans -Principal Paid	\$0	\$0	\$175,000	\$175,000
2. Bonds, Notes and Loans - Interest Paid	\$0	\$0	\$30,624	\$30,624
TOTALS				
K. Total Expenses (Lines D thru J)	\$925,094	\$206,731	\$274,763	\$1,406,588
L. Ending Balance (Line C-K)	\$774,518	\$528,006	\$354,861	\$1,657,385
M. Total Funds Accounted For (K + L = C)	\$1,699,612	\$734,737	\$629,624	\$3,063,973



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Miscellaneous Revenues and Expenses Sheet

Code Number and Itemization of Miscellaneous Revenues (Line B4 on the Summary Statement Sheet)(See Instructions)	Column 2 Other Street Monies	Column 3 Street Debt
170---Reimbursements (misc.)	\$13,467.00	\$0.00
Line B4 Totals	\$13,467.00	\$0.00

Code Number and Itemization of Miscellaneous Expenses (Line H on the Summary Statement Sheet) "On street" parking expenses, street maintenance, buildings, insurance, administrative costs for printing, legal fees, bond fees etc. (See Instructions)	Column 2 Other Street Monies	Column 3 Street Debt
Line H Totals		



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Bonds, Notes and Loans Sheet

New Bond ?	Debt Type	Debt Purpose	DOT Use Only	Issue Date	Issue Amount	% Related to Street	Year Due	Principal Balance as of 7/1	Total Principal Paid	Total Interest Paid	Principal Roads	Interest Roads	Principal Balance as of 6/30
<input type="checkbox"/>	General Obligation	Street Improvements	102	06/17/2012	\$2,000,000	50	2019	\$1,515,000	\$240,000	\$18,350	\$120,000	\$9,175	\$1,275,000
<input type="checkbox"/>	General Obligation	Equipment	402	04/13/2009	\$601,650	100	2021	\$360,000	\$55,000	\$13,435	\$55,000	\$13,435	\$305,000
<input checked="" type="checkbox"/>	General Obligation	Equipment	403	07/08/2015	\$2,120,000	20	2026	\$2,120,000	\$0	\$40,071	\$0	\$8,014	\$2,120,000
New Bond Totals					\$2,120,000	\$424,000	Totals	\$3,995,000	\$295,000	\$71,856	\$175,000	\$30,624	\$3,700,000



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Project Final Costs Sheet

For construction, reconstruction, and improvement projects with costs equal to or greater than 90% of the bid threshold in effect as the beginning of the fiscal year.

[Check here if there are no entities for this year](#)

Project Final Costs Sheet (Section A)

1. Project Number	2. Estimated Cost	3. Project Type	4. Public Letting?	5. Location/Project Description (limits, length, size of structure)
-------------------	-------------------	-----------------	--------------------	---

Project Final Costs Sheet (Section B)

1. Project Number	6. Contractor Name	7. Contract Price	8. Additions/ Deductions	9. Labor	10. Equipment	11. Materials	12. Overhead	13. Total
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Road/Street Equipment Inventory Sheet

1. Local Class I.D. #	2. Model Year	3. Description	4. Purchase Cost	5. Lease Cost /Unit	6. Rental Cost /Unit	7. Used On Project this FY?	8. Status
	2015	International 7300 Truck VIN8112	\$151,481	\$0	\$0	Yes	NOCH
	2011	Case 521 E Wheelloader	\$101,950	\$0	\$0	Yes	NOCH
	2008	Bobcat Toolcat VIN 1652	\$39,990	\$0	\$0	Yes	NOCH
	2007	International Dump Truck VIN 4697	\$84,000	\$0	\$0	Yes	NOCH
	2006	Ford Pickup Ranger VIN 8472	\$11,351	\$0	\$0	Yes	NOCH
	2005	F250 Pickup VIN 9468	\$18,600	\$0	\$0	Yes	NOCH
	1990	Wood Chipper VIN 1651	\$12,000	\$0	\$0	Yes	NOCH
	1995	Ford Truck VIN 6792	\$18,000	\$0	\$0	Yes	NOCH
	2000	Bobcat Skidster 0152	\$22,000	\$0	\$0	Yes	NOCH
	2002	International Truck VIN 8733	\$55,000	\$0	\$0	Yes	NOCH
	2002	International Truck VIN 8734	\$55,000	\$0	\$0	Yes	NOCH
	2003	Ford Truck VIN 8321	\$16,200	\$0	\$0	Yes	TRAD
	2003	Ford Truck VIN 3884	\$15,800	\$0	\$0	Yes	TRAD
	2006	Backhoe VIN 1418	\$69,000	\$0	\$0	Yes	NOCH
	2012	Ford Transit Van VIN 9431	\$21,500	\$0	\$0	Yes	NOCH
	2012	Ford F150 Supercab VIN 0274	\$19,950	\$0	\$0	Yes	NOCH
	2012	Ford F250 Ford Pickup VIN 3020	\$22,500	\$0	\$0	Yes	NOCH
	2006	Continental Cargo Trailer VIN 8762	\$9,000	\$0	\$0	Yes	NOCH
	2008	Doolittle Flatbed Trailer VIN 7982	22 \$4,950	\$0	\$0	Yes	NOCH



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City Name
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Road/Street Equipment Inventory Sheet

1. Local Class I.D. #	2. Model Year	3. Description	4. Purchase Cost	5. Lease Cost	/Unit	6. Rental Cost	/Unit	7. Used On Project this FY?	8. Status
	2005	Midsota Versadump Trailer VIN 3005	\$4,000	\$0		\$0		Yes	NOCH
	2008	Ford F350 VIN 5994	\$24,308	\$0		\$0		Yes	NOCH
	2013	Chevy Silverado 3500 VIN 0913	\$24,270	\$0		\$0		Yes	NOCH
	2003	Elgin Street Sweeper VIN 971S	\$109,860	\$0		\$0		Yes	NOCH
	2008	Ford F250 Super Duty VIN 5998	\$27,800	\$0		\$0		Yes	NOCH
	2009	International 4300 VIN 5088	\$98,400	\$0		\$0		Yes	NOCH
	2013	International 7300SFA Dump Truck VIN 2400	\$128,275	\$0		\$0		Yes	NOCH
	2014	Bobcat	\$4,116	\$0		\$0		Yes	NOCH
	2014	John Deer Turf Mower VIN393	\$3,640	\$0		\$0		Yes	NOCH
	2014	Pick up Truck	\$41,006	\$0		\$0		Yes	NOCH
	2014	Tractor	\$39,249	\$0		\$0		Yes	NOCH
	2013	John Deere Tractor VIN 1503	\$56,807	\$0		\$0		Yes	NOCH
	2013	Flexwing Rotary Cutter VIN 8308	\$16,895	\$0		\$0		Yes	NOCH
	2013	Rear Tractor Mnt snow blower VIN 8310	\$9,965	\$0		\$0		Yes	NOCH
	2014	Bobcat Skid Loader VINATD2B72	\$31,561	\$0		\$0		Yes	NOCH
	2016	Gate Controls	\$10,672	\$0		\$0		Yes	NEW
	2015	Chevrolet Silverado K3500 vin 4628	\$21,609	\$0		\$0		Yes	NEW
	2016	Chevrolet Silverado C2500hd vin3937	\$26,161	\$0		\$0		Yes	NEW
	2017	Ford Fusion Hybrid vin 999	\$21,369	\$0		\$0		Yes	NEW



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City Street Financial Report

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Explanation Sheet

Comments

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Monthly Payment Sheet

Month	Road Use tax Payments
July	\$90,330.68
August	\$121,685.47
September	\$107,931.53
October	\$82,558.40
November	\$93,910.88
December	\$94,792.02
January	\$79,005.63
February	\$90,802.05
March	\$93,152.50
April	\$64,606.18
May	\$69,532.88
June	\$97,335.58
Totals	\$1,085,643.80

RESOLUTION 091316-02

A RESOLUTION OF THE CITY OF PLEASANT HILL RECOGNIZING CITY WEEK IOWA, OCTOBER 10 - 14, 2016 AND ENCOURAGING ALL CITIZENS TO SUPPORT THE CELEBRATION AND CORRESPONDING ACTIVITIES.

WHEREAS, city government is the government closest to most citizens, and the one with the most direct daily impact upon its residents; and

WHEREAS, city government is administered for and by its citizens, and is dependent upon public commitment to and understanding of its many responsibilities; and

WHEREAS, city government officials and employees share the responsibility to pass along their understanding of public services and their benefits; and

WHEREAS, City Week Iowa is an appropriated time to recognize the important role played by city government in our lives; and

WHEREAS, this week offers an opportunity to spread the word to all the citizens of Iowa that they can shape and influence the level of government which is closest to the people; and

WHEREAS, the Iowa League of Cities and its member cities have joined together to teach students and other citizens about municipal government through a variety of different informational publications and projects; and

WHEREAS, City Week Iowa offers an important opportunity to convey to all the citizens of Iowa that they can shape and influence government through their civic involvement.

NOW, THEREFORE BE IT RESOLVED BY THE CITY OF PLEASANT HILL AS FOLLOWS:

Section 1. That the City of Pleasant Hill encourages all citizens, city government officials and employees to do everything possible to ensure that this week is recognized and celebrated accordingly.

Section 2. That the City of Pleasant Hill encourages educational partnerships between city government and schools.

Section 3. That the City of Pleasant Hill supports and encourages all city governments to actively promote and sponsor "City Week Iowa."

PASSED AND ADOPTED by the City of Pleasant Hill this 13th day of September, 2016.

Sara Kurovski, Mayor

ATTEST:

Dena Spooner, City Clerk/Finance Director

RESOLUTION #091316-03

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

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

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

WHEREAS, the July schedule, that represents the amount of \$28.53 uncollected for sewer, \$35.90 uncollected for solid waste, and \$38.80 uncollected for storm water is ready to be presented to the County Treasurer.

WHEREAS, the August schedule, that represents the amount of \$236.93 uncollected for sewer, \$112.32 uncollected for solid waste, and \$20.77 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 September 13, 2016.

Sara Kurovski, Mayor

ATTEST:

Dena Spooner, City Clerk/Finance Director



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

DATE: September 13, 2016
TO: Mayor and City Council
FROM: Donald Sandor, City Manager
SUBJECT: Resolution to set public hearing for issuance of General Obligation Bond

BACKGROUND:

In the City's Capital Improvement Plan (CIP) numerous street improvement projects are planned for the next few years. The funding for these projects requires the City to issue bonds. The first step in that process is to schedule a public hearing for the September 27, 2016 City Council meeting.

ALTERNATIVES:

Not scheduling the public hearing will delay the process.

FINANCIAL CONSIDERATIONS:

None with this action

RECOMMENDATION:

Approve the resolution to schedule the public hearing for September 27, 2016.

SET DATE FOR HEARING ON GENERAL
OBLIGATION STREET IMPROVEMENTS
LOAN AGREEMENT

424826-74

Pleasant Hill, Iowa

September 13, 2016

The City Council of the City of Pleasant Hill, Iowa, met on September 13, 2016, at _____ o'clock p.m., at the City Hall, in the City. The Mayor presided and the roll was called showing the following members of the City Council present and absent:

Present: _____

Absent: _____.

Council Member _____ introduced the resolution hereinafter next set out, related to setting a date for a hearing on a general obligation street improvements loan agreement, and moved its adoption, seconded by Council Member _____; and after due consideration thereof by the City Council, the Mayor put the question upon the adoption of the resolution and the roll being called, the following named Council Members voted:

Ayes: _____

Nays: _____.

Whereupon, the Mayor declared the resolution duly adopted as hereinafter set out.

•••••

At the conclusion of the meeting, and upon motion and vote, the City Council adjourned.

Mayor

Attest:

City Clerk

RESOLUTION NO. #091316-04

**Resolution setting date for hearing on a General Obligation Street Improvements
Loan Agreement in an amount not to exceed \$8,000,000**

WHEREAS, pursuant to the provisions of Section 384.24A of the Code of Iowa, the City of Pleasant Hill, in Polk County, State of Iowa (the “City”), proposes to enter into a loan agreement (the “Street Improvements Loan Agreement”) in a principal amount not to exceed \$8,000,000 for the essential corporate purpose of financing construction of street improvements, and it is necessary to fix a date of meeting of the City Council at which it is proposed to hold a hearing and take action to enter into the Street Improvements Loan Agreement and to give notice thereof as required by such law;

NOW, THEREFORE, Be It Resolved by the City Council of the City of Pleasant Hill, Iowa, as follows:

Section 1. The City Council shall meet on the 27th day of September, 2016, at the City Hall, Pleasant Hill, Iowa, at 6:30 p.m., at which time and place a hearing will be held and proceedings will be instituted and action taken to enter into the Street Improvements Loan Agreement.

Section 2. The City Clerk is hereby directed to give notice of the proposed action on the Street Improvements Loan Agreement setting forth the amount and purpose thereof, the time when and place where the said meeting will be held by publication at least once and not less than 4 nor more than 20 days before the date of said meeting, in a legal newspaper which has a general circulation in the City. The notice shall be in substantially the following form:

NOTICE OF PROPOSED ACTION TO HOLD A HEARING ON A LOAN
AGREEMENT IN A PRINCIPAL AMOUNT NOT TO EXCEED \$8,000,000

(GENERAL OBLIGATION STREET IMPROVEMENTS)

The City Council of the City of Pleasant Hill, Iowa, will meet on September 27, 2016, at the City Hall, Pleasant Hill, Iowa, at 6:30 p.m., for the purpose of holding a hearing on a loan agreement (the "Street Improvements Loan Agreement") in a principal amount not to exceed \$8,000,000 for the purpose of financing construction of street improvements.

The Street Improvements Loan Agreement is proposed to be entered into pursuant to authority contained in Section 384.24A of the Code of Iowa and will constitute a general obligation of the City.

At that time and place, oral or written objections may be filed or made to the proposal to enter into the Street Improvements Loan Agreement. After receiving objections, the City may determine to enter into the Street Improvements Loan Agreement, in which case, the decision will be final unless appealed to the District Court within fifteen (15) days thereafter.

By order of the City Council of the City of Pleasant Hill, Iowa.

Dena Spooner
City Clerk

Section 3. All resolutions or parts thereof in conflict herewith are hereby repealed to the extent of such conflict.

Passed and approved September 13, 2016.

Mayor

Attest:

City Clerk

STATE OF IOWA
COUNTY OF POLK
CITY OF PLEASANT HILL

SS:

I, the undersigned, City Clerk of the City of Pleasant Hill, do hereby certify that attached hereto is a true and correct copy of the proceedings of the City Council relating to fixing a date for hearing on the City's proposal to take action in connection with a street improvements loan agreement, as referred to therein.

WITNESS MY HAND this _____ day of September, 2016.

City Clerk

STATE OF IOWA
COUNTY OF POLK SS:
CITY OF PLEASANT HILL

I, the undersigned, City Clerk of the City of Pleasant Hill, do hereby certify that pursuant to the resolution of the City Council fixing a date of meeting at which it is proposed to hold a hearing on a street improvements loan agreement, the notice, of which the printed slip attached to the publisher's affidavit hereto attached is a true and complete copy, was published on the date and in the newspaper specified in such affidavit, which newspaper has a general circulation in the City.

WITNESS MY HAND this _____ day of September, 2016.

City Clerk

(Attach here the publisher's original affidavit with clipping of the notice, as published.)



CITY OF PLEASANT HILL, IOWA
CITY COUNCIL AGENDA COMMUNICATION

DATE: AUGUST 13, 2016

TO: MAYOR & CITY COUNCIL

FROM: **MADLINE STURMS, AICP, CPM**
SENIOR PLANNER

SUBJECT: REZONING A-1 AGRICULTURAL TO R1-90 ONE FAMILY DWELLING DISTRICT
RESOLUTION SETTING HEARING FOR SEPTEMBER 27, 2016

BACKGROUND:

Property owner Jason Hild is wishing to modify his existing home on property he owns at 6439 NE 5th Avenue in the Rising Sun area of the City. Specifically, he is planning to move the home within the property and construct a new basement foundation and attach a new garage. The property is currently 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. Due to the large setback requirements and minimum lot size requirements of the A-1 district, he is currently unable to perform the improvements as desired. The property is now being proposed for zoning assignment in accordance with the City's adopted Comprehensive Plan and Future Land Use Plan. The attached resolution sets a public hearing for the City Council to consider the zoning assignment to R1-90 One Family Dwelling. The Planning and Zoning Commission will be considering the request prior to the public hearing with the Council. Following is a resolution setting public hearing to consider the request to assign R1-90 zoning. The hearing would be held at 6:30 on September 27, 2016.

ALTERNATIVES:

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

FINANCIAL CONSIDERATIONS:

N/A.

RECOMMENDATION:

Approve the attached resolutions setting the public hearing for September 27, 2016

RESOLUTION #091316-05

**RESOLUTION TO SET A PUBLIC HEARING FOR REZONING A-1
AGRICULTURAL TO R1-90 ONE FAMILY DWELLING DISTRICT**

BE IT RESOLVED that the City Council of Pleasant Hill, in Polk County, Iowa will hold a public hearing on September 27, 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 R1-90 One Family Dwelling District for property legally described as follows:

LOTS 2, 3, AND 4, IN BLOCK 4 RISING SUN AS FILED IN BOOK 15912 AT PAGE 401 IN THE OFFICE OF THE RECORDER POLK COUNTY, IOWA CONTAINING 0.6 ACRES.

Property is also known as 6439 NE 5th Avenue, Pleasant Hill, IA 50327

Adopted this 13th day of September 2016.

Sara Kurovski, Mayor

ATTEST:

Dena Spooner, City Clerk/Finance Director

NOTICE OF PUBLIC HEARING

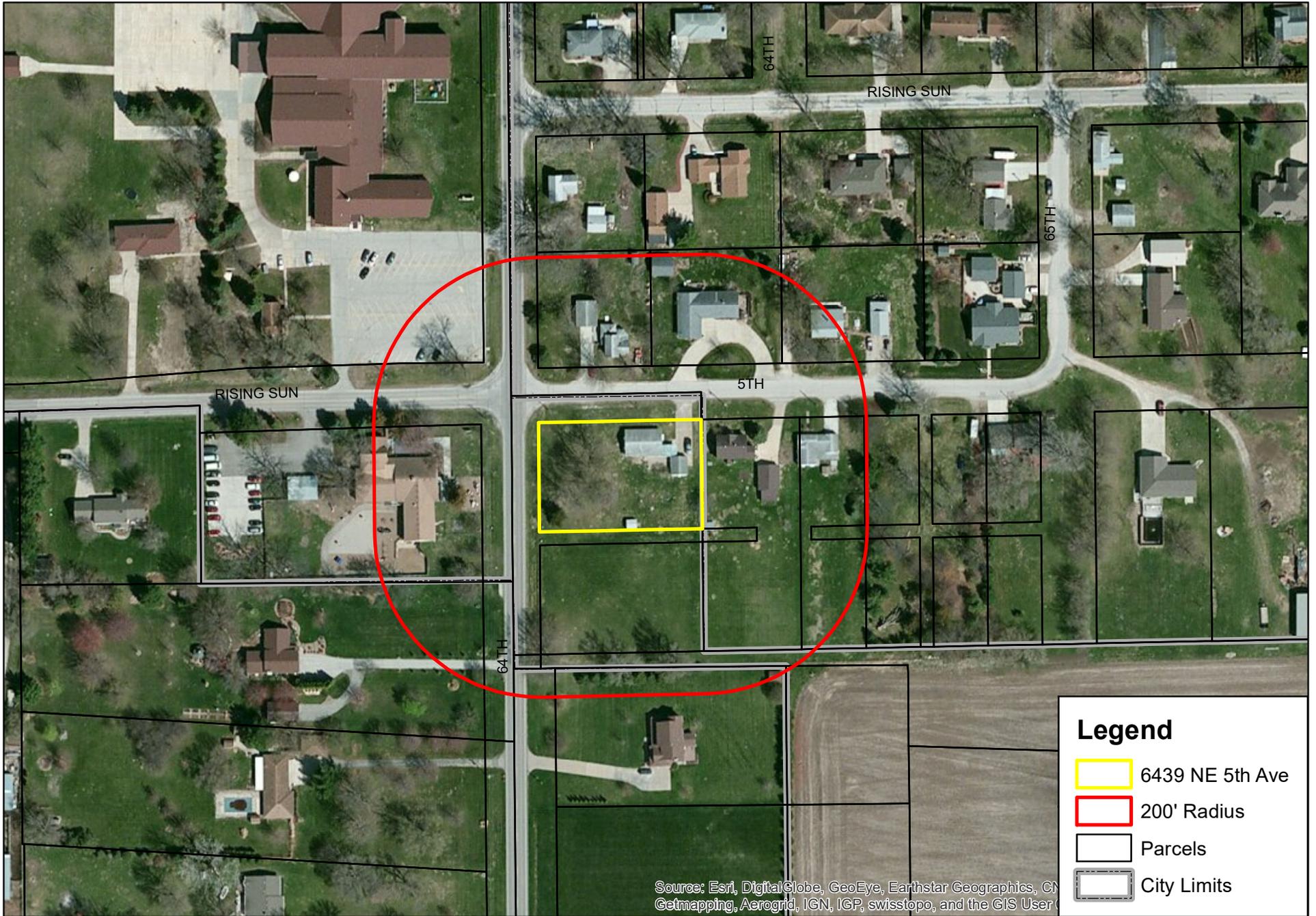
NOTICE IS HEREBY GIVEN that the City Council of the City of Pleasant Hill will hold a public hearing at 6:30 p.m. on the 27th day of September 2016, in the City Council Chambers, 5160 Maple Drive, Pleasant Hill, Iowa, concerning a rezoning request from A-1 Agricultural to R1-90 One Family Dwelling for the property legally described as follows:

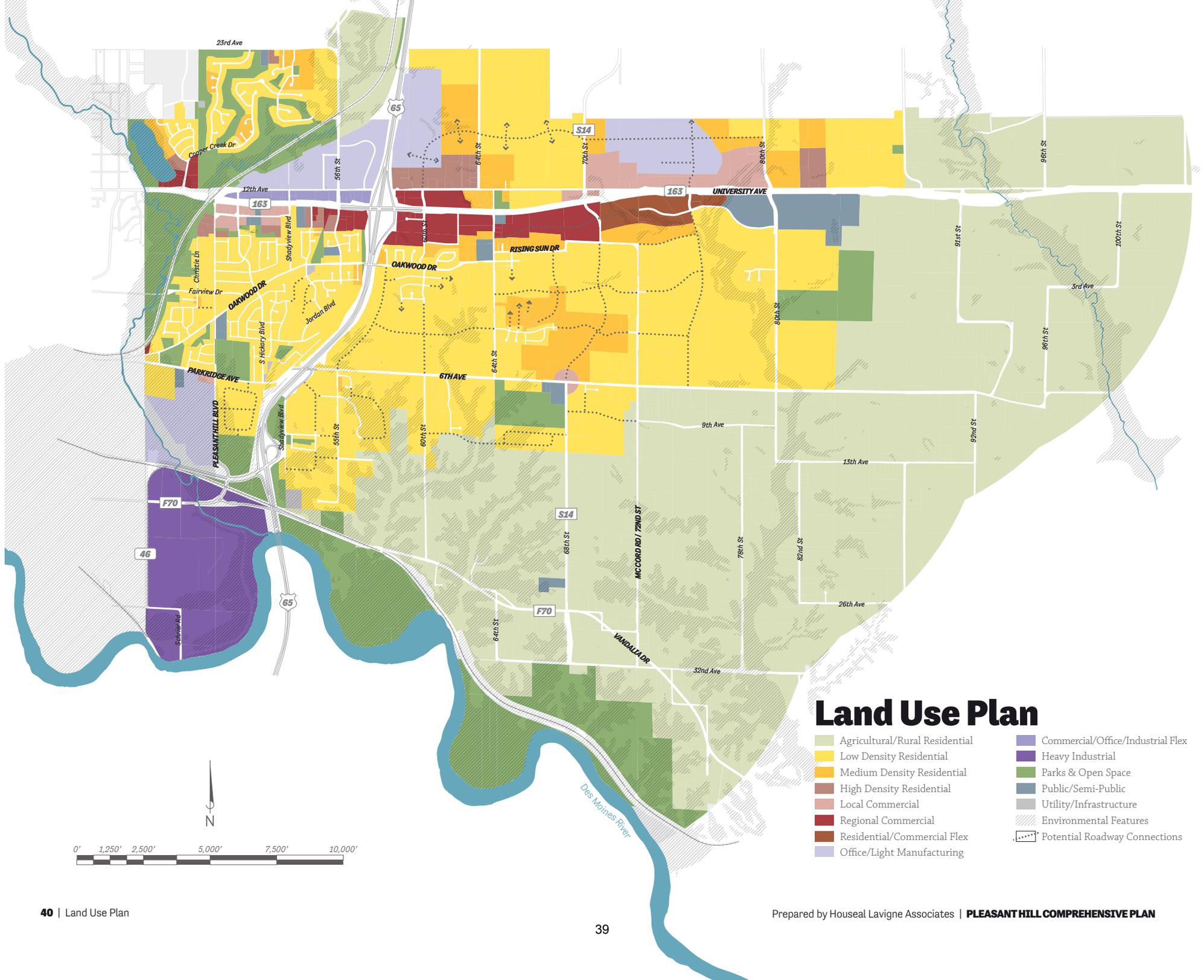
LOTS 2, 3, AND 4, IN BLOCK 4 RISING SUN AS FILED IN BOOK 15912 AT PAGE 401 IN THE OFFICE OF THE RECORDER POLK COUNTY, IOWA CONTAINING 0.6 ACRES.

Property is also known as 6439 NE 5th Avenue, Pleasant Hill, IA 50327

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 September 27, 2016.

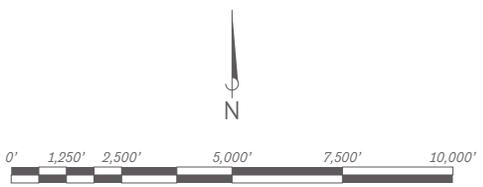
Dena Spooner
City Clerk/Finance Director
City of Pleasant Hill





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.

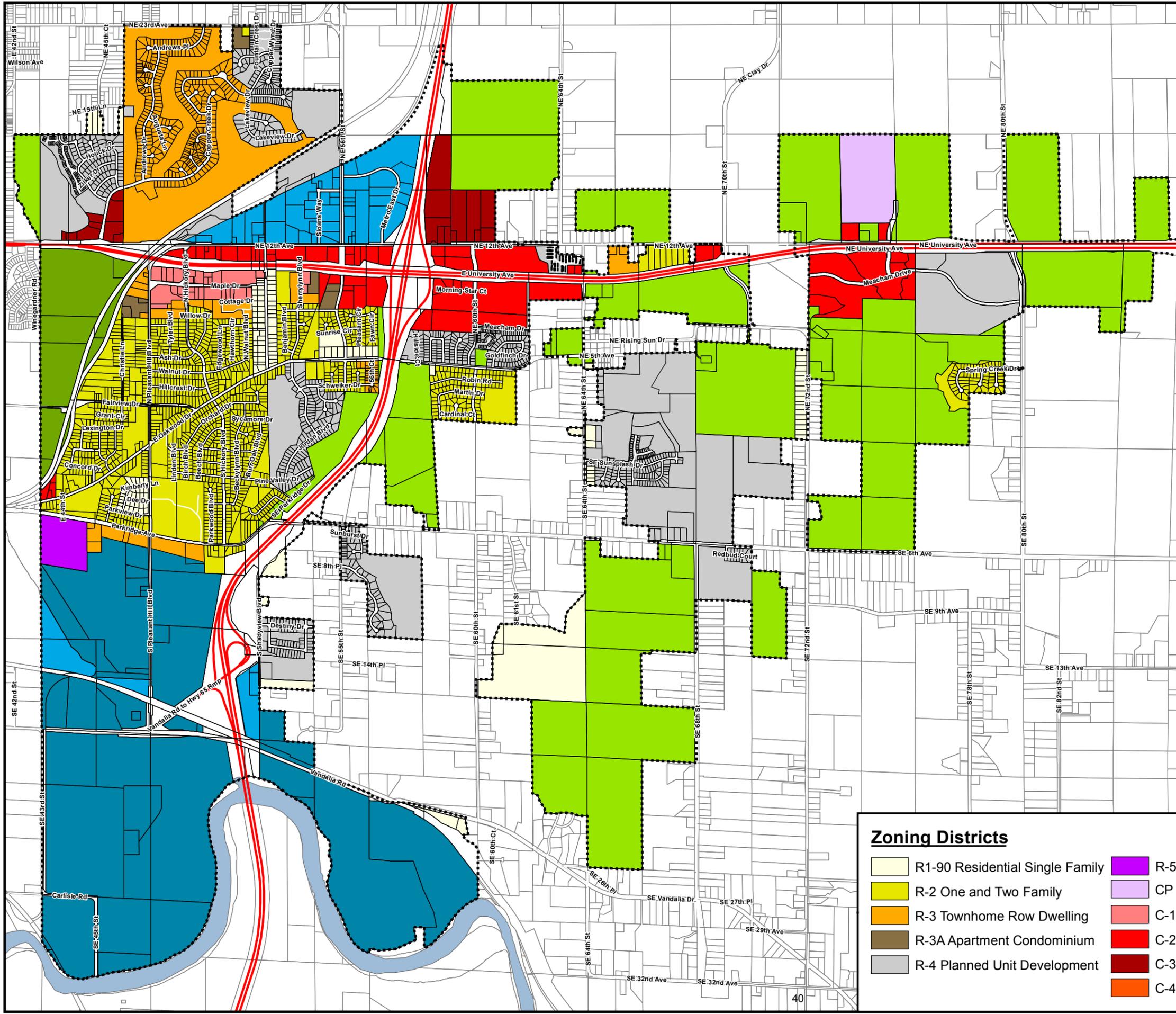
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Updated July 14, 2015

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: SEPTEMBER 13, 2016

TO: MAYOR & CITY COUNCIL

FROM: MADELINE STURMS, AICP, CPM
SENIOR PLANNER

SUBJECT: ORDINANCE REZONING A-1 AGRICULTURAL TO R1-90 SINGLE FAMILY RESIDENTIAL
5838 SE 6TH AVENUE

BACKGROUND:

Property owner Joseph Thomas wishes to construct a single-family home on a property he owns in an area north of SE 6th Avenue and west of SE 60th Street at 5838 SE 6th Avenue. The 2 acre property is currently undeveloped and zoned A-1 Agricultural. That designation 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. Thomas has petitioned to rezone the property from A-1 Agricultural to R1-90 Single Family Residential.

The statement of intent for the R1-90 zoning district according to the adopted Zoning Ordinance is as follows:

The R1-90 Zoning District is intended and designed to preserve existing single-family residential neighborhoods and to promote new single-family residential neighborhoods.

The attached Future Land Use Plan designates the entire parcel as Low Density which correlates to the request for the R1-90 rezoning request. The Low Density Residential classification is defined by the following characteristics:

The Low Density Residential land use category includes detached, single-unit residential structures, although these areas may include small amounts of attached single-family housing.

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 R1-90 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. 807

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 A-1 Agricultural to R1-90 Residential Single Family for the property legally described as follows:

LOT 2 COUNTRY SIDE ESTATES PLAT 1, IN THE CITY OF PLEASANT HILL, POLK COUNTY, IOWA.

Containing 2.04 acres, more or less.

WHEREAS, a public hearing was held on Tuesday, August 23, 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 A-1 Agricultural to R1-90 Residential Single Family for the property legally described as follows:

LOT 2 COUNTRY SIDE ESTATES PLAT 1, IN THE CITY OF PLEASANT HILL, POLK COUNTY, IOWA.

Containing 2.04 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.

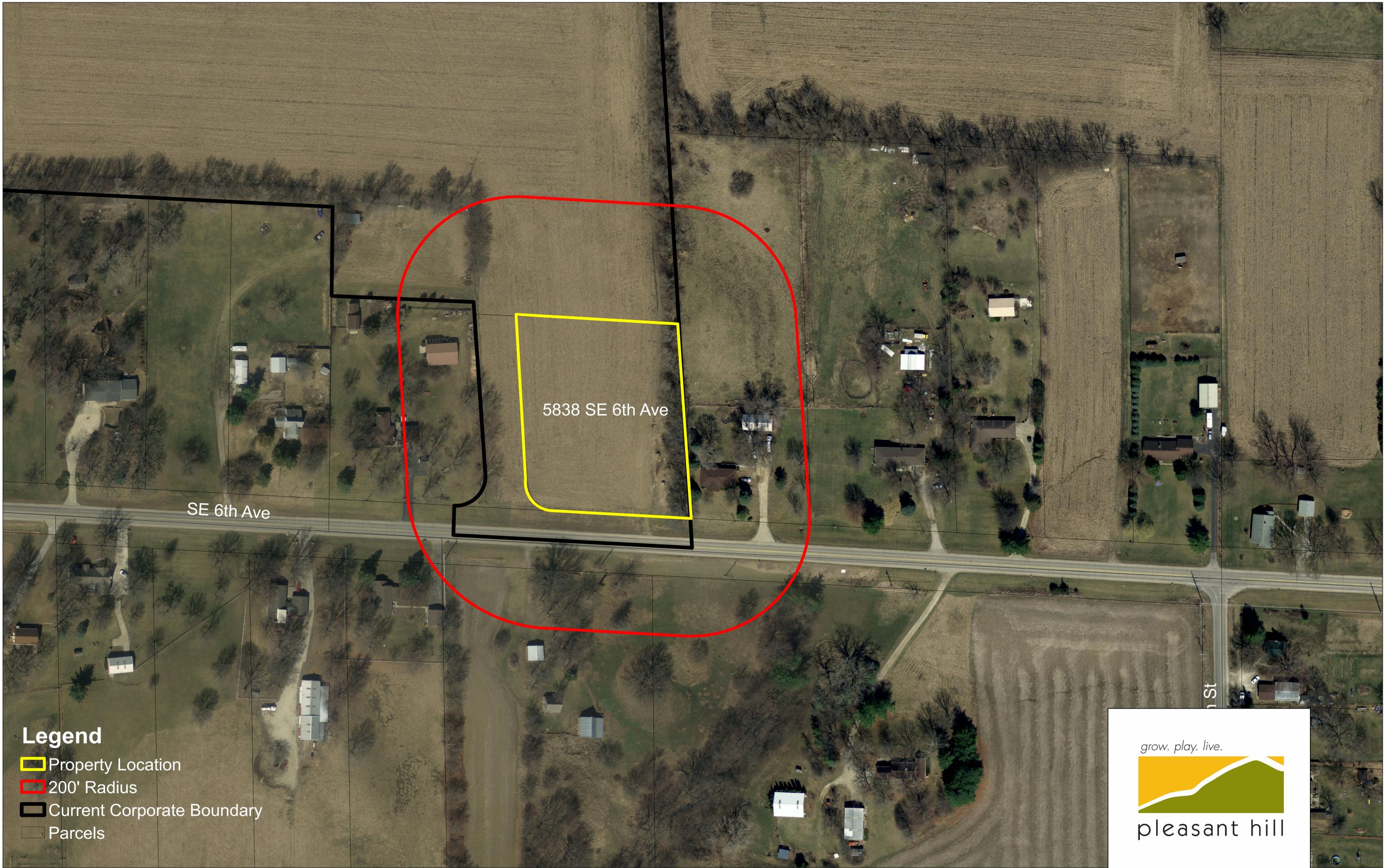
SECTION 3. WHEN EFFECTIVE. This ordinance shall be in effect from and after its final passage, approval, and publication, as provided by law.

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

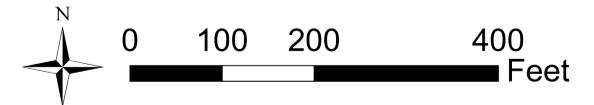
Sara Kurovski, Mayor

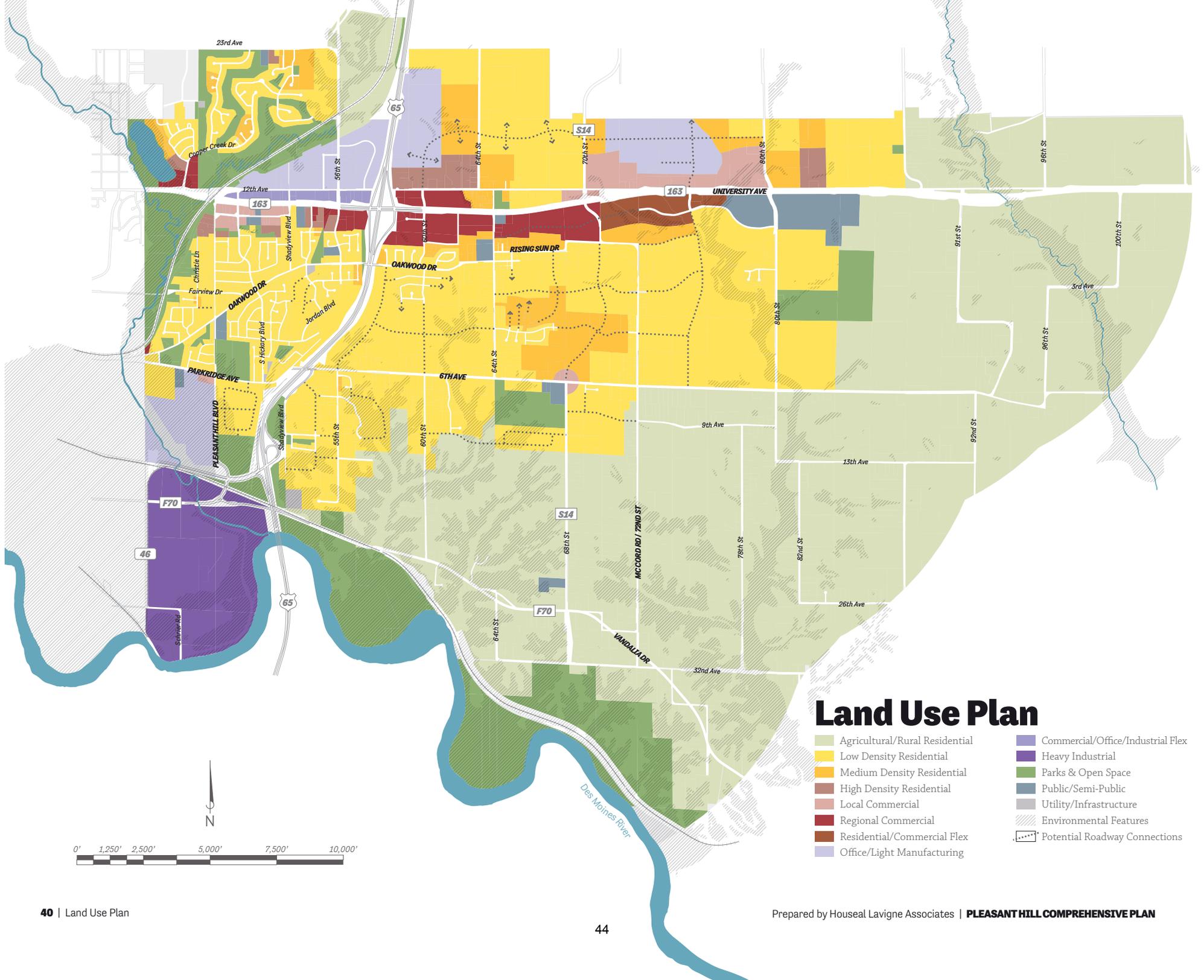
ATTEST:

Dena Spooner, City Clerk/Finance Director



- Legend**
-  Property Location
 -  200' Radius
 -  Current Corporate Boundary
 -  Parcels





Land Use Plan

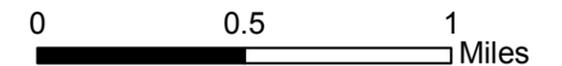
- Agricultural/Rural Residential
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CITY OF PLEASANT HILL, IOWA ZONING MAP

Community Development Department
5160 Maple Drive, Suite A
Pleasant Hill, IA 50327
Tel (515) 309-9461 Fax (515) 309-9458
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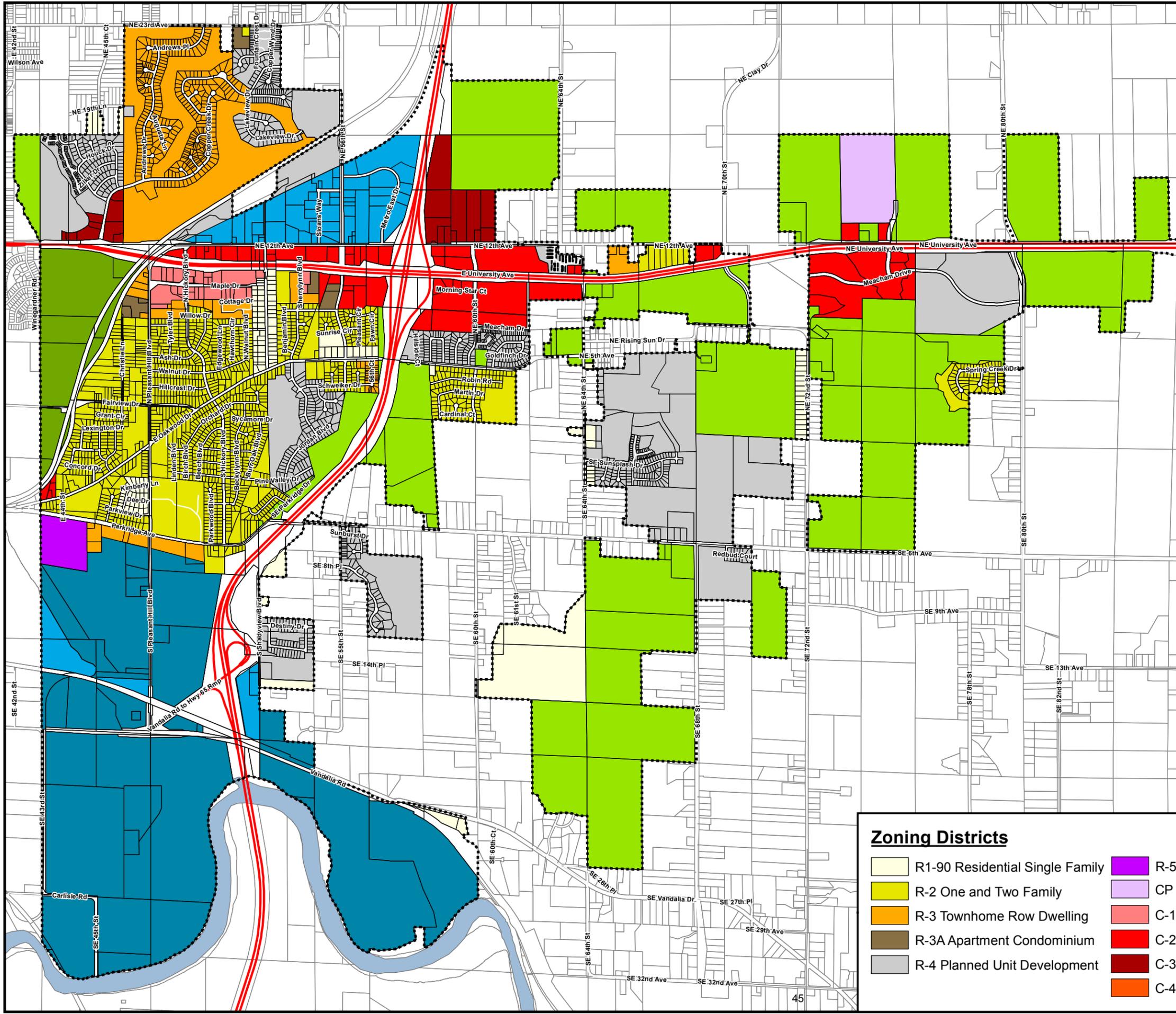
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Updated July 14, 2015

Zoning Districts

- | | | |
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|  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: SEPTEMBER 13, 2016

TO: MAYOR & CITY COUNCIL

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

SUBJECT: COOPERATIVE SERVICE AGREEMENT WITH POLK COUNTY
BACKUP INSPECTION AND PLAN REVIEW SERVICES

BACKGROUND:

The City's Building Official has resigned and the roles of the position need to be covered by other sources at this time. One of the responsibilities of the position has been construction plan review for commercial and industrial projects. These types of reviews are intermittent and not necessarily a daily task in the Department. In 2013, the City entered into an agreement with Polk County for Pleasant Hill to provide backup inspection services to the County during a staff availability shortage at that time. Polk County is now willing to assist Pleasant Hill with a similar arrangement during this period of need. The attached agreement for cooperative services has been based upon the 2013 agreement with roles reversed to allow the County to assist the City with backup inspection and plan review services. The agreement runs through April 2017 and may be renewed by mutual agreement of the parties. Following is a resolution approving the agreement.

ALTERNATIVES:

Not approve the agreement with Polk County. However, the services would need to be sourced elsewhere.

FINANCIAL CONSIDERATIONS:

Work performed by Polk County will be reimbursed by the City at the rate of \$75.00 per hour.

RECOMMENDATION:

Approve the resolution for the agreement with Polk County.

RESOLUTION #091316-06

**A RESOLUTION APPROVING THE AGREEMENT FOR
COOPERATIVE PUBLIC SERVICE BETWEEN POLK COUNTY, IOWA
AND THE CITY OF PLEASANT HILL, IOWA**

WHEREAS, the Pleasant Hill City Council has reviewed the proposed Agreement for Cooperative Public Service between Polk County, Iowa and the City of Pleasant Hill, Iowa

WHEREAS, said Agreement for Cooperative Public Service between Polk County, Iowa and the City of Pleasant Hill, Iowa is attached to and made a part of this resolution;

BE IT THEREFORE NOW RESOLVED by the City Council of Pleasant Hill, Iowa, that the Pleasant Hill City Council does hereby approve the Agreement for Cooperative Public Service between Polk County, Iowa and the City of Pleasant Hill, Iowa, as attached.

ADOPTED September 13, 2016.

Sara Kurovski, Mayor

ATTEST:

Dena Spooner, City Clerk/Finance Director

**Agreement for Cooperative Public Serve
Between Polk County, Iowa and the City of Pleasant Hill, Iowa**

THIS AGREEMENT is made and entered into, by and between Polk County, Iowa, hereinafter referred to as the County, and the City of Pleasant Hill, Iowa, hereinafter referred to as the City.

The purpose of this Agreement is to establish the terms and conditions between the County and the City for backup building inspection and plan review services.

The City, through their Community Development Department, shall continue to provide permitting and scheduling of all inspections for all permits issued by the City.

The County, at the request of the City, shall provide building inspections and plan reviews on behalf of the City in a backup role when the need arises.

The City will provide the County forty eight (48) hours advance notice of the need for building inspection services. The City will provide the County a list of scheduled inspections via email prior to each day inspection services is provided. In the event of emergency, The County shall inform the City whether or not the services can be provided as soon as possible so that other arrangements may be made.

The County shall conduct building inspections and plan reviews with a County building inspector and provide results of each inspection and plan review to the City upon completion the inspection or plan review.

The City will provide the County with documentation necessary to conduct the inspection.

The City may attend any building inspections with the County inspector conducted for the City.

At all times the County inspector will remain an employee of the County while performing in accordance with this agreement.

The City will reimburse the County at a rate of \$75.00 per hour for work performed. When travel is required for building inspections, the hourly rate will be applied from the time the inspector leaves the County to the inspection and upon their return to the County, except for breaks and lunch periods. The City will deliver plans and other items for review to the County.

This Agreement shall become effective upon its execution by the parties, and shall remain in effect until the 30th day of April 2017 unless renewed by Resolution and Motion prior to that date.

1. The Director of Public Works shall administer performance of this Agreement for the County. The City Manager for the City shall administer performance of this Agreement for the City.
2. Either party may terminate this Agreement by sending written notice of termination, specifying the reasons for termination, at least thirty days prior to the effective date of termination. Notice shall be sent to the governing body of the other party at its principal place of doing business by registered mail. The termination of this Agreement shall not relieve any party to this Agreement of any liability or obligations, including financial, arising during the term of this Agreement.
3. In the event of a breach by the County or the City of this agreement, said breach shall not be considered to affect any remaining terms or conditions of this Agreement. If any terms or conditions of this Agreement are held to be invalid or illegal, those remaining terms or conditions shall not be construed to be affected.

4. This is the entire Agreement between the parties and it may be amended only upon the agreement of all parties and only in writing.
5. The parties shall approve the Agreement by resolution or motion of their respective Board or Council, which shall authorize the execution of the Agreement.

EXECUTION OF AGREEMENT

IN WITNESS THEREOF, the County has caused this Agreement to be executed in two (2) separate counterparts, each of which shall be considered an original.

Executed by Polk County, Iowa

_____ day of _____, 20__

Board of Supervisors Polk County, Iowa

Attest _____
Auditor

Chairperson

EXECUTION OF AGREEMENT

IN WITNESS THEREOF, the City of Pleasant Hill has caused this Agreement to be executed in two (2) separate counterparts, each of which shall be considered an original.

Executed by the City of Pleasant Hill, Iowa

_____ day of _____, 20__

City of Pleasant Hill

Attest _____
City Clerk

Mayor



CITY OF PLEASANT HILL, IOWA
CITY COUNCIL AGENDA COMMUNICATION

DATE: SEPTEMBER 13, 2016
TO: MAYOR & CITY COUNCIL
FROM: J. BENJAMIN CHAMP, AICP, EDFP, ASLA
ASSISTANT CITY MANAGER / COMMUNITY DEVELOPMENT DIRECTOR
SUBJECT: AMENDING CHAPTER 163 FIRE CODE

BACKGROUND:

The City has adopted the 2012 Edition of the International Fire Code as the current fire code for the community in Chapter 163 of the City Code. Language was included in the adopting ordinance for several modifications to make the Fire Code specific to the needs of Pleasant Hill. Included in the City Code is an assignment of the role of Fire Code Official to the City's Building Official. The current Building Official has resigned and the roles of the position are under review at this time. This assignment has been in place for several years and pre-dates the hiring of the full time Fire Chief for the City. It is more typical for the Fire Code Official to be a community's fire chief or in the case of larger communities it may be a designated member of a fire department such as a fire marshall. Moving the Fire Code Official role to the Fire Chief is an appropriate change at this time and would match the assignments in the other metro cities. Following is the first reading of an ordinance amending Chapter 163 Fire Code to reflect the change of the Fire Code Official changing from the Building Official to the Fire Chief. Excerpted language below highlights the change:

The term Fire Code Official is intended to also mean the ~~Building Official~~ Fire Chief and his or her representatives or designees, who are herewith, delegated the same powers, authorities, duties, and responsibilities as designated for the Fire Code Official.

ALTERNATIVES:

Not approve the first reading of the ordinance. However, the change provided by the ordinance would be in line with other metro communities by assigning the role of Fire Code Official to the Fire Chief.

FINANCIAL CONSIDERATIONS:

NA.

RECOMMENDATION:

Approve the first reading of the ordinance.

ORDINANCE NO. 808

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF PLEASANT HILL, IOWA BY AMENDING CHAPTER 163 FIRE CODE

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

Section 1: Chapter 163.02 AMENDMENTS, MODIFICATIONS, ADDITIONS, AND DELETIONS of the City Code of the City of Pleasant Hill, Iowa is hereby amended by deleting in its entirety Subsection 163.02(2).

Section 2: Chapter 163.02 AMENDMENTS, MODIFICATIONS, ADDITIONS, AND DELETIONS of the City Code of the City of Pleasant Hill is hereby amended by inserting a new Subsection 163.02(2) as follows:

2. Section 103.1 General of the IFC, is hereby amended by adding the following paragraph to said section:

Section 103.1 General. The term Fire Code Official is intended to also mean the Fire Chief and his or her representatives or designees, who are herewith, delegated the same powers, authorities, duties, and responsibilities as designated for the Fire Code Official.

NOW, THEREFORE, be it ordained by the Pleasant Hill City Council, City of Pleasant Hill, Iowa, that Chapter 163 FIRE CODE be amended to include the aforementioned.

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

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

Sara Kurovski, Mayor

ATTEST:

Dena Spooner City Clerk/Finance Director



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

DATE: SEPTEMBER 13, 2016

TO: MAYOR AND CITY COUNCIL

FROM: MADELINE STURMS, AICP, CPM
SENIOR PLANNER

SUBJECT: PRELIMINARY/FINAL PLAT – SPRINGER HILLS PLAT 1

BACKGROUND:

The City has received a proposed preliminary plat and final plat for a property located at 9347 SE 6th Avenue in unincorporated Polk County. The property is owned currently by Alycia Peterson and Sandra Roozeboom. The owner is proposing the property be subdivided into three buildable lots and two outlots. MidAmerican Energy Company is the proposed buyer of one of the new parcels to construct a substation on Lot 2. Pleasant Hill has received the plats for review consideration because it is within two miles of the City's corporate boundary.

The plat shows no new water utility or sanitary sewer extensions. All utility services are located on the opposite side of SE 6th Avenue. There are no new roadway improvements planned. Staff has reviewed the documents and finds them to be in conformance with the requirements of a preliminary and final plat.

The preliminary plat and final plat have already been approved by Polk County. The Planning and Zoning Commission will be considering the items on September 12, 2016. The City Attorney will prepare an agreement and related documents requiring the future voluntary annexation of the property contained within the plat. Following is a resolution approving the Preliminary/Final Plat for Springer Hills Plat 1 subject to the requirements for future voluntary annexation.

ALTERNATIVES:

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

FINANCIAL CONSIDERATIONS:

N/A

RECOMMENDATION:

Consider approval of the attached resolution approving the Preliminary/Final Plat for Springer Hills Plat 1.

RESOLUTION #091316-07

A RESOLUTION APPROVING DEVELOPMENT AGREEMENT AND PRELIMINARY AND FINAL PLATS FOR SPRINGER HILLS PLAT 1

WHEREAS, the Planning and Zoning Commission and the Pleasant Hill City Council have reviewed the Preliminary / Final Plat for Springer Hills Plat 1; and

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

WHEREAS, the Plat will create three buildable lots and two outlots; and

WHEREAS, the location of the property is in the path of future annexation needs of the City and a development agreement for the voluntary annexation of the property at a future time is critical to the long term needs of the City and is consistent with past practice;

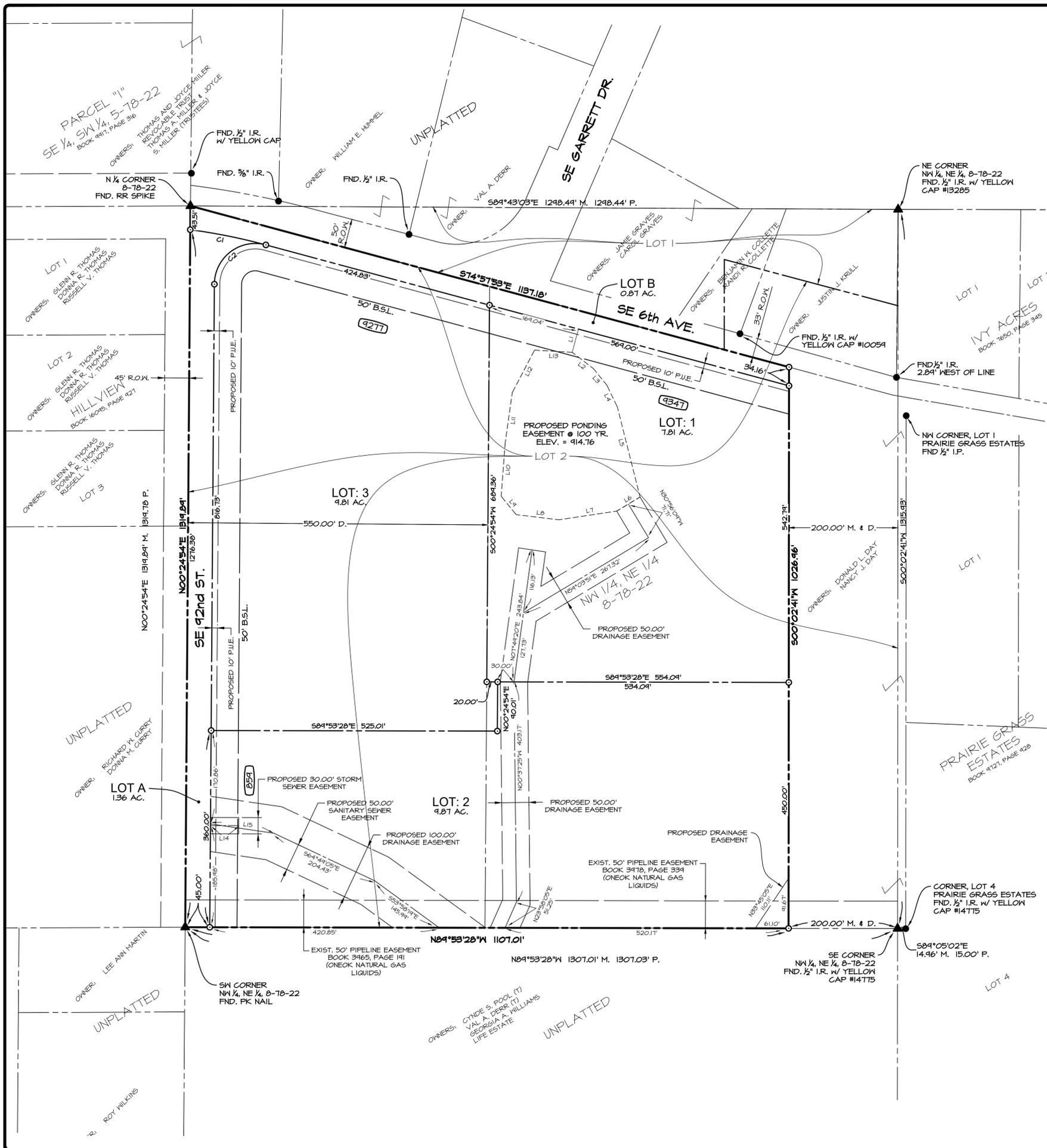
THEREFORE, BE IT RESOLVED, that the City Council of Pleasant Hill, Iowa, in Polk County, Iowa, does hereby approve the Preliminary / Final Plat for Springer Hills Plat 1 subject to a development agreement requiring the future voluntary annexation of the property contained within the Plat at a time of the City's choosing.

ADOPTED this 13th day of September 2016.

Sara Kurovski, Mayor

ATTEST:

Dena Spooner, City Clerk/Finance Director



UTILITY SOURCES
 WATER - DES MOINES WATER WORKS
 SANITARY - ON-SITE SEPTIC SYSTEMS

ZONING
 RR - RURAL RESIDENTIAL DISTRICT

LAND USE
 LOTS 1 & 3 - SINGLE FAMILY RESIDENTIAL
 LOT 2 - PUBLIC SERVICE, UTILITY SUBSTATION

- NOTES**
- ALL SERVICES TO UTILITIES LOCATED ON THE OPPOSITE SIDE OF ROADWAYS MUST BE BORED UNDER THE ROADWAY AT THE LOT OWNER'S EXPENSE.
 - THE MAINTENANCE OF ALL DRAINAGE AND PONDING EASEMENTS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
 - ALL CULVERTS USED FOR CROSSING DRAINAGE EASEMENTS SHALL BE DESIGNED BY A LICENSED PROFESSIONAL ENGINEER.
 - POST-DEVELOPMENT RUNOFF WILL NOT ADVERSELY AFFECT DOWNSTREAM DRAINAGE FACILITIES OF PROPERTIES.
 - ANY SUBSURFACE DRAINAGE FACILITIES THAT ARE DISTURBED MUST BE RESTORED OR REROUTED BY THE PROPERTY OWNER.
 - LOTS "A" AND "B" WILL BE CONVEYED TO POLK COUNTY FOR ROADWAY PURPOSES.
 - SOIL ANALYSIS WILL BE REQUIRED FOR ANY FUTURE SEPTIC SYSTEMS. A LICENSED ENGINEER IS REQUIRED TO INSTALL SUCH SYSTEMS. UV LIGHTS MAY BE REQUIRED FOR ANY SYSTEMS WHICH DISCHARGE INTO OR AROUND THE POND.
 - MAILBOXES WITHIN POLK COUNTY RIGHT-OF-WAY SHALL BE OF A BREAKAWAY DESIGN.
 - NO SEPTIC FACILITIES ARE REQUIRED FOR THE FUTURE SUBSTATION DEVELOPMENT ON LOT 2.
 - LOT 2 IS RESTRICTED IN USE TO A UTILITY SUBSTATION OR OTHER PUBLIC SERVICE USE ONLY. ANY RESIDENTIAL USE OF LOT 2 REQUIRES REPLATTING.

ACCESS LOCATION

LOT 1 ACCESS IS PERMITTED WITHIN 150 FEET FROM THE NE LOT CORNER

LOT 2 ACCESS IS PERMITTED NORTH OF THE DRAINAGE EASEMENT

LOT 3 NO ACCESS IS PERMITTED TO SE 6TH AVENUE WITHIN 150 FEET OF THE NE & NW LOT CORNER AND NO ACCESS IS PERMITTED TO SE 42ND AVENUE WITHIN 150 FEET OF THE NORTHWEST LOT CORNER

LINE TABLE

LINE #	DIRECTION	LENGTH
L1	S15°02'07"W	44.01'
L2	S52°30'02"E	44.04'
L3	S39°08'44"E	38.92'
L4	S25°47'21"E	44.41'
L5	S14°10'49"E	169.94'
L6	S59°03'51"W	50.00'
L7	S81°24'00"W	107.06'
L8	N83°04'50"W	79.08'
L9	N39°24'42"W	43.40'
L10	N04°15'25"E	97.39'
L11	N08°03'33"E	93.60'
L12	N27°46'18"E	87.81'
L13	S86°38'40"E	64.23'
L14	S89°53'28"E	51.80'
L15	S81°34'16"E	117.65'

CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C1	7°22'31"	1100.00'	141.60'	70.90'	141.50'	N78°39'04"W
C2	104°37'15"	75.00'	136.95'	97.07'	118.70'	S52°43'31"W

- LEGEND**
- PROPERTY BOUNDARY
 - - - ADJACENT LOT LINES
 - BUILDING SETBACK LINE (B.S.L.)
 - - - EASEMENT LINE
 - ▲ FOUND SECTION CORNER
 - FOUND CORNER AS NOTED
 - SET CORNER W/ 5/8" I.R. W/ ORANGE CAP #12265
 - I.R. IRON ROD
 - G.P. GAS PIPE
 - M. MEASURED DISTANCE
 - P. PREVIOUSLY RECORDED DISTANCE
 - P.U.E. PUBLIC UTILITY EASEMENT
 - P.O.B. POINT OF BEGINNING
 - B.S.L. BUILDING SETBACK LINE ADDRESS

OWNERS
 ALCYIA PETERSON & SANDRA ROOZEBOOM
 9347 SE 6TH AVE
 RUNNELS, IOWA 50237-2055
 (515)244-0517

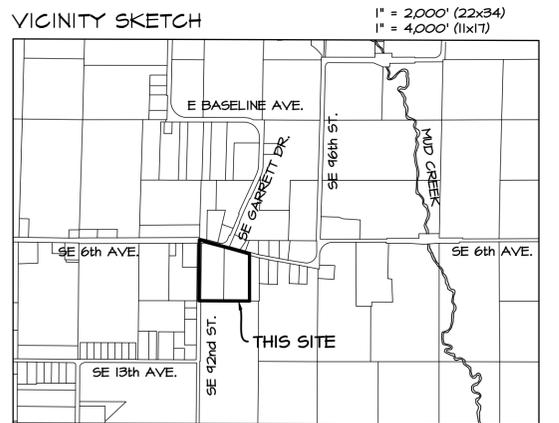
PROSPECTIVE OWNER / APPLICANT:
 MIDAMERICAN ENERGY COMPANY
 P.O. BOX 657
 DES MOINES, IOWA 50306-0657
 (515)281-2713

FIRM MAP DESIGNATION
 ZONE "X" - AREA DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN
 MAP NO. 190901 0205 C MAP REVISED NOVEMBER 12, 1992

LEGAL DESCRIPTION
 A PARCEL OF LAND IN LOT 2 OF THE OFFICIAL PLAT OF THE NW 1/4 OF THE NE 1/4 OF SECTION 8, TOWNSHIP 78 NORTH, RANGE 22 WEST OF THE 5TH P.M., POLK COUNTY, IOWA THAT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT THE NORTH 1/4 CORNER OF SAID SECTION 8, SAID POINT ALSO BEING THE NORTHMOST CORNER OF SAID LOT 2; THENCE S74°57'53"E, 1187.18 FEET ALONG THE NORTH LINE OF SAID LOT 2 TO A POINT THAT LIES 200.00 FEET WEST OF THE EAST LINE OF SAID LOT 2; THENCE S00°02'41"W, 1026.96 FEET ALONG A LINE THAT LIES PARALLEL TO AND 200.00 FEET WEST OF THE EAST LINE OF SAID LOT 2 TO A POINT ON THE SOUTH LINE OF SAID LOT 2; THENCE N84°53'28"W, 1107.01 FEET ALONG SAID SOUTH LINE TO THE SOUTHWEST CORNER OF SAID LOT 2; THENCE N00°24'54"E, 1319.84 FEET ALONG THE WEST LINE OF SAID LOT 2 TO THE POINT OF BEGINNING AND CONTAINING 29.72 ACRES, MORE OR LESS.

SURVEYOR'S NOTES

- AN EASEMENT ON ACROSS EXISTING LOT 2 OF THE NW 1/4, NE 1/4 WAS GRANTED TO DES MOINES ELECTRIC LIGHT COMPANY FOR THE OVERHANG OF AN ELECTRIC LINE THAT ABUTS THE SOUTHERN BOUNDARY LINE OF THE PUBLIC HIGHWAY AND FOR THE TRIMMING OF TREES AND HEDGES THAT MAY INTERFERE WITH THE OPERATION OF SAID ELECTRIC LINE IN BOOK 1011, PAGE 85, BUT IT IS NOT PLOTTABLE AS NO WIDTH IS DEFINED.



SCALE: 1"=100' (22"x34")
 SCALE: 1"=200' (11"x17")

CERTIFICATIONS



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

PATRICK J. SHEPARD, IOWA LICENSE NO. 12265 DATE MY LICENSE RENEWAL DATE IS DECEMBER 31, 2017

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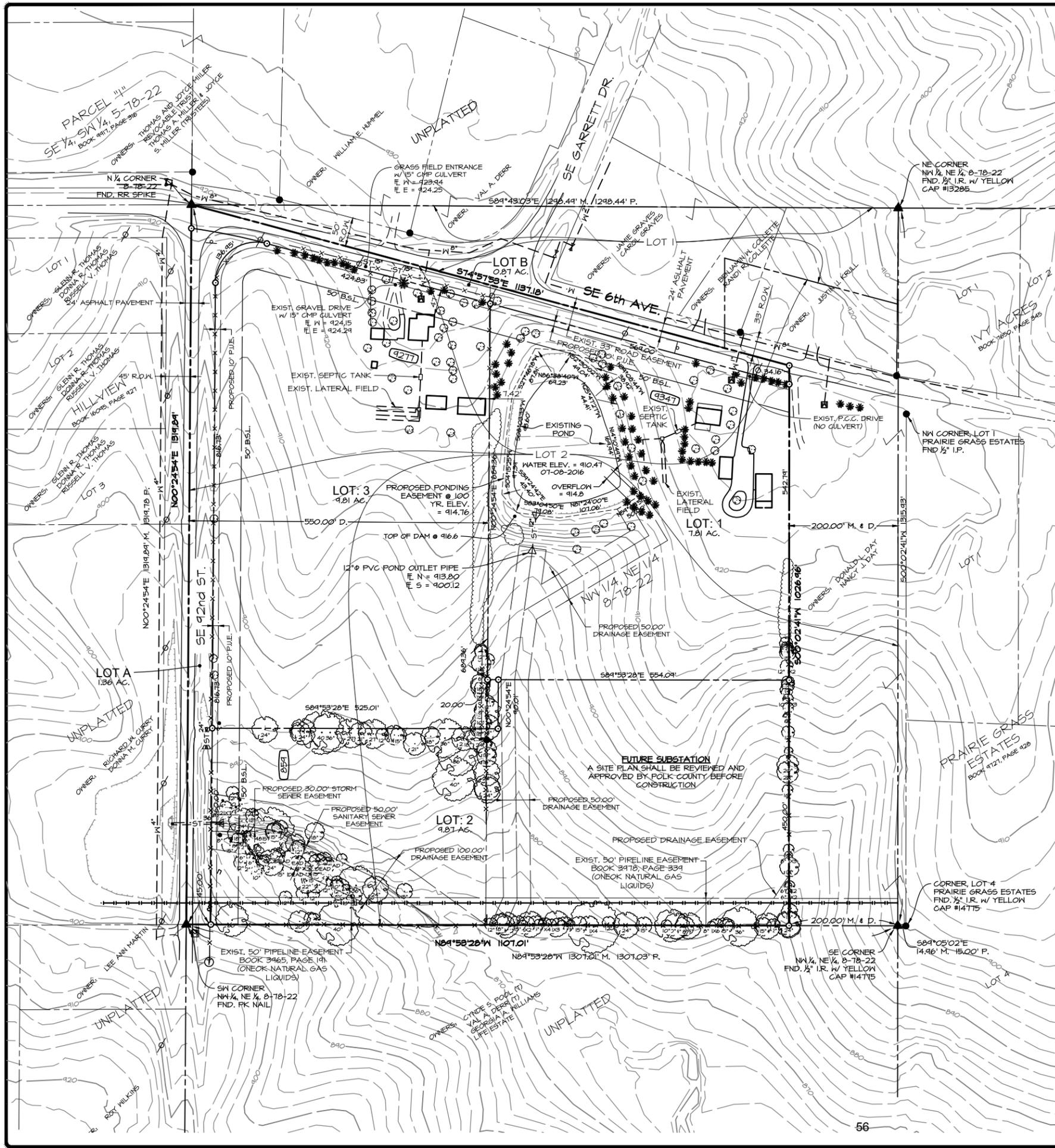
Civil Engineering Consultants, Inc.
 2400 86th Street Unit 12 Des Moines, Iowa 50322
 515.276.4884 Fax: 515.276.7084 mail@cecinc.com



DATE:	REVISIONS	COMMENTS
01-07-16	1	
	2	
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	5	MMD
	6	MMD

SPRINGER HILLS PLAT I
 POLK COUNTY, IA
 FINAL PLAT

SHEET
 OF 1
 E-1186



UTILITY SOURCES
 WATER - DES MOINES WATER WORKS
 SANITARY - ON-SITE SEPTIC SYSTEMS

ZONING
 RR - RURAL RESIDENTIAL DISTRICT

LAND USE
 LOTS 1 & 3 - SINGLE FAMILY RESIDENTIAL
 LOT 2 - PUBLIC SERVICE, UTILITY SUBSTATION

FIRM MAP DESIGNATION
 ZONE "X" - AREA DETERMINED TO BE OUTSIDE
 500-YEAR FLOOD PLAIN
 MAP NO. 190401 0205 C MAP REVISED
 NOVEMBER 12, 1992

- NOTES**
- ALL SERVICES TO UTILITIES LOCATED ON THE OPPOSITE SIDE OF ROADWAYS MUST BE BORED UNDER THE ROADWAY AT THE LOT OWNER'S EXPENSE.
 - THE MAINTENANCE OF ALL DRAINAGE AND PONDING EASEMENTS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
 - ALL CULVERTS USED FOR CROSSING DRAINAGE EASEMENTS SHALL BE DESIGNED BY A LICENSED PROFESSIONAL ENGINEER.
 - POST-DEVELOPMENT RUNOFF WILL NOT ADVERSELY AFFECT DOWNSTREAM DRAINAGE FACILITIES OF PROPERTIES.
 - ANY SUBSURFACE DRAINAGE FACILITIES THAT ARE DISTURBED MUST BE RESTORED OR REROUTED BY THE PROPERTY OWNER.
 - LOTS "A" AND "B" WILL BE CONVEYED TO POLK COUNTY FOR ROADWAY PURPOSES.
 - SOIL ANALYSIS WILL BE REQUIRED FOR ANY FUTURE SEPTIC SYSTEMS. A LICENSED ENGINEER IS REQUIRED TO INSTALL SUCH SYSTEM. UV LIGHTS MAY BE REQUIRED FOR ANY SYSTEMS WHICH DISCHARGE INTO OR AROUND THE POND.
 - MAILBOXES WITHIN POLK COUNTY RIGHT-OF-WAY SHALL BE OF A BREAKAWAY DESIGN.
 - NO SEPTIC FACILITIES ARE REQUIRED FOR THE FUTURE SUBSTATION DEVELOPMENT ON LOT 2.
 - LOT 2 IS RESTRICTED IN USE TO A UTILITY SUBSTATION OR OTHER PUBLIC SERVICE USE ONLY. ANY RESIDENTIAL USE OF LOT 2 REQUIRES REPLATTING.

ACCESS LOCATION

LOT 1 ACCESS IS PERMITTED WITHIN 150 FEET FROM THE NE LOT CORNER

LOT 2 ACCESS IS PERMITTED NORTH OF THE DRAINAGE EASEMENT

LOT 3 NO ACCESS IS PERMITTED TO SE 6TH AVENUE WITHIN 150 FEET OF THE NE & NW LOT CORNER AND NO ACCESS IS PERMITTED TO SE 42ND AVENUE WITHIN 150 FEET OF THE NORTHWEST LOT CORNER

- LEGEND**
- PROPERTY BOUNDARY
 - - - ADJACENT LOT LINES
 - PROPOSED TRANSMISSION LINES
 - BUILDING SETBACK / EASEMENT LINE
 - SILT FENCE
 - EXISTING CONTOUR
 - PROPOSED CONTOUR
 - EXIST. WATER MAIN
 - EXIST. FIBER OPTIC
 - EXIST. STORM SEWER/CULVERT W/ F.E.S.
 - PROPOSED STORM SEWER W/ F.E.S.
 - EXIST. GAS MAIN
 - EXIST. UNDERGROUND ELECTRIC
 - NATURAL GAS LIQUIDS PIPELINE
 - ▲ FOUND SECTION CORNER
 - FOUND CORNER W/ 5/8" I.R. W/ ORANGE CAP #12265 UNLESS NOTED OTHERWISE
 - PROPOSED PROPERTY CORNER
 - I.R. IRON ROD
 - G.P. GAS PIPE
 - M. MEASURED DISTANCE
 - P. PREVIOUSLY RECORDED DISTANCE
 - P.U.E. PUBLIC UTILITY EASEMENT
 - P.O.B. POINT OF BEGINNING
 - B.S.L. BUILDING SETBACK LINE
 - (9277) ADDRESS
 - WATER METER PIT

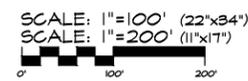
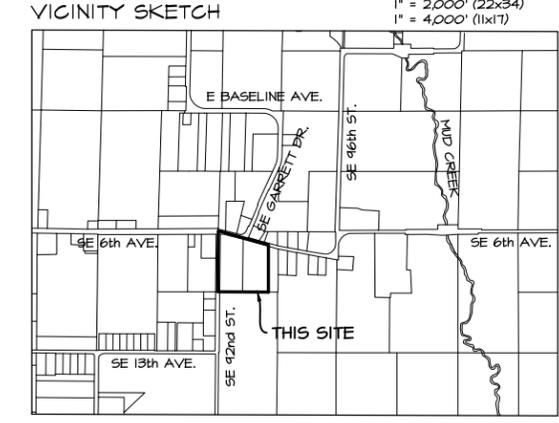
OWNERS
 ALCYIA PETERSON & SANDRA ROOZEBOOM
 9347 SE 6TH AVE
 RUNNELLS, IOWA 50237-2055
 (515)241-0517

PROSPECTIVE OWNER / APPLICANT:
 MIDAMERICAN ENERGY COMPANY
 P.O. BOX 651
 DES MOINES, IOWA 50306-0651
 (515)281-2113

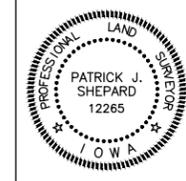
LEGAL DESCRIPTION
 A PARCEL OF LAND IN LOT 2 OF THE OFFICIAL PLAT OF THE NW 1/4 OF THE NE 1/4 OF SECTION 8, TOWNSHIP 78 NORTH, RANGE 22 WEST OF THE 5TH P.M., POLK COUNTY, IOWA THAT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH 1/4 CORNER OF SAID SECTION 8, SAID POINT ALSO BEING THE NORTHMOST CORNER OF SAID LOT 2; THENCE S74°57'53"E, 1137.18 FEET ALONG THE NORTH LINE OF SAID LOT 2 TO A POINT THAT LIES 200.00 FEET WEST OF THE EAST LINE OF SAID LOT 2; THENCE S00°02'41"W, 1026.96 FEET ALONG A LINE THAT LIES PARALLEL TO AND 200.00 FEET WEST OF THE EAST LINE OF SAID LOT 2 TO A POINT ON THE SOUTH LINE OF SAID LOT 2; THENCE N84°53'29"W, 1107.01 FEET ALONG SAID SOUTH LINE TO THE SOUTHWEST CORNER OF SAID LOT 2; THENCE N00°24'54"E, 1319.84 FEET ALONG THE WEST LINE OF SAID LOT 2 TO THE POINT OF BEGINNING AND CONTAINING 29.12 ACRES, MORE OR LESS.

- SURVEYOR'S NOTES**
- AN EASEMENT ON ACROSS EXISTING LOT 2 OF THE NW 1/4, NE 1/4 WAS GRANTED TO DES MOINES ELECTRIC LIGHT COMPANY FOR THE OVERHANG OF AN ELECTRIC LINE THAT ABUTS THE SOUTHERN BOUNDARY LINE OF THE PUBLIC HIGHWAY AND FOR THE TRIMMING OF TREES AND HEDGES THAT MAY INTERFERE WITH THE OPERATION OF SAID ELECTRIC LINE IN BOOK 1011, PAGE 85, BUT IT IS NOT PLOTTABLE AS NO WIDTH IS DEFINED.
 - A 32 FEET WIDE EASEMENT FOR WATER MAIN WAS GRANTED ACROSS THE WEST 550 FEET OF EXISTING LOT 2 TO SOUTHEAST POLK RURAL WATER DISTRICT IN BOOK 5209, PAGE 33. THE WATER MAIN WAS NOT INSTALLED. THE OWNER WILL WORK WITH THE DES MOINES WATER WORKS TO VACATE THE EASEMENT.



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DATE:	REVISIONS	COMMENTS
06-17-16	1	2nd SUBMITTAL
07-15-16	2	3rd SUBMITTAL
08-10-16	3	P.H. REVISION
04-07-16	4	
	5	M&D
	6	M&D

SPRINGER HILLS PLAT 1
 POLK COUNTY, IA
PRELIMINARY PLAT

SHEET
 OF 1
 E-106