1. CALL TO ORDER/ROLL CALL

2. APPROVAL OF AGENDA

3. PRESENTATION
   a. Recognition of Police Officers Jeshua Smith and Steven Burroughs from the Police and Fire Departments

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

5. CONSENT ITEMS
   a. Council Minutes - dated 04/25/2023
   b. Claims Listing - dated 05/09/2023
   e. Approve liquor license – Mugsy’s Pizza House – 1225 Copper Creek Drive Suite A
   f. Resolution #050923-01 – Approve Tax Abatement Report – dated April 2023
   g. Resolution #050923-02 – Approval of Payment Application No. 6 – Hickory Glen Park Pavilion
   h. Resolution #050923-03 – Approval of Payment Application No. 1 – Arbor Lake Lift Station Improvements Project
   i. Resolution #050923-04 – Approval of Payment Application No. 1 – Hickory Blvd Overlay Phase 1 Project
   j. Resolution #050923-05 – Approval of Payment Application No. 10 – Martha L. Miller Drive East Extension Project and Change Order No. 2 and No. 3

6. BUSINESS ITEMS
   a. Second Reading of Ordinance #923 - An Ordinance Amending Chapter 98 Sewer Service Charges
   b. Second Reading of Ordinance #924 - An Ordinance Amending Chapter 106 Solid Waste Collection Fees
   c. Second Reading of Ordinance #925 - An Ordinance Amending Chapter 108 Recycling Collection Fees
   d. Second Reading of Ordinance #926 - An Ordinance Amending Chapter 75 All-Terrain Vehicles and Snowmobiles
   e. Second Reading of Ordinance #927– An Ordinance Amending Chapter 163 Fire Code updates
   f. Resolution #050923-06 – Approval of Final Plat and Annexation Agreement for Berndel Acres Plat 2
   g. Resolution #050923-07 – Approve 28E Agreement for Funding of Emergency Management Administration
   h. Resolution #050923-08 – Resolution authorizing the use of a preliminary official statement in connection with the issuance of General Obligation Urban Renewal Corporate Purpose Bonds, Series 2023 and setting the date for the sale of the Bonds

7. CLOSING COMMENT

8. ADJOURNMENT
PLEASANT HILL CITY COUNCIL
REGULAR SESSION
APRIL 25, 2023
6:00 PM

1. CALL TO ORDER/ROLL CALL
Mayor Kurovski called the Pleasant Hill City Council regular meeting to order on April 25, 2023 at 6:00 p.m. The Council Chambers were open and available to the public to participate in the meeting. PRESENT: Len Murray, Ross Grooters, Mike Richardson, Amanda Lundstedt and Mark Konrad. ABSENT: none.

2. APPROVAL OF AGENDA
Murray/Richardson moved to approve the agenda. ROLL CALL: AYES: Murray, Grooters, Richardson, Lundstedt, And Konrad. NAYS: None. Motion carried 5-0.

3. PUBLIC HEARINGS
a. Proposal to enter into a General Obligation Loan Agreement
Mayor Kurovski opened the Public Hearing for item 3.a. Proposal to enter into a General Obligation Loan Agreement at 6:01pm. Assistant City Manager/Community Development Director Madeline Sturms explained the City Council has identified the need for continued investment in existing and new infrastructure in the community and has prioritized funding during the strategic planning and budgeting process. The fiscal year 2023-24 budget includes the sale of general obligation urban renewal bonds to fund approximately $8M in infrastructure projects in the community. Streets, sidewalks, water and sanitary sewer, storm drainage, park development, and other related improvements within the urban renewal area are eligible. The purpose of this agenda item is to hold a public hearing to consider the bond issuance. The general obligation urban renewal bonds would be repaid from tax increment funds and backed by the full faith and credit of the City. This action does not award the bond issuance, but is the required step to authorize action to enter into a General Obligation Loan Agreement. After hearing no further questions or comments from the public, the Mayor closed the public hearing at 6:02 pm. ROLL CALL: AYES: Murray, Grooters, Richardson Lundstedt, Konrad. NAYS: None. Motion carried 5-0.

i. Resolution #042523-01 - Approve Taking Additional Action on Proposal to Enter into a General Obligation Loan Agreement
Grooters/Lundstedt moved to approve Resolution #042523-01 - Approve Taking Additional Action on Proposal to Enter into a General Obligation Loan Agreement. ROLL CALL: AYES: Murray, Grooters, Richardson Lundstedt, Konrad. NAYS: None. Motion carried 5-0.

4. PUBLIC INPUT (5 MINUTES FOR ITEMS NOT ON THE AGENDA)
There were none.

5. CONSENT ITEMS

6. BUSINESS ITEMS
a. First Reading of Ordinance #923 - An Ordinance Amending Chapter 98 Sewer Service Charges
Murray/Grooters moved to approve the First Reading of Ordinance #923 - An Ordinance Amending Chapter 98 Sewer Service Charges. Assistant City Manager/Community Development Director Madeline Sturms explained that during the preparation of the FY 24 budget it was identified that the rates for sanitary sewer service needed to be increased. The City of Pleasant Hill is a member of the Wastewater Reclamation Authority (WRA) and as a member must pay annually to the WRA for the City’s proportionate share of operation and maintenance costs and for debt service payments. The WRA has approved a new facility plan which calls for significant capital improvements and bonding in the upcoming fiscal years that will increase Pleasant Hill’s debt payments to the WRA. The rate increase proposed in this ordinance is 7% effective July 1, 2023. The previous ordinance also established a new rate category for flow to be received from the City of Altoona in
the future under the terms of an agreement recently approved by both Cities. ROLL CALL: AYES: Murray, Grooters, Richardson, Lundstedt, Konrad. NAYS: None. Motion carried 5-0.

b. First Reading of Ordinance #924 - An Ordinance Amending Chapter 106 Solid Waste Collection Fees
Richardson/Lundstedt moved to approve the First Reading of Ordinance #924 - An Ordinance Amending Chapter 106 Solid Waste Collection Fees. Assistant City Manager/Community Development Director Madeline Sturms explained this is a continuation of the previous theme. The MWA manages the private hauling contractor that operates in Pleasant Hill and the current contract provides for cost adjustments each year based on tipping fees and fuel costs. The MWA Board has also made a decision to no longer subsidize the recycling operations from other landfill revenues. The two ordinances proposed will increase fees for the solid waste collection and the recycling collection fees, to be effective July 1, 2023. Approving the two ordinances at this time will provide time for the City to pass along the new rates to Des Moines Water Works so they have sufficient time to change the billing amount for July 1. The proposed increase in the solid waste fees is 4% effective July 1, 2023. Resident Mark Swanson asked if this was already approved a few months ago. City Manager Ben Champ said the contracts with Metro Waste Authority and their carriers were approved previously, but this item is for the July 1, 2023 rates to be charged to the residents. ROLL CALL: AYES: Murray, Grooters, Richardson, Lundstedt, Konrad. NAYS: None. Motion carried 5-0.

c. First Reading of Ordinance #925 - An Ordinance Amending Chapter 108 Recycling Collection Fees
Konrad/Grooters moved to approve the First Reading of Ordinance #925 - An Ordinance Amending Chapter 108 Recycling Collection Fees. Assistant City Manager/Community Development Director Madeline Sturms explained this is a continuation of the previous item. The proposed increase for the recycling fee is also 5% effective July 1, 2023. ROLL CALL: AYES: Murray, Grooters, Richardson, Lundstedt, Konrad. NAYS: None. Motion carried 5-0.

d. First Reading of Ordinance #926 - An Ordinance Amending Chapter 75 All Terrain Vehicles and Snowmobiles
Murray/Konrad moved to approve the First Reading of Ordinance #926 - An Ordinance Amending Chapter 75 All Terrain Vehicles and Snowmobiles. Park and Recreation Manager Ryan Merritt explained City staff have been working alongside members of council to review alternative transportation modes to ensure City code is up to date with current state and regional standards. Within this review process, proposed updates have been suggested to align City code with current state code related to all-terrain vehicles and snowmobiles. These modifications include, revised definitions for off-road motorcycles, off-road utility vehicles (UTVs), engine displacement and vehicle weight changes for all-terrain vehicles, and updated verbiage related to accident reporting per state code. This chapter has been reviewed in depth by staff and recommended for approval by legal. ROLL CALL: AYES: Murray, Grooters, Richardson, Lundstedt, Konrad. NAYS: None. Motion carried 5-0.

e. First Reading of Ordinance #927– An Ordinance Amending Chapter 163 Fire Code updates
Lundstedt/Grooters moved to approve the First Reading of Ordinance #927– An Ordinance Amending Chapter 163 Fire Code updates. Fire Chief Jamie Xayavong explained that City staff is continuously reviewing ordinances in an effort to stay current with our metro peers and keep the best interest of our citizens in mind. The Fire Department has evaluated the current adopted Fire Codes in the City and is proposing modifications to help keep the community safe, as well as our fire personnel here in our city and the mutual aid departments assisting during an assignment. This ordinance provides updates to the adopted Fire Code to improve the safety of first responders, the community, and visitors. The City is in the process of updating Fire and Building codes to the 2021 Code cycle following review by the Central Iowa Code Consortium group. This ordinance modifies City Code Chapter 163 Fire Code to make modifications which mirror the ordinances of our peer communities. Exhibit A provides edited changes in red which displays the proposed amendments to Chapter 163 – Fire Code. Councilmember Murray said he was supportive of this ordinance, and asked for some clarification on a couple of the items. ROLL CALL: AYES: Murray, Grooters, Richardson, Lundstedt, Konrad. NAYS: None. Motion carried 5-0.

f. Resolution #042523-04 – Approve Site Plan for SE Polk Building and Grounds Expansion
Grooters/Murray moved to approve Resolution #042523-04 – Approve Site Plan for SE Polk Building and Grounds Expansion. Assistant City Manager/Community Development Director Madeline Sturms explained that a site plan has been submitted by the SE Polk Community School District for the construction of a new building and grounds warehouse at 8415 NE University Avenue. The District plans to remove the existing administrative building for the construction of a warehouse that will provide space for vehicle maintenance and storage for building and grounds crews. The project also includes additional paving to the bus parking
area located to the east of the project site. The property is located within the City’s A-1 Agricultural / Open Space Zoning District that provides for the proposed use as an ancillary use to a school campus. Staff has reviewed the documents and finds them to be in conformance with the requirements of a site plan. Planning & Zoning Commission recommended approval at their meeting on April 17, 2023 subject to remaining staff and engineering comments. Councilmember Grooters confirmed that stormwater was being managed. Resident Mark Swanson inquired about oil runoffs. Ms. Sturms confirmed owners are required to have proper systems in place to contain any oil spills. ROLL CALL: AYES: Murray, Grooters, Richardson Lundstedt, Konrad. NAYS: None. Motion carried 5-0.

7. CLOSING COMMENT & REGIONAL APPOINTMENT REPORTS

Councilmember Grooters wanted to emphasize SF 455 on Stormwater keeps popping up, and that it is important for all cities to do what they can to ensure that they have responsible stormwater management.

Mayor Kurovski said there are some attorneys looking into if the State can pass that bill, because Federal Law says Cities must manage stormwater, so they may not be able to pass it.

8. CLOSED SESSION: Pursuant to Iowa Code Section 20.17 (3) Providing for the Strategy Meetings of Public Employers Collective

Konrad/Richardson moved to adjourn into Closed Session for items 11 and 12: Pursuant to Iowa Code Section 20.17 (3) Providing for the Strategy Meetings of Public Employers Collective. ROLL CALL: AYES: Murray, Grooters, Richardson, Lundstedt, Konrad. NAYS: None. Motion carried 5-0.

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

Following the closed session Council may consider open session action:

a. Resolution #042523-05 – Approve Agreement with Teamsters Local Union 238

Grooters/Lundstedt moved to approve Resolution #042523-05 – Approve Agreement with Teamsters Local Union 238, with the two amended changes as outlined by Attorney Matt Brick. Assistant City Manager/Community Development Director Madeline Sturms explained that the current City agreement with the police and public works union and the Teamsters Local #238 ends on June 30, 2023. Representatives for the City and the union have been meeting to develop a new agreement to be effective July 1, 2023. The purpose of this agenda item is to consider the approval of the new two-year contract to expire June 30, 2025. This contract has already been reviewed and approved by the membership and will be effective upon approval by the Council. Attorney Matt Brick outlined two amended changes: 1) On page 7 of the contract from the packet, under School Resource Officer, it is recommended to remove seniority and three years patrol experience from the requirements, and end with ability to perform the job; 2) On page 14, under K-9 Program, it is recommended to remove bullet point #8 for a take home car. With those two changes, it is recommended to pass rest of contract as is. ROLL CALL: AYES: Murray, Grooters, Richardson Lundstedt, Konrad. NAYS: None. Motion carried 5-0.

9. ADJOURNMENT

Konrad/Richardson moved to adjourn the Council meeting. ROLL CALL: AYES: Murray, Grooters, Richardson Lundstedt, Konrad. NAYS: None. Motion carried 5-0. The meeting was adjourned at 7:00 p.m.

Sara Kurovski, Mayor

ATTEST:

Dena Spooner, City Clerk/Finance Director
**ACCOUNTS PAYABLE**  |  **REPORTING:** PAID, UNPAID, PARTIAL  
---|---
**BANK:** ALL  |  **PUBLICATION**

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**ACCOUNTS PAYABLE**  |  **PAID ITEMS DATES**

**PAYMENT DATES**

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

**ACCOUNTS PAYABLE**

**OPEN ITEM REPORT**

**PUBLICATION**

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**PAYMENT DATES**

**PAID ITEMS DATES :** 4/26/2023 THRU 5/09/2023

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**** TOTAL **  -City of Pleasant Hill 343,913.90

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<td>610 SEWER</td>
<td>15,005.84</td>
</tr>
<tr>
<td>670 SOLID WASTE</td>
<td>69,082.03</td>
</tr>
<tr>
<td>740 STORM WATER</td>
<td>9,068.92</td>
</tr>
</tbody>
</table>

**GRAND TOTAL** 343,913.90
April 2023

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Volunteers</td>
<td>12</td>
</tr>
<tr>
<td>Volunteer Hours for April</td>
<td>24</td>
</tr>
<tr>
<td>Total Volunteers/Hours</td>
<td>46</td>
</tr>
<tr>
<td>Park Shelter/Facility Rentals</td>
<td>34</td>
</tr>
<tr>
<td>Programs Offered/Participants</td>
<td>2/48</td>
</tr>
<tr>
<td>Partner Events</td>
<td>1</td>
</tr>
<tr>
<td>Parks Special Events</td>
<td>1</td>
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<tr>
<td>Event Attendance</td>
<td>100</td>
</tr>
<tr>
<td>Special Event Requests</td>
<td>2</td>
</tr>
<tr>
<td>Revenue Collected</td>
<td>$8,339</td>
</tr>
</tbody>
</table>

Engagement Analytics for April

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
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</thead>
<tbody>
<tr>
<td>Social Media Reach</td>
<td>7,945</td>
</tr>
<tr>
<td>Net Followers</td>
<td>+14 (1,067 Total)</td>
</tr>
<tr>
<td>Website Page Visits</td>
<td>3,055</td>
</tr>
<tr>
<td>Unique Page Visits</td>
<td>2,633</td>
</tr>
</tbody>
</table>

Monthly Highlights:

- Storywalk in the Park Kick-Off
- Solar bench charging station installation (‘Smart Parks’ initiative)
- Continued progress on Youngstown Trail Phase 3
- Doanes Splash Pad construction (ongoing)
- Doanes Park tennis court resurfacing completed
- Hickory Glen Park Pavilion tentative completion date set for May 31
- 45 registered for Pleasant Hill Pickleball League (Beginner, Intermediate, and Advanced levels)
- 87 registrants for 2023 Springtime Hill Climb (~$500 provided for charity sponsor, Iowa Suicide Prevention)
April: **Lola at the Library** by Anna McQuinn at Copper Creek Lake Storywalk in the Park.

Learn about the library, checking out books, and story time with Lola. Every Tuesday Lola and her mommy go to the library. [...] See more
Thanks to a Community Action Grant awarded by the Altoona Data Center and Meta, Pleasant Hill Parks and Recreation has been able to install 'Smart Park' features, including a solar charging station at Copper Creek Lake Park.

This new amenity is part of our #ParksinProgress campaign and incorporates innovative practices within our parks. The new bench will keep parkgoers charged-up!... See more
MONTHLY COUNCIL REPORT
APRIL 2023

Spring Operational Statistics for April 2023

<table>
<thead>
<tr>
<th>Description</th>
<th>Quantity</th>
</tr>
</thead>
<tbody>
<tr>
<td>Street panels replaced</td>
<td>6</td>
</tr>
<tr>
<td>Storm sewer inlets rebuilt</td>
<td>1</td>
</tr>
<tr>
<td>Concrete Poured</td>
<td>56.5 cubic yards</td>
</tr>
<tr>
<td>Snow total*</td>
<td>0 inch</td>
</tr>
<tr>
<td>Number of rain events (.25&quot; &amp; above)</td>
<td>4</td>
</tr>
<tr>
<td>Rain total*</td>
<td>2.54 inches</td>
</tr>
<tr>
<td>Mosquito spraying events</td>
<td>0</td>
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</table>

*Figure based on National Weather Service data

Year-round Operation Statistics for April 2023

<table>
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<tr>
<th>Description</th>
<th>Quantity</th>
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<tbody>
<tr>
<td>Sewer locates performed</td>
<td>304</td>
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<tr>
<td>Lift station service checks</td>
<td>7</td>
</tr>
<tr>
<td>Street sweeping debris removal</td>
<td>36.1 tons</td>
</tr>
<tr>
<td>R.O.W &amp; Sewer Easement Mowing</td>
<td>0 miles</td>
</tr>
<tr>
<td>Sanitary sewer backups</td>
<td>0</td>
</tr>
</tbody>
</table>

Monthly Highlights:

- Continued Citywide Pothole Patching Program (12+ tons of cold patch installed)
- Street panel replacement at multiple locations along Parkridge Dr
- Stormwater Educational Training April 19th
- SCCIC Safety Training April 13th
- Street panel replacement on Maple Dr

Russ Paul
Pleasant Hill Public Works
<table>
<thead>
<tr>
<th>Name of Business</th>
<th>Mugsy's Pizza House LLC</th>
</tr>
</thead>
<tbody>
<tr>
<td>Location</td>
<td>1225 Copper Creek Dr Suite A Pleasant Hill Iowa</td>
</tr>
<tr>
<td>License classification</td>
<td>Class C Retail Alcohol</td>
</tr>
<tr>
<td>Effective date</td>
<td>05/17/23 - 05/16/24</td>
</tr>
<tr>
<td>Type of request</td>
<td>Renewal</td>
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<td>Police department approval</td>
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<tr>
<td>Fire department approval</td>
<td>x</td>
</tr>
</tbody>
</table>
RESOLUTION #050923-01

A RESOLUTION APPROVING THE APRIL 2023 TAX ABATEMENT APPLICATIONS

WHEREAS, the Community Development Clerk has completed and submitted the April 2023 Tax Abatement Applications Report for the Pleasant Hill City Council’s review; and,

WHEREAS, upon approval of the Council, the approved applications will be submitted electronically to the Polk County Assessor; and,

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Pleasant Hill, Iowa that the Community Development Department is hereby authorized to submit the approved April 2023 Tax Abatement applications to the Polk County Assessor.

ADOPTED May 9, 2023.

______________________________
Sara Kurovski, Mayor

ATTEST:

______________________________
Dena Spooner, City Clerk/Finance Director
Standard 5-year Tax Abatement

<table>
<thead>
<tr>
<th>TYPE</th>
<th>ADDRESS</th>
<th>OWNER</th>
<th>VALUATION</th>
<th>DATE ISSUED</th>
<th>PERMIT #</th>
<th>PERMIT FEE</th>
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<tbody>
<tr>
<td>New SF Home</td>
<td>7144 Catalina Ct</td>
<td>Berkey Home Builders</td>
<td>$390,000.00</td>
<td>4/3/2023</td>
<td>15638</td>
<td>New SF Home</td>
</tr>
<tr>
<td>New SF Home</td>
<td>7149 Catalina Ct</td>
<td>Titan Builders</td>
<td>$690,000.00</td>
<td>4/6/2023</td>
<td>15646</td>
<td>New SF Home</td>
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<tr>
<td>New SF Home</td>
<td>7125 Catalina Ct</td>
<td>Legacy Home Builders</td>
<td>$500,000.00</td>
<td>4/17/2023</td>
<td>15678</td>
<td>New SF Home</td>
</tr>
<tr>
<td>New Townhome</td>
<td>1965 Copper Wynd Ct</td>
<td>Berkey Home Builders</td>
<td>$262,000.00</td>
<td>4/27/2023</td>
<td>15691</td>
<td>New Townhome</td>
</tr>
<tr>
<td>New Townhome</td>
<td>1975 Copper Wynd Ct</td>
<td>Berkey Home Builders</td>
<td>$262,000.00</td>
<td>4/27/2023</td>
<td>15692</td>
<td>New Townhome</td>
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<tr>
<td>New Townhome</td>
<td>1985 Copper Wynd Ct</td>
<td>Berkey Home Builders</td>
<td>$262,000.00</td>
<td>4/27/2023</td>
<td>15693</td>
<td>New Townhome</td>
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<tr>
<td>New Townhome</td>
<td>1995 Copper Wynd Ct</td>
<td>Berkey Home Builders</td>
<td>$262,000.00</td>
<td>4/27/2023</td>
<td>15694</td>
<td>New Townhome</td>
</tr>
</tbody>
</table>
DATE: MAY 9, 2023

TO: MAYOR AND CITY COUNCIL

FROM: MADELINE STURMS, AICP, CPM
ASSISTANT CITY MANAGER/COMMUNITY DEVELOPMENT DIRECTOR

SUBJECT: HICKORY GLEN PARK PAVILION PAYMENT APPLICATION NO. 6

BACKGROUND:
The City Council has prioritized park improvements at Hickory Glen Park and Accurate Commercial was awarded the project to construct a park pavilion within the park. The project is being overseen by FEH Design and the attached Payment Application No. 6 has been prepared and reviewed for the project. The attached resolution approves work completed through April 27, 2023 in a total cost of $28,879.90. Following is communication from FEH Design recommending approval of payment application number five for the project.

ALTERNATIVES:
Not approve the resolution. However, the work has been completed as part of an approved contract.

FINANCIAL CONSIDERATIONS:
Project funds are available.

RECOMMENDATION:
Consider approval of the attached resolution approving the Hickory Glen Park Pavilion payment application.
RESOLUTION #050923-02

A RESOLUTION APPROVING PAYMENT APPLICATION NO. 6
HICKORY GLEN PARK PAVILION PROJECT

WHEREAS, the City has awarded the Hickory Glen Park Pavilion contract to Accurate Commercial; and

WHEREAS, FEH Design has prepared the attached Payment Application No. 6 for the Hickory Glen Park Pavilion project in the amount of $28,879.90;

THEREFORE, BE IT RESOLVED, that the City Council of Pleasant Hill, Iowa, in Polk County, Iowa, does hereby approve the attached Payment Application Number Six for the Hickory Glen Park Pavilion Project.

ADOPTED this 9th day of May, 2023.

________________________________________
Sara Kurovski, Mayor

ATTEST:

________________________________________
Dena Spooner, City Clerk / Finance Director
ARCHITECT'S CERTIFICATE FOR PAYMENT:
In accordance with the Contract Documents based on on-site observations and the data comprising the above application, the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED ...................................................................... $_____________

ARCHITECT:
By:_________________________________________________ Date: ________________

ARCHITECT'S CERTIFICATE FOR PAYMENT:
In accordance with the Contract Documents based on on-site observations and the data comprising the above application, the Owners Representative certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED ...................................................................... $ 28,879.90

ARCHITECT:
By:_________________________________________________ Date: 4-26-2023

Terms: Invoices are due and payable 21DY from the date of invoice. All overdue amounts will be charged a service charge of 0.00 % per annum. Please make checks payable to: Accurate Commercial
Thank you for your prompt payment.
<table>
<thead>
<tr>
<th>Description of Work</th>
<th>Scheduled</th>
<th>Changes</th>
<th>Contract</th>
<th>Previous</th>
<th>Current Comp.</th>
<th>Stored Mat.</th>
<th>Total Comp.</th>
<th>%</th>
<th>Balance</th>
<th>Retained</th>
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<td>1 - General Conditions</td>
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<td>117,390.41</td>
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<td>6,678.11</td>
<td>81,891.18</td>
<td>69.76</td>
<td>35,499.23</td>
<td>4,094.56</td>
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<tr>
<td>2 - Site Work</td>
<td>117,118.50</td>
<td>117,118.50</td>
<td>56,899.06</td>
<td>1,422.79</td>
<td>58,321.85</td>
<td>49.80</td>
<td>58,796.65</td>
<td>2,916.09</td>
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<td>3 - Concrete</td>
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<td>76,301.00</td>
<td>40,780.00</td>
<td>4,630.00</td>
<td>45,410.00</td>
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<td>4 - Masonry</td>
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<td>138,450.00</td>
<td>134,981.80</td>
<td>134,981.80</td>
<td>97.49</td>
<td>3,468.20</td>
<td>6,749.09</td>
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<tr>
<td>5 - Metal</td>
<td>138,534.80</td>
<td>138,534.80</td>
<td>132,349.16</td>
<td>132,349.16</td>
<td>95.53</td>
<td>6,185.64</td>
<td>6,617.46</td>
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<td>6 - Construction</td>
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<td>100,428.71</td>
<td>55,226.01</td>
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<td>54.99</td>
<td>45,202.70</td>
<td>2,761.30</td>
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<td>7 - Thermal and Moisture</td>
<td>48,550.00</td>
<td>48,550.00</td>
<td>48,550.00</td>
<td>48,550.00</td>
<td>54.84</td>
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<td>1,588.85</td>
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<td>8 - Door and Window</td>
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<td>32,370.00</td>
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<td>98.17</td>
<td>593.00</td>
<td>1,588.85</td>
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<tr>
<td>9 - Finishes</td>
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<td>87,830.00</td>
<td>75,920.00</td>
<td>75,920.00</td>
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<td>11,910.00</td>
<td>3,796.00</td>
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<tr>
<td>10 - Specialties</td>
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<td>39,772.58</td>
<td>1,308.58</td>
<td>10,427.15</td>
<td>29.51</td>
<td>28,036.85</td>
<td>586.79</td>
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<td>15 - Mechanical &amp; Plumbing</td>
<td>66,480.00</td>
<td>66,480.00</td>
<td>27,300.00</td>
<td>27,300.00</td>
<td>41.06</td>
<td>39,180.00</td>
<td>1,365.00</td>
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<td>16 - Electrical</td>
<td>96,424.00</td>
<td>96,424.00</td>
<td>49,518.36</td>
<td>49,518.36</td>
<td>51.35</td>
<td>46,905.64</td>
<td>2,475.92</td>
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<tr>
<td>17 - Overhead and Profit</td>
<td>42,350.00</td>
<td>42,350.00</td>
<td>22,301.51</td>
<td>7,241.85</td>
<td>69.76</td>
<td>12,806.64</td>
<td>1,477.17</td>
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</table>

| Change Order# 1 | 9,528.80 | 9,528.80 | 9,528.80 | 9,528.80 | 100.00 | 476.44 |
| Change Order# 2 | 313.18 | 313.18 | 313.18 | 313.18 | 100.00 | 15.66 |
| Change Order# 3 | 8,868.02 | 8,868.02 | 8,868.02 | 8,868.02 | 100.00 | 443.40 |

Totals: 1,102,000.00 | 18,710.00 | 1,120,710.00 | 722,284.55 | 19,972.75 | 10,427.15 | 752,684.45 | 67.16 | 368,025.55 | 37,634.23
CERTIFICATE OF LIABILITY INSURANCE

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
Miller, Filder & Hinke Insurance Agency
2540 SE Encompass Drive
Waukee IA 50263

INSURED
Accurate Commercial, LLC
9500 University Ave, Ste 2112
West Des Moines IA 50266

CONTACT NAME: Sam Smith, CLCS
PHONE: 515-223-6757
E-MAIL: ssamith@mfhins.com

INSRER(S) AFFORDING COVERAGE
INSURER A: West Bend Mutual
INSURER B: INDIAN HARBOR INS CO

CERTIFICATE NUMBER: 345809680

COVERAGES

This is to certify that the policies of insurance listed below have been issued to the insured named above for the policy period indicated. Notwithstanding any requirement, term or condition of any contract or other document with respect to which this certificate may be issued or may pertain, the insurance afforded by the policies described herein is subject to all the terms, exclusions and conditions of such policies. Limits shown may have been reduced by paid claims.

<table>
<thead>
<tr>
<th>INSURER</th>
<th>POLICY NUMBER</th>
<th>TYPE OF INSURANCE</th>
<th>POLICY EFF (MM/DD/YYYY)</th>
<th>LIMITS</th>
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<td></td>
<td></td>
<td>COMMERCIAL GENERAL LIABILITY</td>
<td>1/1/2023</td>
<td>EACH OCCURRENCE (Ea occurrence) $1,000,000</td>
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<tr>
<td></td>
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<td></td>
<td>DAMAGE TO TENDED PREMISES (Ea occurrence) $300,000</td>
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<td>MED EXP (Any one person) $5,000</td>
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<tr>
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<td></td>
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<td>PERSONAL &amp; ADV INJURY $1,000,000</td>
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<tr>
<td></td>
<td></td>
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<td>GENERAL AGGREGATE $2,000,000</td>
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<tr>
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<td>PRODUCTS - COMPO/P AGG $2,000,000</td>
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<tr>
<td></td>
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<td></td>
<td>OTHER: $</td>
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<tr>
<td></td>
<td></td>
<td>AUTOMOBILE LIABILITY</td>
<td>1/1/2023</td>
<td>COMBINED SINGLE LIMIT (Ea accident) $1,000,000</td>
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<tr>
<td></td>
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<td>BODILY INJURY (Per person) $</td>
</tr>
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<td></td>
<td></td>
<td>BODILY INJURY (Per accident) $</td>
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<td></td>
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<td>PROPERTY DAMAGE (Per accident) $</td>
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<td>OTHER: $</td>
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<td></td>
<td></td>
<td></td>
<td></td>
<td>PER STATUTE</td>
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<td>E.L EACH ACCIDENT $500,000</td>
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<td></td>
<td>E.L. DISEASE - EA EMPLOYEE $500,000</td>
</tr>
<tr>
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<td></td>
<td>E.L. DISEASE - POLICY LIMIT $500,000</td>
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<td>WORKERS COMPENSATION AND EMPLOYER'S LIABILITY</td>
<td>1/1/2023</td>
<td>Y / N</td>
</tr>
<tr>
<td></td>
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<td></td>
<td></td>
<td>E.L. EACH ACCIDENT</td>
</tr>
<tr>
<td></td>
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<td>E.L. DISEASE - EA EMPLOYEE</td>
</tr>
<tr>
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<td></td>
<td></td>
<td>E.L. DISEASE - POLICY LIMIT</td>
</tr>
<tr>
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<td></td>
<td></td>
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<td>OTHER:</td>
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</tr>
</tbody>
</table>

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
RE: 2200971-6 - Hickory Glen Park Building
Stored Materials coverage applies for the $10,427.15 worth of property for City of Pleasant Hill.

CERTIFICATE HOLDER
City of Pleasant Hill
5151 Maple Drive Ste. 1
Pleasant Hill IA 50327

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

© 1988-2015 ACORD CORPORATION. All rights reserved.
DATE: MAY 9, 2023

TO: MAYOR & CITY COUNCIL

FROM: RUSS PAUL
PUBLIC WORKS DIRECTOR

SUBJECT: ARBOR LAKE LIFT STATION IMPROVEMENTS PROJECT PAYMENT APPLICATION NO. 1

BACKGROUND
The City Council has prioritized funding to install a generator, transfer switch, improve the driveway to the Arbor Lake lift station and secure the site with fencing. This project will also add monitoring equipment to the pumps, to match equipment utilized at our other lift stations. Snyder and Associates has developed plans and specifications for the improvements to the Arbor Lake Lift Station and TK Concrete was awarded the contract and work is underway.

The City Engineer has reviewed and recommends approval of Payment Application No. 1 for the project for work completed through April 30, 2023 in the amount of $103,699.86. Following is a resolution to approve the payment application.

ALTERNATIVES
Not approve the resolution; however, the work has been completed.

FINANCIAL CONSIDERATIONS
Funding has been allocated for this improvement project in fiscal year 2023

RECOMMENDATION
Approve the attached resolution for the Arbor Lake Lift Station Improvements Project.
RESOLUTION #050923-03

A RESOLUTION APPROVING PAYMENT APPLICATION NO. 1
ARBOR LAKE LIFT STATION IMPROVEMENTS PROJECT

WHEREAS, the City has awarded the Arbor Lake Lift Station Improvements Project contract to TK Concrete; and

WHEREAS, Snyder and Associates, City Engineer, has prepared the attached Payment Application No. 1 for the Arbor Lake Lift Station Improvements Project in the amount of $103,699.86;

THEREFORE, BE IT RESOLVED, that the City Council of Pleasant Hill, Iowa, in Polk County, Iowa, does hereby approve the attached Payment Application Number One for the Arbor Lake Lift Station Improvements Project.

ADOPTED this 9th day of May, 2023.

______________________________
Sara Kurovski, Mayor

ATTEST:

______________________________
Dena Spooner, City Clerk / Finance Director
April 28, 2023

Madeline Sturms  
City of Pleasant Hill  
5160 Maple Dr. Ste A  
Pleasant Hill, IA 50327  

RE: ARBOR LAKE LIFT STATION IMPROVEMENTS  
APPLICATION FOR PARTIAL PAYMENT NO. 1

Dear Madeline:

Please find the attached pay application regarding the above-referenced project for your review and approval. TK Concrete has completed a good portion of the project according to the attached documentation and is on schedule to have the project finished by the completion date of November 1, 2023.

Snyder & Associates recommends approval of the Application for Partial Payment No. 1 in the amount of $103,699.86, which compensates the Contractor for work performed through April 30, 2023. Please feel free to contact our office should you have any questions.

Sincerely,

SNYDER & ASSOCIATES, INC.

Eric Cannon, P.E.

EDC/dmb

Enclosures
APPLICATION FOR PARTIAL PAYMENT NO. 1

PROJECT: Arbor Lake Lift Station Improvements
OWNER: City of Pleasant Hill, Iowa
CONTRACTOR: TK Concrete
ADDRESS: 1608 Fifield Road
Pella, IA 50219
DATE: April 27, 2023

1. CONTRACT SUMMARY:
   Original Contract Amount: $160,875.00
   Net Change by Change Order: _____________________________
   Contract Amount to Date: $160,875.00

2. WORK SUMMARY:
   Total Work Performed to Date: $109,157.75
   Retainage: 5% $5,457.89
   Total Earned Less Retainage: $103,699.86
   Total Previous Payments
   AMOUNT DUE THIS APPLICATION: $103,699.86

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

TK Concrete
CONTRACTOR
By ___________________ DATE: 4-28-23

4. ENGINEER’S APPROVAL:
Payment of the above AMOUNT DUE THIS APPLICATION is recommended:

Snyder & Associates, Inc.
ENGINEER
By ___________________ DATE: 4-28-23

5. OWNER'S APPROVAL

City of Pleasant Hill
OWNER
By ___________________ DATE: ___________________
### 6. DETAILED ESTIMATE OF WORK COMPLETED:

<table>
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<tr>
<th>ITEM</th>
<th>DESCRIPTION</th>
<th>QTY</th>
<th>UNIT</th>
<th>UNIT PRICE</th>
<th>TOTAL PRICE</th>
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<th>% COMPLETE</th>
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<td>LS</td>
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<td>$28,000.00</td>
<td>1.00</td>
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**TOTAL BASE BID CONTRACT:** $160,875.00

**TOTAL COMPLETED:** $109,157.75
DATE: MAY 9, 2023

TO: MAYOR & CITY COUNCIL

FROM: RUSS PAUL
PUBLIC WORKS DIRECTOR

SUBJECT: HICKORY BLVD OVERLAY PHASE 1 PROJECT
PAYMENT APPLICATION NO. 1

BACKGROUND
The City Council has prioritized in the fiscal year 2023 budget to make improvements to the road surface of Hickory Boulevard. The scope of this project starts at the intersection of Hickory Boulevard and Ash Drive then concludes at the intersection of Hickory Boulevard and Beech Boulevard. The project includes milling the existing asphalt surface and patching the failing sections of concrete pavement. The roadway is then overlaid with a new asphalt surface on top of the existing panels in good condition and newly replaced street panels. There will also be improvements made to sidewalk crossings at the intersections in an effort to ensure compliance with current ADA standards. Snyder and Associates has developed plans and specifications for the improvements to the Arbor Lake Lift Station and TK Concrete was awarded the contract and work is underway.

The City Engineer has reviewed and recommends approval of Payment Application No. 1 for the project for work completed through May 2, 2023 in the amount of $230,888.90. Following is a resolution to approve the payment application.

ALTERNATIVES
Not approve the resolution; however, the work has been completed.

FINANCIAL CONSIDERATIONS
Funding has been allocated for this improvement project in fiscal year 2023

RECOMMENDATION
Approve the attached resolution for the Hickory Blvd Overlay Phase 1 Project.
RESOLUTION #050923-04

A RESOLUTION APPROVING PAYMENT APPLICATION NO. 1
HICKORY BLVD OVERLAY PHASE 1 PROJECT

WHEREAS, the City has awarded the Hickory Blvd Overlay Phase 1 Project contract to TK Concrete; and

WHEREAS, Snyder and Associates, City Engineer, has prepared the attached Payment Application No. 1 for the Hickory Blvd Overlay Phase 1 Project in the amount of $230,888.90;

THEREFORE, BE IT RESOLVED, that the City Council of Pleasant Hill, Iowa, in Polk County, Iowa, does hereby approve the attached Payment Application Number One for the Hickory Blvd Overlay Phase 1 Project.

ADOPTED this 9th day of May, 2023.

________________________________________________________________________
Sara Kurovski, Mayor

ATTEST:

________________________________________________________________________
Dena Spooner, City Clerk / Finance Director
May 02, 2023

Benjamin Champ
City of Pleasant Hill, Iowa
5160 Maple Dr. Suite A
Pleasant Hill, IA 50327

RE: PARTIAL PAYMENT NO. 1
HICKORY BLVD. OVERLAY PHASE I PROJECT
PROJECT NO. 122.0664.01

Dear Mr. Champ:

Partial payment application No. 1 includes work completed between March 23, 2023 and May 2, 2023. The contractor has completed milling, PCC full depth patching, pavement removals, and sidewalk installation on the project. The Contractor has begun work at the intersection of Beech Blvd. and will continue to progress from south to north to perform work at the intersections along the project.

We recommend payment of $230,888.90 to the contractor, TK Concrete, Inc., for work completed through May 2, 2023. Approximately 42% of the total construction work has been completed. The contract date to complete the remaining work is August 1st, 2023.

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

Sincerely,

SNYDER & ASSOCIATES, INC.

Brandon A. Niebuhr, P.E.
Project Engineer

APPLICATION FOR PARTIAL PAYMENT NO. 1

PROJECT: Hickory Blvd. Overlay - Phase 1

S&A PROJECT NO.: 122.0664.01

OWNER: City of Pleasant Hill
CONTRACTOR: TK Concrete, Inc.
ADDRESS: 1608 Fillfield Rd., P.O. Box 11
Pella, IA 50229
DATE: 5/2/2023

PAYMENT PERIOD: 3/23/2023 to 5/2/2023

1. CONTRACT SUMMARY:

Original Contract Amount: $579,683.00

Net Change by Change Order: $ -

Contract Amount to Date: $579,683.00

2. WORK SUMMARY:

Total Work Performed to Date: $243,040.95
Retainage: 5% $12,152.05
Total Earned Less Retainage: $230,888.90

Less Previous Applications for Payment: $ -

AMOUNT DUE THIS APPLICATION: $230,888.90

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

TK Concrete, Inc.

CONTRACTOR

By __________________________ DATE: 5/2/23

4. ENGINEER'S APPROVAL:

Payment of the above AMOUNT DUE THIS APPLICATION is recommended:

Snyder & Associates, Inc.

ENGINEER

By __________________________ DATE: 05/02/2023

5. OWNER'S APPROVAL:

______________________________

OWNER

By __________________________ DATE: ________________
### 6. DETAILED ESTIMATE OF WORK COMPLETED:

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<th>ITEM NO.</th>
<th>DESCRIPTION</th>
<th>CONTRACT ITEMS</th>
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<td>COST TOTAL</td>
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<tr>
<td>EARTHWORK</td>
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<td></td>
</tr>
<tr>
<td>2.1</td>
<td>Subgrade Treatment, Geogrid, Triangular</td>
<td>270 SY</td>
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<tr>
<td>2.2</td>
<td>Subbase, Special Backfill</td>
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<td>STRUCTURES FOR SANITARY AND STORM</td>
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<td>Intake, SW-501, Top Only</td>
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<td>STREET AND RELATED WORK</td>
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<td></td>
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<tr>
<td>7.1</td>
<td>Curb and Gutter, 2.5', PCC</td>
<td>415 LF</td>
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<td>7.2</td>
<td>PCC Pavement Samples and Testing</td>
<td>1 LS</td>
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<td>7.3</td>
<td>HMA Pavement Samples and Testing</td>
<td>1 LS</td>
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<td>7.4</td>
<td>HMA Overlay</td>
<td>285 TON</td>
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<td>7.5</td>
<td>Removal of Sidewalk</td>
<td>381 SY</td>
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<td>7.6</td>
<td>Removal of Driveway</td>
<td>215 SY</td>
<td>$12.00</td>
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<td>7.7</td>
<td>Removal of Curb</td>
<td>415 LF</td>
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<td>7.8</td>
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<td>Sidewalk, PCC, 6&quot;</td>
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<td>7.11</td>
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<td>215 SY</td>
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<td>7.12</td>
<td>PCC Full Depth Patches</td>
<td>1,080 SY</td>
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<td>7.13</td>
<td>Subbase Over-Excavation</td>
<td>170 TON</td>
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<td>7.14</td>
<td>Milling</td>
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<td>7.15</td>
<td>Milling (Cross Slope Correction)</td>
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<td>TRAFFIC CONTROL</td>
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<td>8.1</td>
<td>Painted Pavement Markings, Durable</td>
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<td>8.3</td>
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<td>SITE WORK AND LANDSCAPING</td>
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<td>9.1</td>
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<td>MISCELLANEOUS</td>
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## EARTHWORK

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<th>Unit Price</th>
<th>Total Price</th>
<th>Additional Charge</th>
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## STREETS AND RELATED WORK

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<th>Total Price</th>
<th>Additional Charge</th>
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<td>7.7 Removal of Curb</td>
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## TRAFFIC CONTROL

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<th>Unit Price</th>
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## SITE WORK AND LANDSCAPING

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## MISCELLANEOUS

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<th>Additional Charge</th>
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<td>LS</td>
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<td>$750.00</td>
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**TOTAL ORIGINAL CONTRACT = $ 579,883.00 $ 243,040.95**

## STORED MATERIALS SUMMARY

**TOTAL STORED MATERIALS ORDERS = $ - $ -**

## CHANGE ORDER SUMMARY

**TOTAL CHANGE ORDERS = $ - $ -**

**TOTAL CONTRACT & CHANGE ORDERS $579,883.00 $ 243,040.95**
DATE: MAY 9, 2023
TO: MAYOR & CITY COUNCIL
FROM: J. BENJAMIN CHAMP, ICMA-CM, AICP, CEcD, EDFP, ASLA
CITY MANAGER
SUBJECT: MARTHA L. MILLER DRIVE EAST EXTENSION PROJECT
PAYMENT APPLICATION NO. 10 AND CHANGE ORDER NO. 2 AND NO. 3

BACKGROUND
The City Council has prioritized funding for the construction of Miller Drive east of NE 70th Street and connecting to 75th Street. The City Engineer has developed the plans and specifications for the Martha L Miller Drive East Extension Project and the work is underway by Alliance Construction. The City Engineer has reviewed and recommends approval of Payment Application No. 10 for the project for work completed through May 1, 2023 along with Change Order No. 2 and No. 3 to adjust a sanitary sewer manhole and make needed ADA improvements at the east end of the project. The work will also include surface restoration along NE 60th Street; this effort will complete items that were deducted from the prime contractor on the 60th Street improvements. A significant deduct change order is anticipated at the end of this project for material quantities that were not needed. Following is a resolution to approve the payment application and change orders.

ALTERNATIVES
Not approve the resolution; however, the work has been completed.

FINANCIAL CONSIDERATIONS
Capital improvement funds are available for the project.

RECOMMENDATION
Approve the attached resolution for the Martha L. Miller Drive East Extension project.
RESOLUTION #050923-05

A RESOLUTION APPROVING PAYMENT APPLICATION NO. 10 AND CHANGE ORDER NO. 2 AND NO. 3 FOR THE MARTHA MILLER DRIVE EAST EXTENSION PROJECT

WHEREAS, the Pleasant Hill City Council has awarded the construction contract to complete the Martha Miller Drive East Extension Project to Alliance Construction Group and work is underway; and

WHEREAS, the City Engineer has reviewed and recommends approval of Change Order No. 2 and No. 3 and Payment Application No. 10 for the Project in the amount of $333,365.11;

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

ADOPTED this 9th day of May, 2023.

______________________________
Sara Kurovski, Mayor

ATTEST:

______________________________
Dena Spooner, City Clerk/Finance Director
May 2, 2023

Benjamin Champ
City of Pleasant Hill, Iowa
5160 Maple Dr. Suite A
Pleasant Hill, IA 50327

RE: PARTIAL PAYMENT NO. 10
CHANGE ORDER NO. 2
CHANGE ORDER NO. 3
MARTHA L. MILLER DRIVE EAST EXTENSION PROJECT
PROJECT NO. 121.0820.01

Dear Mr. Champ:

Partial payment application No. 10 includes work completed between March 22, 2022, and May 1, 2023. The payment application includes PCC trail paving, communications installation, tree planting, and topsoil placement. The Contractor has completed all trail paving on the project and is continuing to plant the street trees and finish the installation of the communications infrastructure.

Change Order No. 2 includes a change in the contract for the adjustment of an existing sanitary sewer manhole to finished grade. Change Order No. 2 totals a net add to the contract of $5,830.00.

Change Order No. 3 includes ADA improvements to the intersection of NE 75th Street and Martha L. Miller Drive and surface restoration along the NE 60th Street corridor. The ADA improvements include realignment of the pedestrian ramps as necessary, so the receiving ramp is directly across from where pedestrians are directed to cross. The improvements also include the removal of a concrete median on the south side of the intersection that prohibits users on the trail from crossing the intersection. The surface restoration along the NE 60th Street corridor include areas within the right-of-way that failed to establish. Funds were withheld from the contract with the previous Contractor for the purpose of reseeding these areas. Change Order No. 3 totals a net add to the contract of $67,004.03.

We recommend payment of $333,365.11 to the contractor, Alliance Construction Group, for work completed through May 1, 2023. Approximately 93% of the total construction work has been completed. The contract date to finish the remaining work on the project is June 1, 2023.

Please contact me should you have any questions on this payment application.
Sincerely,

SNYDER & ASSOCIATES, INC.

Brandon A. Niebuhr, P.E.
Project Engineer

### APPLICATION FOR PARTIAL PAYMENT NO. 10

**PROJECT:** Martha L. Miller Drive East Extension Project

**OWNER:** City of Pleasant Hill

**CONTRACTOR:** Alliance Construction Group

**ADDRESS:** 9400 Plum Drive, Suite 100

*Urbandale, IA 50322*

**DATE:** 5/1/2023

**PAYMENT PERIOD:**

3/22/2023 to 5/1/2023

---

### 1. CONTRACT SUMMARY:

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**CONTRACT PERIOD: TOTAL WORKING DAYS**

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<td>Original Contract Time</td>
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### 2. WORK SUMMARY:

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**Add by Change Order**

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**Total Earned Less Retainage**

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<th>Description</th>
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<tr>
<td>Less Previous Applications for Payment</td>
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**AMOUNT DUE THIS APPLICATION:**

<table>
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<tr>
<th>Description</th>
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<tbody>
<tr>
<td>AMOUNT DUE THIS APPLICATION</td>
<td>$333,365.11</td>
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</table>

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

**Alliance Construction Group**

**CONTRACTOR**

By **Ryan McKinney**

**DATE:** 5/2/23

---

### 4. ENGINEER'S APPROVAL:

Payment of the above AMOUNT DUE THIS APPLICATION is recommended:

**Snyder & Associates, Inc.**

**ENGINEER**

By ****

**DATE:** 5/02/2023

---

### 5. OWNER'S APPROVAL:

**OWNER**

By ****

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

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<th>UNIT COST</th>
<th>TOTAL TO DATE</th>
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<td><strong>TRAFFIC CONTROL</strong></td>
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<td>8.1</td>
<td>Painted Pavement Markings, Durable</td>
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<td>Install Permanent Traffic Signs</td>
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<td>8.5</td>
<td>Remove Traffic Sign</td>
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## SITE WORK AND LANDSCAPING

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<td>9.1 Hydraulic Seeding, Seeding, Fertilizing, and Mulching, Type 1</td>
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<td>3,550.00</td>
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<td>9.2 Hydraulic Seeding, Seeding, Fertilizing, and Mulching, Type 3</td>
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<td>89,060.00</td>
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<td>5000 LF</td>
<td>1.75</td>
<td>8,750.00</td>
<td>2,800</td>
</tr>
<tr>
<td>9.7 Filter Sock, Removal</td>
<td>5000 LF</td>
<td>0.10</td>
<td>500.00</td>
<td>-</td>
</tr>
<tr>
<td>9.8 Temporary RECP, Type 2.C</td>
<td>9400 SY</td>
<td>1.70</td>
<td>15,980.00</td>
<td>-</td>
</tr>
<tr>
<td>9.9 Rip Rap, Class E</td>
<td>1625 TON</td>
<td>70.00</td>
<td>113,750.00</td>
<td>1,478.63</td>
</tr>
<tr>
<td>9.10 Silt Fence</td>
<td>1800 LF</td>
<td>0.05</td>
<td>90.00</td>
<td>-</td>
</tr>
<tr>
<td>9.11 Silt Fence, Removal of Device</td>
<td>1800 LF</td>
<td>1.75</td>
<td>3,150.00</td>
<td>1,511</td>
</tr>
<tr>
<td>9.12 Stabilized Construction Entrance</td>
<td>170 TON</td>
<td>57.00</td>
<td>9,690.00</td>
<td>184.85</td>
</tr>
<tr>
<td>9.13 Erosion Control Mulching, Hydromulching</td>
<td>7.4 ACRE</td>
<td>1,800.00</td>
<td>13,320.00</td>
<td>7.4</td>
</tr>
<tr>
<td>9.14 Inlet Protection Device, Drop-In</td>
<td>34 EA</td>
<td>100.00</td>
<td>3,400.00</td>
<td>38</td>
</tr>
<tr>
<td>9.15 Inlet Protection Device, Maintenance</td>
<td>34 EA</td>
<td>5.00</td>
<td>170.00</td>
<td>34</td>
</tr>
</tbody>
</table>

## MISCELLANEOUS

<table>
<thead>
<tr>
<th>Description</th>
<th>$</th>
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</tr>
</thead>
<tbody>
<tr>
<td>11.1 Mobilization</td>
<td>295,000.00</td>
<td>295,000.00</td>
<td>1</td>
</tr>
<tr>
<td>11.2 Concrete Washout</td>
<td>5,000.00</td>
<td>5,000.00</td>
<td>0.90</td>
</tr>
</tbody>
</table>

## RCB CULVERT, TRIPLE 10"X8" (OPTION 1 CAST-IN-PLACE)

<table>
<thead>
<tr>
<th>Description</th>
<th>CY</th>
<th>$</th>
<th>$</th>
<th>$</th>
</tr>
</thead>
<tbody>
<tr>
<td>12.1 Excavation, Class 20</td>
<td>1682</td>
<td>8.00</td>
<td>13,456.00</td>
<td>1,682</td>
</tr>
<tr>
<td>12.2 Granular Material for Blanket</td>
<td>271.5</td>
<td>88.00</td>
<td>23,892.00</td>
<td>271.5</td>
</tr>
<tr>
<td>12.3 Structural Concrete (RCB Culvert)</td>
<td>680.1 CY</td>
<td>612.00</td>
<td>416,221.20</td>
<td>680.1</td>
</tr>
<tr>
<td>12.4 Reinforcing Steel</td>
<td>90231 LB</td>
<td>1.32</td>
<td>119,104.92</td>
<td>90,231</td>
</tr>
<tr>
<td>12.5 Fence, Chain Link, Vinyl Coated</td>
<td>174.6 LF</td>
<td>124.00</td>
<td>21,650.40</td>
<td>174.6</td>
</tr>
</tbody>
</table>

## STORED MATERIALS SUMMARY:

<table>
<thead>
<tr>
<th>Description</th>
<th>$</th>
<th>$</th>
<th>$</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Communications</td>
<td>-</td>
<td>-</td>
<td>1</td>
</tr>
</tbody>
</table>

## CHANGE ORDER SUMMARY:

<table>
<thead>
<tr>
<th>Description</th>
<th>ACRE</th>
<th>$</th>
<th>$</th>
<th>$</th>
</tr>
</thead>
<tbody>
<tr>
<td>9.13 Erosion Control Mulching, Hydromulching</td>
<td>-7.4</td>
<td>1,800.00</td>
<td>(13,320.00)</td>
<td>-7.4</td>
</tr>
<tr>
<td>9.16 Erosion Control Mulching, Straw</td>
<td>3</td>
<td>935.00</td>
<td>2,805.00</td>
<td>3</td>
</tr>
<tr>
<td>6.9 Manhole Adjustment, Major</td>
<td>1 LS</td>
<td>5,830.00</td>
<td>5,830.00</td>
<td>1</td>
</tr>
<tr>
<td>2.5 Subbase, Modified, 8&quot;</td>
<td>162 SY</td>
<td>27.00</td>
<td>4,374.00</td>
<td>3</td>
</tr>
<tr>
<td>7.1 Pavement, PCC, 8&quot;</td>
<td>162 SY</td>
<td>75.00</td>
<td>12,150.00</td>
<td>3</td>
</tr>
<tr>
<td>7.3 Shared Use Path, PCC, 5&quot;</td>
<td>36 SY</td>
<td>75.00</td>
<td>2,700.00</td>
<td>3</td>
</tr>
<tr>
<td>7.4 Sidewalk, PCC, 4&quot;</td>
<td>36 SY</td>
<td>67.50</td>
<td>2,430.00</td>
<td>3</td>
</tr>
<tr>
<td>7.5 Sidewalk, PCC, 6&quot;</td>
<td>81 SY</td>
<td>108.00</td>
<td>8,748.00</td>
<td>3</td>
</tr>
<tr>
<td>7.7 Pavement Removal</td>
<td>140 SY</td>
<td>28.00</td>
<td>3,920.00</td>
<td>3</td>
</tr>
<tr>
<td>7.8 Sidewalk Removal</td>
<td>125 SY</td>
<td>14.00</td>
<td>1,750.00</td>
<td>3</td>
</tr>
<tr>
<td>7.9 Detectable Warnings</td>
<td>152 SF</td>
<td>55.00</td>
<td>8,360.00</td>
<td>3</td>
</tr>
<tr>
<td>8.1 Painted Pavement Markings, Durable</td>
<td>16.33 STA</td>
<td>125.00</td>
<td>2,041.25</td>
<td>3</td>
</tr>
<tr>
<td>8.2 Painted Symbols and Legends</td>
<td>3 EA</td>
<td>250.00</td>
<td>750.00</td>
<td>3</td>
</tr>
<tr>
<td>8.3 Temporary Traffic Control</td>
<td>1 LS</td>
<td>4,100.00</td>
<td>4,100.00</td>
<td>3</td>
</tr>
<tr>
<td>8.7 Pavement Marking Removal</td>
<td>2.76 STA</td>
<td>450.00</td>
<td>1,242.00</td>
<td>3</td>
</tr>
<tr>
<td>9.1 Hydraulic Seeding, Seeding, Fertilizing, and Mulching, Type 1</td>
<td>1.45 ACRE</td>
<td>3,550.00</td>
<td>5,147.50</td>
<td>3</td>
</tr>
<tr>
<td>2.6 Topsoil, Strip, Salvage, and Respread</td>
<td>1 LS</td>
<td>1,500.00</td>
<td>1,500.00</td>
<td>3</td>
</tr>
<tr>
<td>11.1 Mobilization</td>
<td>1 LS</td>
<td>7,291.28</td>
<td>7,291.28</td>
<td>3</td>
</tr>
<tr>
<td>7.10 Curb Cuts</td>
<td>1 LS</td>
<td>500.00</td>
<td>500.00</td>
<td>3</td>
</tr>
<tr>
<td>Description</td>
<td>Amount</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>-----------------------------------</td>
<td>-----------------</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>TOTAL CHANGE ORDERS</td>
<td>$62,319.03</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>($4,685.00)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>TOTAL CONTRACT &amp; CHANGE ORDERS</td>
<td>$3,437,701.55</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>$3,206,789.32</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
CHANGE ORDER NO. 2

OWNER: City of Pleasant Hill
PROJECT: Martha L. Miller Drive East Extension Project
S&A PROJECT #: 121.0820.01

To: Alliance Construction Group
Contractor
9400 Plum Drive, Suite 100
Urbandale, IA 50322

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

1. Description of change to be made:
   Add Item 6.9 Manhole Adjustment, Major.

2. Reason for Change:
   An existing sanitary sewer manhole located within the proposed trail required a greater elevation adjustment than what could be accommodated by removing the existing adjustment rings.

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

<table>
<thead>
<tr>
<th>Item No.</th>
<th>Item Description</th>
<th>Quantity</th>
<th>Unit</th>
<th>Unit Price</th>
<th>Total Price</th>
</tr>
</thead>
<tbody>
<tr>
<td>6.9</td>
<td>Manhole Adjustment, Major</td>
<td>1</td>
<td>LS</td>
<td>$5,830.00</td>
<td>$5,830.00</td>
</tr>
</tbody>
</table>

   TOTAL $5,830.00

4. This change order will result in a net change in the contract completion time of ___ days and a net change in the cost of the project of $5830.00 divided as follows:

<table>
<thead>
<tr>
<th>Contract Amount</th>
<th>Contract Completion Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>Approved funds and contract completion date as per (Engineer's Estimate, Contract or last approved C.O.)</td>
<td>$3,364,867.52</td>
</tr>
<tr>
<td>Change due to this C.O. (+ or -)</td>
<td>$5,830.00</td>
</tr>
<tr>
<td>Totals including this C.O.:</td>
<td>$3,370,697.52</td>
</tr>
</tbody>
</table>

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

Alliance Construction Group
CONTRACTOR

By __________________________ DATE: 5/2/23
Ryan McKinney

Snyder & Associates, Inc.
ENGINEER

By __________________________ DATE: 5/2/2023

City of Pleasant Hill
OWNER

By __________________________ DATE: ____________
CHANGE ORDER NO. 3

OWNER: City of Pleasant Hill

PROJECT: Martha L. Miller Drive East Extension Project

S&A PROJECT #: 121.0820.01

To: Alliance Construction Group

9400 Plum Drive, Suite 100

Urbandale, IA 50322

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

1. **Description of change to be made:**
   
   Improvements to the pedestrian ramps and sidewalks at the intersection of NE 75th Street and Martha L. Miller Drive to comply with ADA requirements and improve accessibility. Change order also includes the re-seeding of NE 60th Street right-of-way.

2. **Reason for Change:**

   Existing pedestrian ramps do not comply with current ADA accessibility standards. NE 60th Street seeding did not fully establish following seeding.

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

<table>
<thead>
<tr>
<th>Item No.</th>
<th>Item Description</th>
<th>Quantity</th>
<th>Unit</th>
<th>Unit Price</th>
<th>Total Price</th>
</tr>
</thead>
<tbody>
<tr>
<td>2.5</td>
<td>Subbase, Modified, 8&quot;</td>
<td>162</td>
<td>SY</td>
<td>$27.00</td>
<td>$4,374.00</td>
</tr>
<tr>
<td>7.1</td>
<td>Pavement, PCC, 8&quot;</td>
<td>162</td>
<td>SY</td>
<td>$75.00</td>
<td>$12,150.00</td>
</tr>
<tr>
<td>7.3</td>
<td>Shared Use Path, PCC, 5&quot;</td>
<td>36</td>
<td>SY</td>
<td>$75.00</td>
<td>$2,700.00</td>
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<td>7.4</td>
<td>Sidewalk, PCC, 4&quot;</td>
<td>36</td>
<td>SY</td>
<td>$67.50</td>
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<tr>
<td>7.5</td>
<td>Sidewalk, PCC, 6&quot;</td>
<td>81</td>
<td>SY</td>
<td>$108.00</td>
<td>$8,748.00</td>
</tr>
<tr>
<td>7.7</td>
<td>Pavement Removal</td>
<td>140</td>
<td>SY</td>
<td>$28.00</td>
<td>$3,920.00</td>
</tr>
<tr>
<td>7.8</td>
<td>Sidewalk Removal</td>
<td>125</td>
<td>SY</td>
<td>$14.00</td>
<td>$1,750.00</td>
</tr>
<tr>
<td>7.9</td>
<td>Detectable Warnings</td>
<td>152</td>
<td>SF</td>
<td>$55.00</td>
<td>$8,360.00</td>
</tr>
<tr>
<td>8.1</td>
<td>Painted Pavement Markings, Durable</td>
<td>16.33</td>
<td>STA</td>
<td>$125.00</td>
<td>$2,041.25</td>
</tr>
<tr>
<td>8.2</td>
<td>Painted Symbols and Legends</td>
<td>3</td>
<td>EA</td>
<td>$250.00</td>
<td>$750.00</td>
</tr>
<tr>
<td>8.3</td>
<td>Temporary Traffic Control</td>
<td>1</td>
<td>LS</td>
<td>$4,100.00</td>
<td>$4,100.00</td>
</tr>
<tr>
<td>8.7</td>
<td>Pavement Marking Removal</td>
<td>2.76</td>
<td>STA</td>
<td>$450.00</td>
<td>$1,242.00</td>
</tr>
<tr>
<td>9.1</td>
<td>Hydraulic Seeding, Type 1</td>
<td>1.45</td>
<td>ACRE</td>
<td>$3,550.00</td>
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<td>2.6</td>
<td>Topsoil, Strip, Salvage, and Respread</td>
<td>1</td>
<td>LS</td>
<td>$1,500.00</td>
<td>$1,500.00</td>
</tr>
<tr>
<td>11.1</td>
<td>Mobilization</td>
<td>1</td>
<td>LS</td>
<td>$7,291.28</td>
<td>$7,291.28</td>
</tr>
<tr>
<td>7.10</td>
<td>Curb Cuts</td>
<td>1</td>
<td>LS</td>
<td>$500.00</td>
<td>$500.00</td>
</tr>
</tbody>
</table>

   **TOTAL** $67,004.03

4. **This change order will result in a net change in the contract completion time of** days and a net change in the cost of the project of $67004.03 divided as follows:

   - **Contract Amount**
     - Approved funds and contract completion date as per (Engineer's Estimate, Contract or last approved C.O.) $3,370,697.52 June 1, 2023
     - Change due to this C.O. (+ or -) + $67,004.03 June 1, 2023

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

**Alliance Construction Group**

CONTRACTOR

By **Ryan McKinney**

DATE: 5/2/23

**Snyder & Associates, Inc.**

ENGINEER

By

DATE: 5/2/2023
City of Pleasant Hill

OWNER

By ___________________________ DATE: ______________
Martha L. Miller Drive East Extension

Pleasant Hill, Iowa

Martha L. Miller Drive East Extension

NE 75th St ADA Improvements

Pleasant Hill, Iowa
DATE: MAY 9, 2023

TO: MAYOR & CITY COUNCIL

FROM: J. BENJAMIN CHAMP, AICP, CEcD, EDFP, ASLA
CITY MANAGER

SUBJECT: SECOND READING OF ORDINANCE #923 TO AMEND CITY CODE CHAPTER 98
SEWER SERVICE CHARGES

BACKGROUND
During the preparation of the FY 24 budget it was identified that the rates for sanitary sewer service needed to be increased. The City of Pleasant Hill is a member of the Wastewater Reclamation Authority (WRA) and as a member must pay annually to the WRA for the City’s proportionate share of operation and maintenance costs and for debt service payments. The WRA has approved a new facility plan which calls for significant capital improvements and bonding in the upcoming fiscal years that will increase Pleasant Hill’s debt payments to the WRA.

The rate increase proposed in this ordinance is 7% which will increase the base rate from $7.15 to $7.65 per 1,000 gallons. That increase will impact the average residential customer by $1.34 per month. The increase will be .50 cents per 1,000 gallons of water consumed, plus an increase of .84 cents per month for the sewer access charge. The last rate increase the City approved was July 2022. This increase would become effective July 1, 2023. The ordinance approval is being requested at this time to provide sufficient time for the Des Moines Water Works to make the necessary changes to their billing program prior to the July 1 effective date.

The previous ordinance also established a new rate category for flow to be received from the City of Altoona in the future under the terms of an agreement recently approved by both Cities. The agreement provides for a combined rate of $9.98 per 1,000 gallons of flow and that the rate would be adjusted at the same rates as other Pleasant Hill customers on July 1, 2023 to $10.68.

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

FINANCIAL CONSIDERATIONS
The 7% rate adjustment has been recommended to stay proportionate to bonding and usage billing from the Wastewater Reclamation Authority.

RECOMMENDATION
Approve the second reading of the ordinance to amend Chapter 98, Sanitary Sewer Charges.
ORDINANCE NO. 923

AN ORDINANCE AMENDING CHAPTER 98, SEWER SERVICE CHARGES, OF THE CITY OF PLEASANT HILL, IOWA

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PLEASANT HILL, IOWA:

Section 1. The Code of Ordinances of the City of Pleasant Hill, Chapter 98, Sewer Services Charges, is hereby amended in Section 98.02 by inserting the underlined language and deleting the stricken language as follows:

98.02 RATE.

Each customer shall pay sewer service charges for the use of and for the service supplied by the municipal sanitary sewer system in accordance with the following:

1. Single-family dwelling. Each single-family dwelling shall be charged $7.15 until July 1, 2023 when the rate shall be $7.65 per 1,000 gallons of water consumed each month. Actual consumption shall be billed in 1,000 gallon increments.

2. Multi-family dwelling. Each multi-family dwelling shall be charged $7.15 until July 1, 2023 when the rate shall be $7.65 per 1,000 gallons of water consumed each month. Multi-family dwellings may request and receive permission for installation of a master meter.

3. Sewer Access Charge. A $11.98 per unit access charge shall be assessed monthly to each single-family dwelling and to each multi-family unit until July 1, 2023 when the rate shall be $12.82 per unit.

4. Commercial or Industrial Property. Except as otherwise provided, a commercial or industrial use will be subject to the same rates as set forth above. However, the rate for exceeding 20,000 gallons of water each month shall be $5.51 until July 1, 2023 when the rate shall be $5.90 per 1,000 gallons.

5. Altoona Rate. All subdivisions, properties, lots, or structures located within the Joint Service Area, as defined by 28E Agreement regarding Joint Sanitary Sewer Development and Usage by and between the City of Pleasant Hill and the City of Altoona, and served by the Pleasant Hill sanitary sewer system shall be charged a rate of $9.98 until July 1, 2023 when the rate shall be $10.68 per 1,000 gallons of water consumed each month. Actual consumption shall be billed in 1,000 gallon increments.

All water used for irrigation purposes, which is measured through an irrigation meter installed in accordance with rules and regulations of Des Moines Water Works, as provided for in CHAPTER 90 this Code of Ordinances and not discharged into the sewer system, is exempt from the sewer service charges contained herein.
Section 2. All ordinances or parts of ordinances in conflict with the provisions of this Ordinance are hereby repealed.

Section 3. The effective date of this ordinance shall be upon its passage and publication as required by law.

PASSED AND APPROVED this ________ day of ________, 2023.

____________________________________
Sara Kurovski, Mayor

ATTEST:

____________________________________
Dena Spooner, City Clerk
CITY OF PLEASANT HILL, IOWA
CITY COUNCIL AGENDA COMMUNICATION

DATE: MAY 9, 2023

TO: MAYOR & CITY COUNCIL

FROM: J. BENJAMIN CHAMP, AICP, CEcD, EDFP, ASLA
      CITY MANAGER

SUBJECT: SECOND READINGS OF ORDINANCE #924 TO AMEND CITY CODES CHAPTER 106 - SOLID WASTE COLLECTION FEES, AND ORDINANCE #925 CHAPTER 108 – RECYCLING COLLECTION FEES

BACKGROUND
During the preparation of the FY24 budget there was discussion about the need to increase the solid waste collection fees and the recycling fees to reflect increases set by the Metro Waste Authority Board (MWA). The MWA manages the private hauling contractor that operates in Pleasant Hill and the current contract provides for cost adjustments each year based on tipping fees and fuel costs. The MWA Board has also made a decision to no longer subsidize the recycling operations from other landfill revenues. The two ordinances proposed will increase fees for the solid waste collection and the recycling collection fees, to be effective July 1, 2023. Approving the two ordinances at this time will provide time for the City to pass along the new rates to Des Moines Water Works so they have sufficient time to change the billing amount for July 1.

The proposed increase in the solid waste fees is 4%, which increases the 96-gallon container from $11.38 per month to $11.84 per month and the 48-gallon container from $10.53 per month to $10.96 per month. The last increase in these rates was July 1, 2022.

The proposed increase for the recycling fee is 5% from the current rate, increasing the rate from $4.57 per month to $4.80 per month. The last increase in the recycling fees was July 1, 2022.

The combined increase for the solid waste fee and the recycling fee for a residential property that has one 96-gallon container will be $8.28 per year or $.69 per month.

ALTERNATIVES
Not increase rates at this time but that will cause the City to absorb increased costs.

FINANCIAL CONSIDERATIONS
Estimated increase of 4% to the Solid Waste and increase of 5% to the Recycling fees.

RECOMMENDATION
Approve second reading of the ordinance to increase Solid Waste Collection fees.
Approve second reading of the ordinance to increase the Recycling Collection fees.
ORDINANCE NO. 924

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF PLEASANT HILL, IOWA 1998, BY AMENDING PROVISIONS PERTAINING TO CURB IT! COLLECTION FEES

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

108.04 MODIFIED. Chapter 108, Section 108.04(1). The fee for recyclable collection, used or available, of the Code of Ordinances of the City of Pleasant Hill, Iowa, 1998, is amended and the following adopted:

108.04(1) The fee for recyclable collection, used or available, is $ 4.80 per unit per month.

NOW, THEREFORE, be it ordained by the Pleasant Hill City Council, City of Pleasant Hill, Iowa, that Chapter 108, Collection of Fees, be amended to include the aforementioned.

FURTHER, this ordinance shall be in effect on July 1, 2023, following its final passage, approval and publication provided by law.

PASSED AND APPROVED by the Pleasant Hill City Council on the ________ day of __________, 2023.

_____________________________
Sara Kurovski, Mayor

ATTEST:

_____________________________
Dena Spooner, City Clerk/Finance Director
ORDINANCE #925

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF PLEASANT HILL, IOWA 1998, BY AMENDING CHAPTER 106 COLLECTION OF SOLID WASTE

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

Section 1: Chapter 106.09 1. Fee for Collection of the City Code of the City of Pleasant Hill, Iowa, is hereby deleted in its entirety:

Section 2: Chapter 106.09 1. Fee for Collection of the City Code of the City of Pleasant Hill, Iowa hereby shall read as follows:

1. Fee for Collection.

   A. The fee for solid waste collection and disposal service, used or available, for each resident premise, is $11.84 per month for a 96-gallon cart. The fee for a second 96-gallon cart shall be an additional $11.84 per month.

   B. The fee for solid waste collection and disposal service, used or available, for each resident premise, is $10.96 per month for a 48-gallon cart. The fee for a second 48-gallon cart shall be an additional $10.96 per month.

NOW, THEREFORE, be it ordained by the Pleasant Hill City Council, City of Pleasant Hill, Iowa, that Chapter 106 Collection of Solid Waste of the 1998 Code of Ordinances be amended to include the aforementioned.

FURTHER, this ordinance shall be in effect on July 1, 2023, following its final passage, approval, and publication provided by law.

PASSED AND APPROVED by the Pleasant Hill City Council on the ________ day of __________, 2023.

________________________________
Sara Kurovski, Mayor

ATTEST:

________________________________
Dena Spooner, City Clerk/Finance Director
DATE: MAY 9, 2023

TO: MAYOR AND CITY COUNCIL

FROM: RYAN MERRITT, PARKS AND RECREATION MANAGER

SUBJECT: SECOND READING OF ORDINANCE #926 TO AMEND CITY CODE CHAPTER 75 – ALL-TERRAIN VEHICLES AND SNOWMOBILES

BACKGROUND:
City staff have been working alongside members of council to review alternative transportation modes to ensure City code is up to date with current state and regional standards.

Within this review process, proposed updates have been suggested to align City code with current state code related to all-terrain vehicles and snowmobiles. These modifications include, revised definitions for off-road motorcycles, off-road utility vehicles (UTVs), engine displacement and vehicle weight changes for all-terrain vehicles, and updated verbiage related to accident reporting per state code. This chapter has been reviewed in depth by staff and recommended for approval by legal.

Following is the second reading of the ordinance for consideration of modifications to the City Code Chapter 75 All-Terrain Vehicles and Snowmobiles.

ALTERNATIVES:
Not approve the second reading of the ordinance. However, the amendments have been reviewed by staff and legal counsel with a recommendation for approval.

FINANCIAL CONSIDERATIONS:
N/A

RECOMMENDATION:
Consider approval of the second reading of the ordinance for amendments to Chapter 75 All-Terrain Vehicles and Snowmobiles.
ORDINANCE NO. 926

AN ORDINANCE AMENDING CHAPTER 75 ALL-TERRAIN VEHICLES AND SNOWMOBILES OF THE CODE OF THE CITY OF PLEASANT HILL, IOWA.

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

THAT Chapter 75, All-Terrain Vehicles and Snowmobiles of the City Code of the City of Pleasant Hill, be amended by deleting the present Chapter 75 and in lieu thereof, adopting the following as shown on the herein attached Exhibit A.

NOW THEREFORE, be it ordained by the City Council of the City of Pleasant Hill, Iowa, that Chapter 75, All-Terrain Vehicles and Snowmobiles, shall be amended as adopted herein.

FURTHER, this Ordinance shall be in effect from and after its final passage, approval and publication provided by law.

PASSED and approved by the Council the ________ day of __________, 2023.

CITY OF PLEASANT HILL, IOWA

______________________________________
By: Sara Kurovski

Its: Mayor

ATTEST TO:

______________________________________
By: Dena Spooner

Its: City Clerk/Finance Director
EXHIBIT A

CHAPTER 75

ALL-TERRAIN VEHICLES, SNOWMOBILES AND OFF-ROAD UTILITY VEHICLES

75.01 PURPOSE
The purpose of this chapter is to regulate the operation of all-terrain vehicles, off-road utility vehicles and snowmobiles within the City.

75.02 DEFINITIONS.
For use in this chapter the following terms are defined:
1. All-terrain vehicle or ATV means a motorized vehicle, with not less than three and not more than six non-highway tires that is limited in engine displacement to less than one thousand (1000) cubic centimeters and in total dry weight to less than one thousand two hundred (1,200) pounds and that has a seat or saddle designed to be straddled by the operator and handlebars for steering control.
   (Code of Iowa, Sec. 321I.1)

2. Off-road motorcycle means a two-wheeled motor vehicle that has a seat or saddle designed to be straddled by the operator and handlebars for steering control and that is intended by the manufacturer for use on natural terrain. “Off-road motorcycle” includes a motorcycle that was originally issued a certificate of title and registered for highway use under Chapter 321 of the Code of Iowa, but which contains design features that enable operation over natural terrain. An operator of an off-road motorcycle is also subject to the provisions of this chapter governing the operation of all-terrain vehicles.
   (Code of Iowa, Sec. 321I.1)

3. Off-road utility vehicle or utility terrain vehicle or UTV means a motorized vehicle, with not less than four and not more than eight non-highway tires or rubberized tracks, that has a seat that is of bucket or bench design, not
intended to be straddled by the operator, and a steering wheel or control levers for control. “Off-road utility vehicle” includes the following vehicles:

(Code of Iowa, Sec. 321I.1)

a. “Off-road utility vehicle – type 1” includes vehicles with a total dry weight of 1,200 pounds or less and a width of 50 inches or less.
b. “Off-road utility vehicle – type 2” includes vehicles, other than type 1 vehicles, with a total dry weight of 2,000 pounds or less and a width of 65 inches or less.
c. “Off-road utility vehicle – type 3” includes vehicles with a total dry weight of more than 2,000 pounds or a width of more than 65 inches, or both.

An operator of an off-road utility vehicle is also subject to the provisions of this chapter governing the operation of all-terrain vehicles.

4. **Snowmobile** means a motorized vehicle weighing less than one thousand (1,000) pounds which uses sled-type runners or skis, endless belt-type tread, or any combination of runners, skis or tread, and is designed for travel on snow or ice.

(Code of Iowa, Sec. 321I.1)

75.03 GENERAL REGULATIONS.
No person shall operate an ATV, off-road motorcycle(s) or UTV within the city in violation of Chapter 321I of the Code of Iowa or snowmobile within the City in violation of the provisions of Chapter 321G of the Code of Iowa or rules established by the Natural Resource Commission of the Department of Natural Resources governing their registration, numbering, equipment and manner of operation.

(Code of Iowa, Ch. 321G & Ch. 321I)

75.04 PLACES OF OPERATION.
The operators of ATVs, UTVs and snow-mobiles shall comply with the following restrictions as to where ATVs, UTVs and snow-mobiles may be operated within the City:

1. Streets. ATVs, UTVs and snow-mobiles may be operated on streets only in accordance with Section 321.234A of the Code of Iowa and on such other streets as may be designated by resolution of the Council.
2. Exceptions. ATV’s, UTVs and snowmobiles may be operated on prohibited streets only under the following circumstances:
   a) Emergencies. ATVs, UTVs and snowmobiles may be operated on any street in an emergency during the period of time when and at locations where snow upon the roadway renders travel by conventional motor
vehicles impractical. (Code of Iowa, Sec. 321G.9[4c])

b) Direct Crossing. ATVs, UTVs and snowmobiles may make a direct crossing of a prohibited street provided:
1. The crossing is made at an angle of approximately ninety degrees (90°) to the direction of the street and at a place where no obstruction prevents a quick and safe crossing;
2. The ATV, UTV or snowmobile is brought to a complete stop before crossing the street;
3. The driver yields the right-of-way to all on-coming traffic which constitutes an immediate hazard; and
4. In crossing a divided street, the crossing is made only at an intersection of such street with another street. (Code of Iowa, Sec. 321G.9[2])

3. Railroad Right-of-way. ATVs, UTVs and snowmobiles shall not be operated on an operating railroad right-of-way. An ATV, UTV or snowmobile may be driven directly across a railroad right-of-way only at an established crossing and notwithstanding any other provisions of law may, if necessary, use the improved portion of the established crossing after yielding to all oncoming traffic.

(Code of Iowa, Sec. 321I.14[1h])

4. Trails. ATVs and UTVs shall not be operated on snowmobile trails and snowmobiles shall not be operated on all-terrain vehicle trails except where so designated.
(Code of Iowa, Sec. 321I.10[4])

5. Parks and Other City Land. ATVs, UTVs and snowmobiles shall not be operated in any park, playground or upon any other City-owned property without the express permission of the City.

6. Sidewalk or Parking. ATVs, UTVs and snowmobiles shall not be operated upon the public sidewalk or that portion of the street located between the curb line and the sidewalk or property line commonly referred to as the "parking" except for purposes of crossing the same to a public street upon which operation is authorized by this chapter.

75.05 NEGLIGENCE.

The owner and operator of an ATV, UTV or snowmobile are liable for any injury or damage occasioned by the negligent operation of the ATV, UTV or snowmobile.
(Code of Iowa, Secs. 321G.18 and 321I.19)
75.06 ACCIDENT REPORTS.

Whenever an ATV, UTV or snowmobile is involved in an accident resulting in injury or death to anyone or property damage amounting to one thousand five hundred dollars ($1,500.00) or more, either the operator or someone acting for the operator shall immediately notify a law enforcement officer and shall file an accident report within forty-eight (48) hours, in accordance with State law. (Code of Iowa, Sec. 321G.10 & 321I.11)

75.07 HOURS OF OPERATION.

An ATV, UTV or snowmobile shall be operated on city streets and alleys only between sunrise and sunset.
CHAPTER 75

ALL-TERRAIN VEHICLES, SNOWMOBILES AND OFF-ROAD UTILITY VEHICLES

75.01 PURPOSE
75.02 DEFINITIONS
75.03 GENERAL REGULATIONS
75.04 PLACES OF OPERATION
75.05 NEGLIGENCE
75.06 ACCIDENT REPORTS
75.07 HOURS OF OPERATION

75.01 PURPOSE.
The purpose of this chapter is to regulate the operation of all-terrain vehicles, off-road utility vehicles and snowmobiles within the City.

75.02 DEFINITIONS.
For use in this chapter the following terms are defined:

1. **All-terrain vehicle** or **ATV** means a motorized vehicle, with not less than three and not more than six non-highway tires that is limited in engine displacement to less than one thousand (1000) cubic centimeters and in total dry weight to less than one thousand two hundred (1,200) pounds and that has a seat or saddle designed to be straddled by the operator and handlebars for steering control.
   (Ord. No. 541, 02/01/2001) (Code of Iowa, Sec. 321I.1)

2. **Off-road motorcycle** means a two-wheeled motor vehicle that has a seat or saddle designed to be straddled by the operator and handlebars for steering control and that is intended by the manufacturer for use on natural terrain. “Off-road motorcycle” includes a motorcycle that was originally issued a certificate of title and registered for highway use under Chapter 321 of the Code of Iowa, but which contains design features that enable operation over natural terrain. An operator of an off-road motorcycle is also subject to the provisions of this chapter governing the operation of all-terrain vehicles.
   (Code of Iowa, Sec. 321I.1)

3. **Off-road utility vehicle or utility terrain vehicle or UTV** means a motorized vehicle, with not less than four and not more than eight non-highway tires or rubberized tracks, that has a seat that is of bucket or bench design, not intended to be straddled by the operator, and a steering wheel or control levers for control. “Off-road utility vehicle” includes the following vehicles:
   (Code of Iowa, Sec. 321I.1)
   a. “Off-road utility vehicle – type 1” includes vehicles with a total dry weight of 1,200 pounds or less and a width of 50 inches or less.
   b. “Off-road utility vehicle – type 2” includes vehicles, other than type 1 vehicles, with a total dry weight of 2,000 pounds or less and a width of 65 inches or less.
   c. “Off-road utility vehicle – type 3” includes vehicles with a total dry weight of more
than 2,000 pounds or a width of more than 65 inches, or both.

An operator of an off-road utility vehicle is also subject to the provisions of this chapter governing the operation of all-terrain vehicles.

4. **Snowmobile** means a motorized vehicle weighing less than one thousand (1,000) pounds which uses sled-type runners or skis, endless belt-type tread, or any combination of runners, skis or tread, and is designed for travel on snow or ice.  
   (Code of Iowa, Sec. 321I.1)

75.03 GENERAL REGULATIONS.  
No person shall operate an ATV, off-road motorcycle(s) or UTV within the city in violation of Chapter 321I of the Code of Iowa or snowmobile within the City in violation of the provisions of Chapter 321G of the Code of Iowa or rules established by the Natural Resource Commission of the Department of Natural Resources governing their registration, numbering, equipment and manner of operation.  
   (Code of Iowa, Ch. 321G & Ch. 321I)

75.04 PLACES OF OPERATION.  
The operators of ATVs, UTVs and snow-mobiles shall comply with the following restrictions as to where ATVs, UTVs and snow-mobiles may be operated within the City:

1. Streets. ATVs, UTVs and snow-mobiles may be operated on streets only in accordance with Section 321.234A of the Code of Iowa and on such other streets as may be designated by resolution of the Council.

2. Exceptions. ATV's, UTVs and snowmobiles may be operated on prohibited streets only under the following circumstances:
   a) Emergencies. ATVs, UTVs and snowmobiles may be operated on any street in an emergency during the period of time when and at locations where snow upon the roadway renders travel by conventional motor vehicles impractical. 
   (Code of Iowa, Sec. 321G.9[4c])
   b) Direct Crossing. ATVs, UTVs and snowmobiles may make a direct crossing of a prohibited street provided:
      1. The crossing is made at an angle of approximately ninety degrees (90°) to the direction of the street and at a place where no obstruction prevents a quick and safe crossing;
      2. The ATV, UTV or snowmobile is brought to a complete stop before crossing the street;
      3. The driver yields the right-of-way to all on-coming traffic which constitutes an immediate hazard; and
      4. In crossing a divided street, the crossing is made only at an intersection of such street with another street. (Code of Iowa, Sec. 321G.9[2])

3. Railroad Right-of-way. ATVs, UTVs and snowmobiles shall not be operated on an operating railroad right-of-way. An ATV, UTV or snowmobile may be driven directly across a railroad right-of-way only at an established crossing and notwithstanding any other provisions of law may, if necessary, use the improved portion of the established crossing after yielding to all oncoming traffic.  
   (Code of Iowa, Sec. 321I.14[1h])
4. Trails. ATVs and UTVs shall not be operated on snowmobile trails and snowmobiles shall not be operated on all-terrain vehicle trails except where so designated. (Code of Iowa, Sec. 321I.10[4])

5. Parks and Other City Land. ATVs, UTVs and snowmobiles shall not be operated in any park, playground or upon any other City-owned property without the express permission of the City. A snowmobile shall not be operated on any City land without a snow cover of at least one-tenth of one inch.

6. Sidewalk or Parking. ATVs, UTVs and snowmobiles shall not be operated upon the public sidewalk or that portion of the street located between the curb line and the sidewalk or property line commonly referred to as the "parking" except for purposes of crossing the same to a public street upon which operation is authorized by this chapter.

75.05 NEGLIGENCE.

The owner and operator of an ATV, UTV or snowmobile are liable for any injury or damage occasioned by the negligent operation of the ATV, UTV or snowmobile. (Code of Iowa, Secs. 321G.18 and 321I.19)

75.06 ACCIDENT REPORTS.

Whenever an ATV, UTV or snowmobile is involved in an accident resulting in injury or death to anyone or property damage amounting to one thousand five hundred dollars ($1,500.00) or more, either the operator or someone acting for the operator shall immediately notify a law enforcement officer and shall file an accident report within forty-eight (48) hours, in accordance with State law. (Code of Iowa, Sec. 321G.10 & 321I.11)

75.07 HOURS OF OPERATION.

An ATV, UTV or snowmobile shall be operated on city streets and alleys only between sunrise and sunset.
DATE: MAY 9 2023
TO: MAYOR & CITY COUNCIL
FROM: JAMIE XAYAVONG – FIRE CHIEF
SUBJECT: ORDINANCE #927 TO AMEND CITY CODE CHAPTER 163 – FIRE CODE

BACKGROUND
City staff is continuously reviewing ordinances in an effort to stay current with our metro peers and keep the best interest of our citizens in mind. The Fire Department has evaluated the current adopted Fire Codes in the City and is proposing modifications to help keep the community safe, as well as our fire personnel here in our city and the mutual aid departments assisting during an assignment.

The following ordinance provides updates to the adopted Fire Code to improve the safety of first responders, the community, and visitors. The City is in the process of updating Fire and Building codes to the 2021 Code cycle following review by the Central Iowa Code Consortium group. The following ordinance modifies City Code Chapter 163 Fire Code to make modifications which mirror the ordinances of our peer communities. The attached Exhibit A provides edited changes in red which displays the proposed amendments to Chapter 163 – Fire Code.

ALTERNATIVES
Not approve the ordinance; however, the ordinance provides for the community's safety, including the fire department staff, citizens, and visitors.

FINANCIAL CONSIDERATIONS
N/A

RECOMMENDATION
Approve the second reading of the ordinance for modifications to Chapter 163 Fire Code.
ORDINANCE NO. 927

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

BE IT ORDAINED by the City of Pleasant Hill, Iowa:

THAT Chapter 163, Fire Code, of the Code of the City of Pleasant Hill, Iowa, be amended by deleting the present Chapter 163 Fire Code and in lieu thereof, adopting as following as shown on the herein attached Exhibit A.

NOW THEREFORE, be it ordained by the City Council of the City of Pleasant Hill, Iowa, that Chapter 163 Fire Code shall be amended as adopted herein.

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

PASSED AND APPROVED by the Council the _______ day of __________ 2023.

25th day of April 2023.

CITY OF PLEASANT HILL, IOWA

____________________________________
By:    Sara Kurovski
Its:    Mayor

ATTEST TO:

____________________________________
By:    Dena Spooner
Its:    City Clerk/Finance Director
EXHIBIT A

CHAPTER 163
FIRE CODE

163.01 Adoption of Fire Code
163.02 Amendments, Modifications, Additions and Deletions

163.01 ADOPTION OF FIRE CODE. The International Fire Code 2018 Edition; published by the International Code Council, Inc., is adopted in full except for such portions as may be hereinafter deleted, modified or amended. An official copy of the International Fire Code 2018 Edition and a certified copy of this chapter are on file in the office of the City Clerk.

163.02 AMENDMENTS, MODIFICATIONS, ADDITIONS AND DELETIONS. The International Fire Code, 2018 Edition (hereinafter known as the IFC), is amended as hereinafter set out:

1. The following are deleted from the IFC and are of no force or effect in this chapter:
   102.6 Historic buildings

2. Section 101.1 Title. Insert: City of Pleasant Hill

3. 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 Building Official 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.

4. Section 105 Permits of the IFC is hereby amended by adding the following sections:
   Section 105.1.2.1 Certificate of occupancy. A certificate of occupancy issued pursuant to provisions of the International Building Code may be assumed to comply with the term operational permit as found in this code.
   Section 105.1.2.2 Other permits. Building, mechanical, electrical and plumbing permits issued pursuant to provisions of their respective codes may be assumed to comply with the term construction permit as found in this code.

5. Section 110.4 Violation penalties is hereby amended by deleting said section and inserting in lieu thereof the following:
   Section 110.4 Violation penalties. A violation of this chapter shall be prosecuted in the same manner as misdemeanors are prosecuted and upon conviction the violator shall be punishable according to law; however, in addition to or in lieu of any criminal prosecution, the City shall have the power to issue a civil infraction for any violation of this chapter and shall be entitled to any fines, injunctive relief, and other remedies allowed the City under the civil infraction provisions of the Code of Iowa. It is specifically declared that the failure of a developer, individual,
or entity to comply with the provisions of this chapter shall be a nuisance subject to all fines and remedies provided in this Code.

6. **Section: IFC 308.1.4.** Replace with the following language:

   308.1.4 Open-flame cooking devices. Charcoal burners, other open-flame cooking devices, and other devices that produce ashes or embers shall not be operated on balconies or within 20 feet (3048 mm) of combustible construction. Location of LP containers shall comply with Section 6104.

   Exceptions:
   1. One- and two-family dwellings, constructed in accordance with the International Residential Code.
   2. LP-gas cooking devices having LP-gas container with a water capacity not greater than 20 pounds.

7. **Section: IFC 503.1.4.** Insert the following language:

   503.1.4 Outdoor Venue Access. A 10 ft. wide emergency access roads designed to support 36,000 lb. weight load shall be provided within 350-feet of all portions of an outdoor venue (e.g. soccer complex, park, skate park, sports fields) to facilitate emergency vehicle access.

   Exception: The fire code official is authorized to increase the dimension of 350 feet where emergency access roads cannot be installed because of location on property, topography, waterway, nonnegotiable grades, or other similar conditions, and an approved alternative means of emergency access is provided.

8. **Section: IFC 503.2.1.** Replace with the following language:

   503.2.1 Dimensions. Fire apparatus access roads shall have a minimum unobstructed width of not less than 26 feet (7924.8 mm), exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 14 feet (4268 mm).

9. **Section: IFC 505.1.** Replace with the following language:

   505.1 Address identification. New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall be black or white and shall contrast with their background. Where required by the fire code official, address numbers shall be provided in greater dimension or additional approved locations to facilitate emergency response. Address numbers shall be Arabic numbers or alphabetical letters. Numbers and letters shall be a minimum height and a minimum stroke width
as dictated by Table 505.1. Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure. Address numbers shall be maintained.

Table 505.1  
Minimum Height and Stroke Width<sup>a</sup> b

<table>
<thead>
<tr>
<th>Distance from the centerline of the Public Way (ft)</th>
<th>Minimum Height (in)</th>
<th>Minimum Stroke Width (in)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Less than 100</td>
<td>4</td>
<td>1/2</td>
</tr>
<tr>
<td>100</td>
<td>199</td>
<td>6</td>
</tr>
<tr>
<td>200</td>
<td>299</td>
<td>8</td>
</tr>
<tr>
<td>For each additional 100</td>
<td>Increase 2</td>
<td>Increase 1/2</td>
</tr>
</tbody>
</table>

<sup>a</sup> Exterior suite identification, minimum height shall be 4 inches and stroke width shall be ½ inch.

<sup>b</sup> Interior suite identification, minimum height shall be 2 inches and stroke width shall be ¼ inch.

10. **Section 506 Key Boxes** of the IFC is hereby amended by adding a new section as follows:

Section 506.3 Key box installation requirements. Buildings provided with an alarm system, a sprinkler system, or where deemed necessary by the Code Official, shall be provided with a key box at the front of the building typically adjacent to the main front door(s) at a height of 5' above grade or at a location as directed by the Fire Code Official.

11. **Section: IFC 507.5.1.1.** Replace with the following language:

507.5.1.1 Hydrant for fire department connections. Buildings equipped with a fire department connection installed in accordance with Section 912 shall have a fire hydrant located on a fire access road within 100 feet (30 m) of the fire department connection as measured by an approved route around the exterior of the building.

Exception: The distance shall be permitted to exceed 100 feet (30 m) where approved by the fire code official.

12. **Section: IFC 507.5.5.** Replace with the following language:

507.5.5 Clear space around hydrants. A 5-foot (1524 mm) horizontal clear space shall be maintained around the circumference of fire hydrants, as measured from the center-point of the hydrant, except as otherwise required or approved.

13. **Section: IFC 507.5.7.** Insert the following language:
507.5.7 Fire Hydrant Markers and Identification Color. When required by the Fire Code Official, hydrant locations shall be identified by the installation of an approved reflective marker. Both public and private hydrants shall comply with and be painted to Local Water Utility specifications.

14. Section: IFC 507.5.8. Insert the following language:

507.5.8 Fire Hydrant Installation. Fire hydrants shall be installed with the grade mark on the fire hydrant at the level of finished grade. The large diameter connection shall be installed such that the connection is oriented facing the fire department access road.

15. Section: IFC 508.1. Replace with the following language:

508.1 General. Where required by other sections of this code, Table 508.1, and in all buildings classified as high-rise buildings by the International Building Code, a fire command center for fire department operations shall be provided and shall comply with Sections 508.1.1 through 508.1.6.

16. IFC Table 508.1. Add the following language:

Table 508.1 Fire Command Center Thresholds

<table>
<thead>
<tr>
<th>Occupancy</th>
<th>Threshold Requiring a Fire Command Center</th>
</tr>
</thead>
<tbody>
<tr>
<td>Group A</td>
<td>1,000 occupants</td>
</tr>
<tr>
<td>Group E</td>
<td>100,000 gross square feet</td>
</tr>
<tr>
<td>Group F</td>
<td>200,000 gross square feet</td>
</tr>
<tr>
<td>Group H</td>
<td>100,000 gross square feet</td>
</tr>
<tr>
<td>Group I-2 or I-3</td>
<td>100,000 gross square feet</td>
</tr>
<tr>
<td>Group M</td>
<td>100,000 gross square feet</td>
</tr>
<tr>
<td>Group R1</td>
<td>Greater than 200 dwelling units or sleeping units</td>
</tr>
<tr>
<td>Group S</td>
<td>200,000 gross square feet</td>
</tr>
</tbody>
</table>

17. Section: IFC 511. Language:

Section 511 Fire and Emergency Vehicle Lanes.

Section 511.1 General. Fire and emergency vehicle lanes shall be provided and maintained in accordance with section 511.1 through 511.6, and referred to as fire lanes in this ordinance.

Section 511.2 Purpose. The requirement that Fire Lanes be established in certain parking areas and the enforcement of restrictions on parking in such Fire Lanes established in this Chapter are designed to ensure adequate access to commercial, office, multi-family, and other high-density use facilities by fire-fighting and other emergency vehicles.
Section 511.3. Designation. The Fire Code Official may designate fire lanes on private and public property as deemed necessary for the protection of life and property.

Section 511.4 Obstruction. No person shall park or place a vehicle or other obstruction in a designated fire lane that would prevent such fire lane from being immediately accessible to emergency vehicles, or deter or hinder emergency vehicles from gaining immediate access to the fire lane. A written request to the jurisdictional Fire Code Official for temporary obstruction of a fire lane shall be submitted for approval.

Section 511.5 Signs and markings. Wherever a fire lane has been designated, the Code Official shall cause appropriate signs and markings to be placed identifying such fire lanes. Signs or markings shall be maintained in a clean and legible condition at all times and shall be replaced or repaired when necessary to provide adequate visibility. Fire lanes may be established or relocated at the time of plan review, pre-construction site inspection, and/or post construction site inspection, as well as any time during the life of the occupancy as needed to provide and maintain emergency vehicle access. All designated fire lanes shall be clearly marked in the following manner:

1. Vertical curbs shall be painted red on the top and side, extending the length of the designated fire lane. Rolled curbs or surfaces without curbs shall have a red (6) inch wide stripe painted the length of the designated fire lane. One of the following identification lettering methods shall be utilized:

   A. The words “NO PARKING – FIRE LANE (Except for Emergency Vehicles)” shall be stenciled with three (3) inch white letters and a minimum three – quarter (¾) inch stroke on the face of the curbing, or in the absence of vertical curbing, on the red stripe, and spaced at fifty (50) foot intervals or portions thereof, or

   B. The pavement adjacent to the painted curbs shall be marked with minimum eighteen (18) inch in height block lettering with a minimum three (3) inch brush stroke reading: “NO PARKING - FIRE LANE.” Lettering shall be red and spaced at fifty (50) foot intervals or portions thereof.

2. Signage identifying fire lanes shall conform to the following: Fire lane signs shall be 18 inches tall x 12 inches wide with red letters on a white reflective background to read “Fire Lane No Parking Except For Emergency Vehicles” or similar verbiage as approved by the code official. Fire lane signs shall be placed 2 - 4 feet from the edge of the Fire Lane. The bottom of fire lane signs shall be between five (5) and seven (7) feet from the ground. Intermediate fire lane signs shall be set every one hundred (100) feet in a continuous fire lane. The BEGINS sign shall mark the beginning of a fire lane and shall be mounted below the first fire lane sign. The ENDS sign shall mark the ending of a fire lane and shall be mounted below the last fire lane sign. The BEGINS and ENDS signage may be omitted by the Code
Official due to the location of the fire lane. Signs may be placed on a building when approved by the Fire Code Official.

Section 511.6 Maintenance. The owner, manager, or person in charge of any property upon which designated fire lanes have been established shall provide marking as required above and, shall maintain fire lanes at their expense as often as needed to clearly identify the designated area as being a fire lane.

18. Section: IFC 605.12.4. Item #5 “By other approved means.” Do not replace with any other additional language.

19. Section: IFC 806.1.1. Exception #2 “Trees shall be allowed within dwelling units in Group R-2 occupancies.” Do not replace with any other additional language.

20. Section: IFC 901.4.6.1.1 (correlation: IBC 902.1.1.1). Insert the following language:

901.4.6.1.1 Fire Sprinkler Riser Room. A fire sprinkler riser room shall be separated from the electrical room. The riser room shall have no electrical panels, devices, or apparatus inside the room other than the outlets or support equipment (lighting, air compressor, and heater) required for the use of the fire sprinkler system and/or the fire alarm panel. The sprinkler riser room shall not be exclusively accessed from the electrical room, but the electrical room may be accessed from the fire riser room.

21. Section: IFC 903.1.2 (correlation: IBC903.1.2). Insert the following language:

903.1.2 Existing Buildings. For other than new construction or where current code contains retroactive provisions an automatic sprinkler system shall be provided pursuant to the building and fire codes in effect at the time of construction in accordance with provisions of the International Existing Building Code.

22. Section: IFC 903.2 (correlation: IBC 903.2). Replace with and add the following language:

903.2 Where required: An approved automatic fire extinguishing system is required if the gross square footage of a building is equal to or greater than the following: For the purposes of this section, FIRE SEPARATIONS shall not be permitted to reduce the total gross square footage of a building or area for the purpose of calculating the fire sprinkler square footage requirements.

903.2.12 Exceptions:

Spaces or areas in telecommunication buildings use exclusively for telecommunication equipment, associated electrical Power Distribution equipment, batteries and standby engines, provided those spaces or areas are equipped throughout with an automatic smoke detection system in accordance with section 907.2 and are separated from the remainder of the building by not
less than 1-hour fire barriers constructed in accordance with section 707 of the International Building Code or less than 2-hour horizontal assemblies constructed in accordance with Section 711 of the International Building Code, or both.

23. Section: IFC 903.2.1.1 (correlation: IBC 903.2.1.1). Replace with the following language:

903.2.1.1 Group A-1. An automatic sprinkler system shall be provided throughout stories containing Group A-1 occupancies and throughout all stories from the Group A-1 occupancy to and including the levels of exit discharge serving that occupancy where one of the following conditions exists:

1. The fire area exceeds 6,000 square feet (1115 m²).
2. The fire area has an occupant load of 300 or more.
3. The fire area is located on a floor other than a level of exit discharge serving such occupancies.
4. The fire area contains a multiple-theater complex.

24. Section: IFC 903.2.1.2 (correlation: IBC 903.2.1.2). Replace with the following language:

903.2.1.2 Group A-2. An automatic sprinkler system shall be provided throughout stories containing Group A-2 occupancies and throughout all stories from the Group A-2 occupancy to and including the levels of exit discharge serving that occupancy where one of the following conditions exists:

1. The fire area exceeds 1,500 square feet (1115 m²).
2. The fire area has an occupant load of 50 or more.
3. The fire area is located on a floor other than a level of exit discharge serving such occupancies.
4. The fire area contains a multiple-theater complex.

25. Section: IFC 903.2.1.3 (correlation: IBC 903.2.1.3). Replace with the following language:

903.2.1.3 Group A-3. An automatic sprinkler system shall be provided throughout stories containing Group A-3 occupancies and throughout all stories from the Group A-3 occupancy to and including the levels of exit discharge serving that occupancy where one of the following conditions exists:

1. The fire area exceeds 6,000 square feet (1115 m²).
2. The fire area has an occupant load of 300 or more.
3. The fire area is located on a floor other than a level of exit discharge serving such occupancies.

26. Section: IFC 903.2.1.4 (correlation: IBC 903.2.1.4). Replace with the following language:

903.2.1.4 Group A-4. An automatic sprinkler system shall be provided throughout stories containing Group A-4 occupancies and throughout all stories from the Group A-4 occupancy to and including the levels of exit discharge serving that occupancy where one of the following conditions exists:

1. The fire area exceeds 6,000 square feet (1115 m²).

2. The fire area has an occupant load of 300 or more.

3. The fire area is located on a floor other than a level of exit discharge serving such occupancies.

27. Section: IFC 903.2.2 (correlation: IBC 903.2.2). Replace with the following language:

903.2.2 Group B. An automatic sprinkler system shall be provided throughout buildings containing a Group B occupancy where one of the following conditions exists:

1. A Group B fire area exceeds 6,000 square feet (557.5 m²).

2. A Group B fire area is located more than three stories above grade plane.

3. The combined area of all Group B fire areas on all floors, including any mezzanines, exceeds 12,000 square feet (1115 m²).

28. Section: IFC 903.2.2.1 (correlation: IBC 903.2.2.1). Insert the following language:

903.2.2.1 Ambulatory care facilities. An automatic sprinkler system shall be installed throughout the entire floor containing an ambulatory care facility where either of the following conditions exist at any time:

1. Four or more care recipients are incapable of self-preservation.

2. One or more care recipients that are incapable of self-preservation are located at other than the level of exit discharge serving such a facility. In buildings where ambulatory care is provided on levels other than the level of exit discharge, an automatic sprinkler system shall be installed throughout the entire floor as well as all floors below where such care is provided, and all floors between the level of ambulatory care and the nearest level of exit discharge, the level of exit discharge, and all floors below the level of exit discharge.
Exception: Floors classified as an open parking garage are not required to be sprinklered.

29. Section: IFC 903.2.3 (correlation: IBC 903.2.3). Replace with the following language:

903.2.3 Group E. An automatic sprinkler system shall be provided throughout stories containing Group E occupancies and throughout all stories from the Group E occupancy to and including the levels of exit discharge serving that occupancy where one of the following conditions exists:

1. The fire area exceeds 1,500 square feet (1115 m²).

2. The fire area has an occupant load of 50 or more.

3. The fire area is located on a floor other than a level of exit discharge serving such occupancies.

30. Section: IFC 903.2.4 (correlation: IBC 903.2.4). Replace with the following language:

903.2.4 Group F-1. An automatic sprinkler system shall be provided throughout all buildings containing a Group F-1 occupancy where one of the following conditions exists:

1. A Group F-1 fire area exceeds 6,000 square feet (557.5 m²).

2. A Group F-1 fire area is located more than three stories above grade plane.

3. The combined area of all Group F-1 fire areas on all floors, including any mezzanines, exceeds 12,000 square feet (1115 m²).

4. A Group F-1 occupancy used for the manufacture of upholstered furniture or mattresses exceeds 2,500 square feet (232 m²).

31. Section: IFC 903.2.7 (correlation: IBC 903.2.7). Replace with the following language:

903.2.7 Group M. An automatic sprinkler system shall be provided throughout buildings containing a Group M occupancy where one of the following conditions exists:

1. A Group M fire area exceeds 6,000 square feet (557.5 m²).

2. A Group M fire area is located more than three stories above grade plane.

3. The combined area of all Group M fire areas on all floors, including any mezzanines, exceeds 12,000 square feet (2230 m²).
4. A Group M occupancy used for the display and sale of upholstered furniture or mattresses exceeds 5,000 square feet (464 m²).

32. **Section: IFC 903.2.8 (correlation: IBC 903.2.8).** Replace with the following language:

903.2.8 Group R. An automatic sprinkler system shall be provided throughout all buildings containing a Group R occupancy as provided in this section.

R-1. Hotels, motels, boarding houses (transient), (occupy less than 30 days):

1. A Group R-1 fire area exceeds 0 sq. ft. (NFPA 13, to include attic space).

R-2. Apartment houses, condominiums, boarding houses (non-transient):

1. A Group R-2 fire area exceeds 0 sq. ft. (NFPA 13, to include attic space).

   i. Existing buildings containing R-2 occupancies shall be made to comply with the International Building Code 903.2.8 within two (2) years of any of the following situation.

   1. Fire damage to three or more dwelling units, not including smoke or water damage or other damage from fire-fighting operations.

   2. Issuance of a building permit for a Level III alteration as identified in Chapter 6 of the International Existing Building Code.

Convents, dormitories, fraternities and sororities, monasteries:

1. A Convents, dormitories, fraternities and sororities, monasteries fire area exceeds 0 sq.ft.

R-3. Dwellings:

1. A Group R-3 fire area exceeds 8,000 sq. ft. (NFPA 13D). Garage area included in total square footage calculation.

2. R-3. Townhouse. Townhouses that are not open on at least two sides are required to install fire sprinkler systems set forth in the IFC 2021 Edition. (NFPA 13D)

R-4. Residential care/assisted living facilities or for more than five but not more than 16 occupants, excluding staff:

1. A Group R-4 fire area exceeds 0 sq. ft. (NFPA 13 or NFPA 13D)
33. **Section: IFC 903.2.9 (correlation: IBC 903.2.7).** Replace with the following language:

903.2.9 Group S-1. An automatic sprinkler system shall be provided throughout all buildings containing a Group S-1 occupancy where one of the following conditions exists:

1. A Group S-1 fire area exceeds 6,000 square feet (557.5 m²).
2. A Group S-1 fire area is located more than three stories above grade plane.
3. The combined area of all Group S-1 fire areas on all floors, including any mezzanines, exceeds 12,000 square feet (1115 m²).
4. A Group S-1 fire area used for the storage of commercial motor vehicles where the fire area exceeds 5,000 square feet (464 m²).
5. A Group S-1 occupancy used for the storage of upholstered furniture or mattresses exceeds 2,500 square feet (232 m²).

34. **Section: IFC 903.2.9 (correlation: IBC 903.2.9).** Insert the following language (adding a 6th condition):

6. A Group S-1 occupancy used for Self-Service Storage Facility (mini-storage) exceeds 6,000 square feet (557 m²).

35. **Section: IFC 903.2.9.1 (correlation: IBC 903.2.9.1).** Replace with the following language:

903.2.9.1 Repair garages. An automatic sprinkler system shall be provided throughout all buildings used as repair garages in accordance with Section 406.8 of the International Building Code, as shown:

1. Buildings having two or more stories above grade plane, including basements, with a fire area containing a repair garage exceeding 10,000 square feet (929 m²).
2. Buildings not more than one story above grade plane, with a fire area containing a repair garage exceeding 3,500 square feet (325 m²).
4. A Group S-1 fire area used for the repair of commercial motor vehicles where the fire area exceeds 3,500 square feet (325 m²).

36. **Section: IFC 903.3.1.2 (correlation: IBC 903.3.1.2).** Replace with the following language:
903.3.1.2 NFPA 13R sprinkler systems. Automatic sprinkler systems in Group R and I occupancies up to and including four stories in height in buildings not exceeding 60 feet (18 288 mm) in height above grade plane shall be installed throughout in accordance with NFPA 13, unless allowed to be sprinklered in accordance with NFPA 13D by the International Building Code. The number of stories of Group R occupancies constructed in accordance with Sections 510.2 and 510.4 of the International Building Code shall be measured from the horizontal assembly creating separate buildings.

903.3.1.2.1 Balconies and Decks. Sprinkler protection shall be provided for all exterior balconies, decks, and ground floor patios of dwelling units where the building is required to have a fire sprinkler system installed. Sidewall sprinklers that are used to protect such areas shall be permitted to be located such that their deflectors are within 1 inch to 6 inches below the structural members and a maximum distance of 14 inches below the deck of the exterior balconies and decks.

37. Section: IFC 903.2.11.1.3 (correlation: IBC 903.2.11.1.3). Replace with the following language:

903.2.11.1.3 Basements. Where any portion of a basement is located more than 75 feet (22,860 mm) from openings required by Section 903.2.11.1, the basement shall be equipped throughout with an approved automatic sprinkler system.

38. Section: IFC 903.4.2 (correlation: IBC 903.4.2). Replace with the following language:

903.4.2 Alarms. An approved weather proof audible device suitable for outdoor use with 110 candela visual signal shall be connected to every automatic sprinkler system. Such sprinkler water-flow alarm devices shall be activated by water flow equivalent to the flow of a single sprinkler of the smallest orifice size installed in the system. Alarm devices shall be provided on the exterior of the building in an approved location. Where a fire alarm system is installed, actuation of the automatic sprinkler system shall actuate the building fire alarm system.

39. Section: IFC 905.3.1 (correlation: IBC 905.3.1). Replace with the following language:

905.3.1 Height. Class I standpipe systems shall be installed throughout buildings where any of the following conditions exist:

(1) Three or more stories are above or below grade plane.

40. Section: IFC 905.3.9 (correlation: IBC 905.3.9). Insert the following language:

905.3.9 Building Footprint and Access. Where the most remote portion of a floor or story is more than 400 feet from a hose connection or fire department access road the fire code official is authorized to require standpipes to be provided in approved locations. Class I manual standpipes shall be allowed.
41. **Section: IFC 907.2 (correlation: IBC 907.2).** Add the following exception:

3. Prior to July 1, 2016 any jurisdiction requiring reduced fire areas or reduced occupant loads in 907.2.1 through 907.2.23 may continue to utilize these methods as previously established by local jurisdiction determining the requirements for fire alarm systems in Section 907.2.1 through 907.2.23.

42. **Section: IFC 907.1.4 (correlation: IBC 907.1.4).** Insert the following language:

907.1.4 FACP (Fire Alarm Control Panels). Each building shall have no more than 1 FACP. Installation of fire alarm panel shall not exceed six feet in height measured from the floor to the top of the unit.

Exception: Suppression system releasing panels are not required to meet the height requirement or the limitation in the number of panels.

43. **Section: IFC 907.6.6 (correlation: IBC 907.6.6).** Replace with the following language:

907.6.6 Monitoring. Fire alarm systems and fire suppression systems required by this chapter or by the International Building Code shall be monitored by a central station approved and listed under UL 827 in accordance with NFPA 72.

Exception: Monitoring station is not required for:

1. Automatic sprinkler and fire alarm systems in one- and two- family dwellings.

44. **Section: IFC 910.2.1 (correlation: IBC 910.2.1).** Replace with the following language:

910.2.1 Group F-1 or S-1. Smoke and heat vents installed in accordance with Section 910.3 or a mechanical smoke removal system installed in accordance with Section 910.4 shall be installed in buildings and portions thereof used as a Group F-1 or S-1 occupancy having more than 30,000 square feet (2787 m²) of undivided area. In occupied portions of a building equipped throughout with an automatic sprinkler system in accordance with 903.3.1.1, where the upper surface of the story is not a roof assembly, a mechanical smoke removal system in accordance with Section 910.4 shall be installed.

Exception: Group S-1 aircraft repair hangars.
45. **Section: IFC 912.8**. Insert the following language:

912.8 Fire Department Connection (FDC) size. Minimum Fire Department Connection size shall be two 2 1/2 – inch National Standard Tread (NST) inlets or one 5 inch Storz Connection.

46. **Section: IFC 914.3.1.2** (correlation: IBC 403.3.2). Replace with the following language:

914.3.1.2 Water supply to required fire pumps. Required fire pumps shall be supplied by connections to a minimum of two water mains located in different streets. Separate supply piping shall be provided between each connection to the water main and the pumps. Each connection and the supply piping between the connection and the pumps shall be sized to supply the flow and pressure required for the pumps to operate.

Exception: Two connections to the same main shall be permitted provided the main is valved such that an interruption can be isolated so that the water supply will continue without interruption through at least one of the connections.

47. **Section: IFC 1008.3.3** (correlation: IBC 1008.3.3). Replace with the following language:

1008.3.3 Rooms and spaces. In the event of a power supply failure, an emergency electrical system shall automatically illuminate all of the following areas:

1. Electrical equipment rooms
2. Fire command centers
3. Fire pump rooms
4. Generator rooms
5. Public restrooms that contain more than one water closet/urinal or that are accessible
6. Meeting/conference rooms with an area greater than 400 square feet.
7. Classrooms in an E occupancy with an area greater than 400 square feet.

48. **Section: IFC 1009.2** (correlation: IBC 1009.2). Insert item # 11 with the following language:

11. Components of exterior walking surfaces shall be concrete, asphalt, or other approved hard surface.

49. **Section: IFC 1010.1.6.1** (correlation: IBC 1010.1.6.1). Insert the following language:
1010.1.6.1 Frost Protection. Landings required by Section 1010.1.5 to be at the same elevation on each side of the door exterior landings at doors shall be provided with frost protection.

50. **Section: IFC 1010.1.9.1 (correlation: IBC 1010.1.9.1).** Replace with the following language:

1010.1.9.1 Hardware. Door handles, pulls, latches, locks and other operating devices on doors required to be accessible by Chapter 11 of the International Building Code shall not require tight grasping, tight pinching or twisting of the wrist to operate. This includes thumb turn locks.

51. **Section: IFC 1013.1.1 (correlation: IBC 1013.1.1).** Language:

1013.1.1 Additional Exit Signs. Exit signs may be required at the discretion of the Code Official to clarify an exit or exit access.

52. **Section: IFC 1014.4 (correlation: IBC 1014.4).** Insert item # 6 with the following language:

6. Handrails within a dwelling unit or serving an individual dwelling unit of groups R-2 and R-3 shall be permitted to be interrupted at one location in a straight stair when the rail terminates into a wall or ledge and is offset and immediately continues.

53. **Section: IFC 1015.9 (correlation: IBC 1015.9).** Insert the following language:

1015.9 Walking surfaces. A guard shall be provided along retaining walls where a finished walking surface such as sidewalks, patios, driveways, parking lots or similar is located on the top side of a retaining wall. The guard shall be installed along any portion of the wall measuring 30 inches or greater in height measured at any point within 36 inches horizontally to the edge of the open side. A guard shall not be required along portions of the retaining wall where the horizontal distance between the edge of the finished walking surface and the face of the wall is greater than 72 inches.

54. **Section: IFC 1028.5.1 (correlation: IBC 1028.5.1).** Insert the following language:

1028.5.1 Hard Surfaces. Components of exterior walking surfaces shall be concrete, asphalt, or other approved hard surface.

55. **Section: IFC 1030.4.3 (correlation: IBC 1030.4.3).** Insert the following language:

1030.4.3 Window wells drainage. All window wells shall be provided with approved drainage.
56. **Section: IFC Section 1107.1.** Insert the following language:

**SECTION 1107: REQUIREMENTS FOR FUEL FIRED APPLIANCES.**

1107.1 **Protection of Fuel Fired Appliances.** Where required or upon notification from the fire code official an existing building or tenant space containing a fuel fired appliance(s) shall be protected with 1 hour rated construction enclosure or a limited area sprinkler system complying with Section 903.3.8.

Exception: Buildings protected by an approved automatic fire sprinkler system complying with Section 903.3.1.1 or 903.3.1.2.

57. **Section: IFC Section 1107.2.** Insert the following language:

1107.2 **CSST Bonding Requirements in Rental Dwellings.** All rental dwellings shall be bonded in accordance with sections 310.2.1 through 310.2.5 of the International Fuel Gas Code, unless deemed technically infeasible by the Code Official.

58. **Section: IFC Section 1107.3.** Insert the following language:

1107.3 **CSST Bonding Requirements for Alterations, Repairs, or Additions.** For other than rental dwelling units, where alterations, repairs or additions requiring a permit to occur, CSST shall be bonded in accordance with sections 310.2.1 through 310.2.5 of the International Fuel Gas Code, unless deemed technically infeasible by the Code Official.

59. **Section: IFC 1203.7.** Insert the following language:

**Section 1203.7 Shutdown of Emergency and Standby Power Systems.** In addition to the requirements of NFPA 110 for a remote manual stop, a switch of an approved type shall be provided to shut down the generator. The switch shall be provided at an approved location.

Note: 2018 moved this to Chapter 12, the above has been renumbered to accommodate this change.

60. **Section: IFC 1203.8.** Insert the following language:

**Section 1203.8 Emergency Generator Signs.** Main electrical disconnects and main breaker panels supplied by the generator shall be provided with approved signs. Additionally, doors accessing emergency and standby power systems shall be provided with approved signs. When approved switches for emergency power shut-down are located remote from the fire alarm annunciator, an approved sign shall be provided at fire alarm annunciator. Approved signs shall contain the word CAUTION in black letters at least 2 inches (50 mm) high on a yellow background. Such warning signs shall be placed so as to be readily discernible.
Note: 2018 moved this to Chapter 12, the above has been renumbered to accommodate this change.

61.  | Section: IFC Section 3202. | Insert the following language:

**SECTION 3202: DEFINITIONS.**

3202.1 Definitions. The following terms are defined in Chapter 2:

**SPECULATIVE BUILDING.** A Group S, F or M occupancy having an interior clear height greater than 12 feet (3657 mm) where high-piled storage may accrue and the client leasing or the occupant owner does not know the commodity that will be stored or the method of storage.

3206.2 Speculative building. Group S, F and M speculative buildings that have an interior clear height greater than 12 feet where high piled storage may accrue shall comply with this chapter.

3206.4.2 Sprinkler design.

3206.4.2.1 General. The design of automatic sprinkler systems for the protection of Group M and S occupancies containing high-piled storage or high-challenge commodities over an area equal to or greater than 2,500 ft.² (232 m²) and designed for the protection of hazardous materials stored more than one pallet high in Group M, S or H occupancies, shall be in accordance with this section. This section does not apply to miscellaneous storage within the scope of NFPA 13.

3206.4.2.2 Requirements for all plan submittals. See Section 903.1.9. and 3201.3 for plan submittal requirements.

3206.4.2.3 Minimum design requirements for speculative warehouses. The design of the automatic sprinkler system for speculative warehouses shall be based on storage of a cartoned Class A nonexpanded plastic to the available storage height. The storage height shall be determined by subtracting 48 inches (from the highest point of the roof above each system for ESFR and 30 inches for area density applications.

3206.4.2.4 Minimum requirements for client leased or occupant-owned warehouses. The design of an automatic sprinkler system for client leased or occupant owned buildings containing high piled storage shall be based on the requirements of NFPA 13. The responsible Fire Protection Contractor shall perform a survey of the building to determine commodity classification, storage configuration, building height and other information related to the development of an appropriate sprinkler system design. The Contractor shall also make reasonable efforts to meet with the building owner or operator to understand seasonal or customer related fluctuations to the stored commodities, storage height, and configuration.
The sprinkler design shall be based on the most demanding requirements determined through the on-site survey and discussions with the building owner or operator. Technical Report shall clearly define the basis for determining the commodity and sprinkler design selection, along with how the commodities will be isolated or separated, and the referenced design document(s), including NFPA 13 or the current applicable Factory Mutual Data Sheets. If a specific fire test is used as the basis of design, a copy of the fire test report shall be provided at the time of plan review.

3206.4.2.5 Required information at plan submittal. All plans, hydraulic calculations and technical reports shall be submitted with the plan submittal form. The individual submitting the design package shall ensure that all of the required information requested on the plan submittal form is included.

3206.4.2.6 Minimum plan information requirements. In addition to the requirements of NFPA 13, the following information shall be included in the plans or technical report.

3206.4.2.6.1 Class I-IV and Group A plastic commodities.

A. An owner’s certificate in accordance with NFPA 13. The design criteria, e.g., NFPA 13, Factory Mutual Data Sheet, or a specific fire test report.

B. A Water Supply Flow & Pressure Test Report performed within 90 days of the plan submittal.

C. The type of design, e.g., Control Mode Density/Design Area Method; Specific Application Control Mode Method; Suppression Mode Method, including appropriate code references.

D. A description of the stored commodities and how the commodity classification was determined.

E. A layout of the proposed storage arrangement. If the storage is in racks, a plan and elevation detail illustrating rack heights, flue dimensions and arrangement. This detail is not required for speculation warehouses.

F. The aisle dimensions between each storage array.

G. If a high challenge commodity is separated using fire-resistive construction, the boundary of the fire-resistive construction shall be illustrated.

H. A data sheet for the backflow preventer. If a data sheet is not available, the design professional shall include a statement addressing the minimum required pressure loss.
I. A data sheet for each installed automatic sprinkler.

J. A data sheet for each pipe hanger used to hang or support the sprinkler piping.

K. If a fire pump will be installed or used, the manufacturer’s factory test curve shall be included in the submittal.

L. A cross-section view illustrating obstructions to the ceiling sprinklers, e.g., lights, structural members, cable trays, electrical bus ducts and HVAC ductwork.

3206.4.2.6.2 Hazardous materials. In addition to the requirements of this section, the following information shall be included in a hazardous materials technical report.

A. A hazardous materials inventory statement

B. For flammable & combustible liquids, an analysis of the miscibility of Class I liquids, the size and type of the packaging, the packaging materials of construction, and if the containers have a pressure relieving mechanism.

C. For Level 2 or 3 aerosols, a statement indicating that the aerosols are cartoned or uncartoned.

3206.4.2.7 Identification of sprinkler system capabilities and limitations. A label shall be permanently installed at or adjacent to each sprinkler riser. When a building contains more than four risers, the sign shall be located at an approved location inside the building. The minimum sign dimension is 6-inches (152 mm) high by 4-inches (101 mm) wide. The sign shall specify the capabilities and limitations of the automatic sprinkler system. The sign shall include the following information:

A. The design base or basis, including the edition used

B. A statement indicating if the sprinkler design is control mode density area method, control mode specific application, suppression mode, or any combination thereof.

C. When used, all of the storage conditions stipulated NFPA 13 for Special Designs.

D. The maximum storage height

E. The minimum required aisle width
F. If storage is in racks, the maximum rack width and minimum transverse and longitudinal flue widths.

G. Storage Capabilities: Commodities designed to be protected by the automatic sprinkler system

H. Limits on storage heights of idle wood and plastic storage

I. Limits on storage heights of miscellaneous Group A plastic, tire and rolled paper storage

J. Locations where in-rack sprinklers are required

K. Locations where horizontal and/or vertical barriers are required

L. Information explaining the manufacturer, sprinkler identification number, kfactor, and operating temperature of the overhead sprinklers protecting the high-piled storage.

M. Fire Protection Contractor contact information

62. **Section: IFC Section 3301.2.** Replace with the following language:

3301.2 Purpose. This chapter prescribes minimum safeguards for construction, alteration and demolition operations to provide reasonable safety to life and property from fire and other emergencies during such operations.

63. **Section: IFC Section 3310.1.1.** Insert the following language:

Section 3310.1.1 Construction Site Access. Approved fire apparatus access roads shall be provided for every facility, building or portion of a building as soon as construction commences. The fire apparatus access road shall comply with the requirements of Section 503.2 and this section and shall extend to within 100 feet (45 720 mm) of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.

Exception: The fire code official is authorized to increase the dimension of 100 feet (45 720 mm) where:

1. The building is equipped throughout with an approved automatic sprinkler system that is fully functional and installed in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3.

2. Fire apparatus access roads cannot be installed because of location on property, topography, waterways, nonnegotiable grades or other similar conditions, and an approved alternative means of fire protection is provided.
64. **Section: IFC Section 3311.1.** Replace with the following language:

3311.1 Stairways required. Where building construction exceeds 30-feet (9.144 mm) in height above the lowest level of fire department vehicle access, two temporary or permanent stairways shall be provided. As construction progresses, such stairways shall be extended to within one floor of the highest point of construction having secured decking or flooring.

65. **Section: IFC Section 3313.1.** Replace with the following language:

3313.1 Where required. In buildings required to have standpipes by Section 905.3.1, not less than one standpipe shall be provided for use during construction. Such standpipe shall be installed prior to construction exceeding 30-feet (9.144 mm) in height above the lowest level of fire department vehicle access. Such standpipe shall be provided with fire department hose connections at approved locations complying with Section 3311.1. As construction progresses, such standpipes shall be extended to within one floor of the highest of construction having secured decking or flooring.

66. **Section: IFC Chapter 40.** Insert the following language:

**CHAPTER 40. SPECIAL EVENTS.**

**SECTION 400: GENERAL.**

4001.1 Scope. Special events including trade shows and exhibitions, outdoor assembly events, outdoors mazes, special amusement buildings, and special scaffolding structures shall comply with this chapter and Section 1028. Temporary indoor vehicle displays and vehicle competition or demonstrations shall comply with this chapter and Section 314.

4001.2 Site plans. A detailed site plan shall be submitted to the fire code official with each permit application for approval.

1. Outdoor events: The permit application and site plan shall be submitted a minimum of 30 business days prior to the event. Site plans shall include, but not be limited to:

   A. The means of egress.
   
   B. Location and width of exits and aisles.
   
   C. Location of exit signs.
   
   D. Location of fencing or means used to confine attendees.
   
   E. Total square footage of enclosed space.
   
   F. Location and arrangement of all tents, booths or cooking equipment.
G. Locations of fire apparatus access roads.

H. Location of fire protection equipment.

I. Type and location of heating and electrical equipment where applicable.

J. Location of temporary staffed water stations and permanent water fountains.

2. Trade shows and exhibitions: The permit application and site plan shall be submitted a minimum of 30 business days prior to the event. Site plans shall include, but not be limited to:

   A. The means of egress.
   
   B. Location and width of exits and aisles.
   
   C. Location of exit signs.
   
   D. Total square footage of space.
   
   E. Location and arrangement of all booths and cooking equipment.
   
   F. Location of all fire protection equipment.
   
   G. Type and location of heating and electrical equipment where applicable.
   
   H. Location of covered or multi-level exhibits or booths.

3. Mazes. The permit application and site plan shall be submitted a minimum of 30 business days prior to the event. Site plans shall include, but not be limited to:

   A. Means of egress.
   
   B. Location and width of exits and aisles.
   
   C. Location of exit signs.
   
   D. Total square footage of space.
   
   D. Location and arrangement of all booths and cooking equipment.
   
   E. Location of all fire protection equipment.
   
   F. Location of means to confine attendees.
   
   G. Locations of fire apparatus access roads.
   
   H. Type and location of heating and electrical equipment where applicable.
I. Locations of structures. At time of permit application, the event coordinator shall submit a letter from the property owner authorizing the use of the site, the address of the site, dates and hours of operation and names and 24-hour phone numbers of at least two principals.

4. Temporary indoor vehicle displays: The permit application and site plan shall be submitted a minimum of 10 business days prior to the display of electric, liquid- or gas-fueled vehicles, boats or other motor craft. Floor plans shall include, but not be limited to:

A. The means of egress.
B. Location and width of exits and aisles.
C. Location of exit signs.
E. Total square footage of space.
F. Location and arrangement of all booths and cooking equipment.
G. Location of all fire protection equipment.
H. Type and location of heating and electrical equipment where applicable.
I. Location and size of exhibits and booths.
J. Location of structures.

Exception: Auto dealerships.

5. Vehicle competition or demonstration. The permit application and site plan shall be submitted a minimum of 10 business days prior to the competition or demonstration of electric, liquid- or gas-fueled vehicles, boats or other motor craft. A floor plan shall include, but not be limited to:

A. The means of egress.
B. Location and width of exits and aisles.
C. Location of exit signs.
D. Total square footage of space.
E. Location and arrangement of all booths and cooking equipment.
F. Location of all fire protection equipment.
G. Type and location of heating and electrical equipment where applicable.
H. Location and size of exhibits and booths.

I. Location of structures.

J. Location of fire apparatus access roads where applicable.

SECTION 4002: DEFINITIONS.

4002.1 Definitions. The following words and terms are defined in Chapter 2.

CROSS AISLES.
EXHIBITS.
FLAME EFFECT.
MAIN AISLE.
MAZE.
OUTDOOR ASSEMBLY EVENT.
TEMPORARY STRUCTURES.
TRADE SHOWS OR EXHIBITIONS.

SECTION 4003: GENERAL REQUIREMENTS.

4003.1 Access for firefighting and medical services. Approved vehicle access for firefighting and medical services shall be provided in accordance with Sections 503 and 512.

4003.2 Combustible storage. Combustible materials stored at special events shall be stored in approved locations and containers.

4003.3 Crowd managers. Crowd managers shall be provided where the fire code official determines that an indoor or outdoor gathering warrants crowd control. Crowd managers shall be in accordance with Section 403.3.

4003.4 Decorative materials and furnishings. Curtains, drapes and decorations including, but is not limited to drapes, signs, banners, acoustical materials, cotton, hay, fabric, paper, straw, moss, split bamboo, and wood chips shall be flame resistant as demonstrated by testing in accordance with NFPA 701, or provide documentation of flame retardancy. Field flame test shall be in accordance with Section 320. Materials that cannot be treated for flame retardancy shall not be used unless approved by the fire code official. This includes but is not limited to oilcloth, tarpaper, nylon, plastic cloth, and other plastic materials.

4003.5 Fire protection equipment clearance. Clearance around all fire protection equipment shall be in accordance with Section 901.4.6.

4003.6 Fire extinguishers. Fire extinguishers shall be in accordance with Section 906 and NFPA 10

4003.7 Fire watch. Fire watch shall be in accordance with Section 403.12.1.
4003.8 Fireworks, pyrotechnics. Fireworks and pyrotechnics shall comply with Chapter 56.

4003.9 Housekeeping. The special event area and related areas shall be kept free from combustible debris at all times.

4003.10 LP-gas heaters. Fuel supplies for liquefied-petroleum gas-fired heaters shall comply with Chapter 61 of the International Fire Code.

4003.11 Open flame devices. Open flame devices shall comply with Section 308.

4003.12 Waste disposal. Combustible debris shall not be accumulated at special events. Combustible debris, rubbish and waste material shall be removed from special events at the end of each shift of work. Combustible debris, rubbish and waste material shall not be disposed of by burning on the site unless approved.

SECTION 4004: TRADE SHOWS AND EXHIBITIONS.

4004.1 General. Trade shows and exhibitions conducted within any occupancy shall comply with Chapter 40.

4004.2 Vehicles. Liquid- and gas-fueled and electric vehicles, boats or other motor-craft and equipment used for display, competition or demonstration within a building shall be in accordance with Section 314.

4004.3 Means of egress. Means of egress shall comply with this section and the requirements of Chapter 10.

4004.3.1 Travel distance. The maximum travel distance from any point in an exhibit to an exit access aisle shall not exceed 50 feet (15240mm).

4004.3.2 Aisles.

4004.3.2.1 Aisle width. Minimum aisle width inside a trade show or exhibition shall comply with the following:

<table>
<thead>
<tr>
<th>Square Footage of Trade Show or Exhibition</th>
<th>Minimum Aisle Width</th>
</tr>
</thead>
<tbody>
<tr>
<td>Greater than 15,000 square feet (1393m2)</td>
<td>10 feet (3048mm)</td>
</tr>
<tr>
<td>5,000 square feet (465 square meters) to 15,000 square feet (1393 m2)</td>
<td>8 feet (2438mm)</td>
</tr>
<tr>
<td>Less than 5,000 square feet (465 m2)</td>
<td>6 feet (1829mm)</td>
</tr>
</tbody>
</table>

4004.3.3 Obstructions. Aisles shall be kept clear of all obstructions, including but not limited to, fixtures and displays of goods for sale, chairs, tables, product, displays, vehicles, and trailer tongues.

4004.3.4 Exit signs. Exit signs shall be visible from all locations in the occupancy.
4004.4 Exhibit construction and materials. The materials used for an exhibit shall comply with Section 4004.4 and Chapter 8

4004.4.1 Materials. Shall be one of the following:

1. Noncombustible or limited-combustible materials.

2. Wood that is greater than ¼-inch (6mm) nominal thickness

3. Wood ¼-inch (6mm) nominal thickness or less that is pressure-treated fire-retardant wood meeting the requirements of NFPA 703, Standard for Fire Retardant Impregnated Wood and Fire Retardant Coatings for Building Materials. The product shall be marked or labeled by the manufacturer. The product shall not be painted or similarly modified until the material has been inspected and the marking or labeling verified, or provide documentation acceptable to the fire code official.

4004.4.1.1 Flame retardant materials. Materials shall comply with Chapter 8.

4004.4.1.2 Wall and ceiling coverings. Textile wall coverings, such as carpeting and similar products used as wall or ceiling finishes shall comply with Chapter 8.

4004.4.1.3 Plastics. Plastics shall be limited to those that comply with Chapter 8. Plastics used in trade shows and exhibitions with an occupant load of 300 or more shall be Class A or Class B. Plastics used in trade shows and exhibitions with an occupant load of less than 300, shall be Class A, Class B or Class C.

4004.5 Combustible materials storage.

4004.5.1 Quantity. Combustible materials shall be limited to a one-day supply.

4004.5.2 Location. Storage of combustible materials behind exhibits, booths, or tents is prohibited. Combustible materials, including but not limited to wood crates, paper and cardboard boxes, shall be stored outside the building in an approved area or in a storeroom having a fire-resistance rating of at least one hour and protected by an approved automatic fire-extinguishing system.

4004.6 Covered exhibits and booths.

4004.6.1 Fire Protection.

4004.6.1.1 Automatic sprinkler systems. An approved sprinkler system shall be provided in covered exhibits and booths exceeding
300 square feet (2787 m²). Each level of multi-level exhibit booths shall be protected throughout, including the uppermost level where the uppermost level is covered with a ceiling.

4004.7 Multi-level booths. Construction documents for all multi-level exhibits shall be approved and stamped by a licensed structural engineer or architect and shall be submitted with the permit application. This includes any exhibit where a live load is proposed above the exhibit area floor level, regardless of the accessibility of the area to the public. Upper levels of multi-level booths with an occupant load greater than 10 persons shall have at least 2 remote exits.

4004.8 Hazardous Materials. Hazardous materials shall comply with this section and Chapters 50 through 67.

4004.8.1 Specific prohibitions. The following hazardous materials shall not be stored, handled or used in trade shows and exhibitions:

1. Division 1.1, 1.2, 1.3, and 1.5 explosives as classified by the U.S. Department of Transportation.
2. Detonable, Class I and Class II organic peroxides.
3. Class I-A flammable liquids.
4. Class 4 and Class 3 oxidizers.
5. Class 4 and Class 3 (unstable) reactive materials.
6. Class 3 water-reactive materials.
7. Pyrophoric materials.
8. Highly toxic materials
10. Fueling or defueling of flammable or combustible that are stored or used as liquids, cryogenics or compressed gases.

4004.9 Demonstration cooking and warming equipment or devices.

4004.9.1 General. Cooking and warming devices for demonstration purposes only shall be in accordance with Section 4004.9.

4004.9.2 Public Isolation. Equipment and devices shall be isolated from the public by not less than 4 feet (1219 mm) or by a noncombustible 3-sided barrier between the equipment and devices and the public.
4004.9.3 Protection. Single-well cooking equipment using combustible oils or solids shall meet the following:

1. A noncombustible lid shall be immediately available. The lid shall be of sufficient size to cover the cooking well completely.

2. The cooking surface shall not exceed 288 square inches (1858 cm²).

3. The equipment shall be placed on a noncombustible surface.

4. The equipment shall be separated from each other by a horizontal distance of not less than 2 feet (609mm).

4004.9.4 Cooking Equipment. Cooking equipment shall be separated from combustible materials by a horizontal distance of at least 2 feet (609mm).

4004.9.5 Butane. Butane for cooking equipment shall be limited to one 10 oz cylinder and one spare in storage, of the same size, per appliance. Storage location shall be approved by the fire code official.

4004.9.5.1 Portable butane-fueled appliances. Portable butane-fueled appliances are allowed in restaurants and in attended commercial food catering operations where fueled by not more than two 10 oz (284g) LP-gas capacity, nonrefillable butane containers that have a water capacity not exceeding 1.08 lb (0.5 kg) per container. The containers shall be directly connected to the appliance, and manifolding of containers is not permitted. Storage of cylinders is limited to 24 containers, with an additional 24 permitted where protected by a 2-hour fire-resistance-rated barrier.

SECTION 4005: OUTDOOR ASSEMBLY EVENTS.

4005.1 General. Outdoor assembly events shall be in accordance with this Section 4005 and Chapter 10.

4005.2 Occupant load. The fire code official shall establish an occupant load for the event site.

4005.3 Exits. Exits shall comply with Chapter 10 and be as remote from each other as practical and shall be provided as follows:

<table>
<thead>
<tr>
<th>Occupant Load</th>
<th>Minimum Number of Exits</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 to 500</td>
<td>2</td>
</tr>
<tr>
<td>501 to 1,000</td>
<td>3</td>
</tr>
<tr>
<td>1,001 or 1,500</td>
<td>4</td>
</tr>
<tr>
<td>each additional 500 persons</td>
<td>36 additional inches of exit width</td>
</tr>
</tbody>
</table>
4005.3.1 Width. The aggregate clear width of exits shall be a minimum of 36 inches wide (914mm) for each 500 persons to be accommodated.

4005.3.2 Signs. Exits shall be identified with signs that read “EXIT”. The signs shall be weather resistant with lettering on a contrasting background. The lettering shall be of sufficient height and brush stroke to be immediately visible from 75 feet (22,860mm). Placement of the exit signs shall be approved by the fire code official.

4005.4 Concession stands, food booths, and retail booths.

4005.4.1 General. Concession stands, food booths and retail booths shall be in accordance with Section 4005.4.

4005.4.1.1 Distances. A minimum of 20 feet (6096mm) shall be provided between every 150 linear feet (45,720mm) of booth space. A minimum of 30 feet (9144mm) shall be provided between booths used for cooking and the vehicles, generators, or any other internal combustion engines. A minimum of 30 feet (9144 mm) shall be provided between booths used for cooking and amusement rides or devices.

4005.4.2 Cooking appliances or devices.

4005.4.2.1 Public isolation. Cooking appliances or devices shall be isolated from the public by not less than 4 feet (1219 mm) or by a non-combustible 3-sided barrier between the equipment and devices and the public.

4005.4.2.2 Protection. Single-well cooking equipment using combustible oils or solids shall meet the following:

1. A noncombustible lid shall be immediately available. The lid shall be of sufficient size to cover the cooking well completely.

2. The cooking surface shall not exceed 288 square inches (18,580mm).

3. The equipment shall be placed on a noncombustible surface.

4. The equipment shall be separated from each other by a horizontal distance of not less than 2 feet (609mm).

4005.4.2.3 Liquefied petroleum gas (LP-gas). LP-gas shall be in accordance with Chapter 61 and NFPA 58.
4005.4.2.3.1 Maximum number and quantity. A maximum of a total aggregate water capacity of 50 gallons (95L) of LP-gas is permitted at one concession stand or booth used for cooking.

4005.4.2.3.2 LP-gas high-pressure cylinder hoses. Hoses shall be designed for a working pressure of 350 PSIG (2413 kPa) with a safety factor of 5 to 1 and shall be continuously marked with LP-GAS, PROPANE, 350 PSI (2413 kPa) WORKING PRESSURE, and the manufacturer’s name or trademark. Hose assemblies, after the application of couplings, shall have a design capability of 700 PSIG (4826 kPa). Hose shall not exceed 12 feet (3638 mm) unless approved by the fire code official.

4005.4.2.3.3 LP-gas low-pressure cylinder hoses. Hoses with a working pressure of 5 psig shall be allowed when a fix regulator is set a 5 psi and is connected directly to the LP GAS cylinder. The hose shall not exceed 12 feet (3658 mm) unless approved by the fire code official.

4005.4.3.3 Storage of containers. Containers shall be stored in accordance with Chapter 61.

4005.4.4 Generators / electrical. The generators shall be installed at least 10 feet (3048mm) from combustible materials, and shall be isolated from the public by physical guard, fence, or enclosure installed at least 3 feet (914mm) away from the internal combustion power source, and be provided with a compliant portable fire extinguisher per Section 906 and NFPA 10.

4005.4.5 Temporary water stations. When outdoor temperatures are expected to exceed 90oF (35oC), the event sponsor shall provide and maintain a minimum of one water station for each 5,000-projected attendance. The water station shall include adequate water supply, cups, and a means for rapid replenishing of exhausted water. Each water station shall be located as far apart as practicable to allow ease of access for event attendees.

SECTION 4006: MOBILE FOOD VEHICLES.

4006.1 General. Mobile food vehicles which are temporarily or permanently stored on a property where food items are processed or prepared and sold to the public shall comply with this section.

Exception: Food peddlers operating a retail food establishment from a vehicle designated to be readily movable in which food is; sold or given away but not composed, compounded, thawed, reheated, cut, cooked, processed or prepared.
A Type I hood shall be installed at or above all commercial cooking appliances and domestic cooking appliances used for commercial purposes that produce grease vapors. Commercial kitchen exhaust hoods shall comply with the requirements of the International Mechanical Code.

4006.2.1 Maintenance. Hoods shall be inspected, tested, and maintained in accordance with this code and the International Mechanical Code.

4006.2.2 Inspections and tests. Kitchen hood extinguishing systems shall be inspected and tested every six months by a state of Iowa licensed fire protection contractor.

4006.3 Fire extinguishers. Portable fire extinguishers shall be provided within a 30-foot (9144 mm) travel distance of commercial-type cooking equipment. An approved 2A:20B:C rated dry chemical fire extinguisher shall be provided within 30 feet (9144 mm) of any commercial cooking equipment. Additionally, cooking equipment involving solid fuels or vegetable or animal oils and fats shall be protected by a Class K rated portable extinguisher in accordance with Section 904.12.5.1 or 904.12.5.2, as applicable.

4006.4 Liquefied petroleum gas (LP-gas). LP-gas shall be in accordance with Chapter 61 and NFPA 58.

4006.4.1 Maximum number and quantity. A maximum of two LP-gas containers with a total aggregate propane capacity of 50 gallons (190 L) is permitted at one mobile food vehicle.

4006.4.2 LP-gas cylinder hoses. Hoses shall be designed for a working pressure of 350 psig (2413 kPa) with a safety factor of 5 to 1 and shall be continuously marked with LP-GAS, PROPANE, 350 PSI WORKING PRESSURE, and the manufacturer’s name or trademark. Hose assemblies, after the application of couplings, shall have a design capability of 700 psig (4826 kPa). Hose assemblies shall be leak tested at the time of installation at not less the operating pressure of the system in which they are installed.

4006.5 Location. Mobile food vehicles shall not be located within 20 feet (6096 mm) of buildings, tents, canopies or membrane structures.

SECTION 400: SPECIAL AMUSEMENT BUILDINGS.

4007.1 General. Special amusement buildings shall be in accordance with this section and Section 411 of the International Building Code.

Exception: Amusement buildings or portions thereof, which are without walls or a roof and are constructed to prevent the accumulation of smoke.

4007.2 Use of combustible decorative materials. Use of combustible decorative materials shall be in accordance with Chapter 8.
4007.3 Assistance. Adult monitors with flashlights shall be available to provide assistance in the event someone becomes lost or disoriented. One adult monitor shall be provided for every 60 persons.

4007.4 Automatic sprinkler system. Special amusement buildings shall be equipped throughout with an automatic sprinkler system in accordance with Chapter 9.

4007.4.1 Temporary special amusement buildings. Where the special amusement building is temporary, the sprinkler water supply shall be of an approved temporary means. The sprinkler piping shall be connected to a temporary water supply having sufficient capacity (flow and pressure) to supply residential or standard quick spray response sprinkler heads at a minimum design density of 0.15 gpm (.57 LPM) per square foot of protected floor area. The design shall be based on flowing the six most hydraulically remote sprinkler heads. Should the temporary amusement building contain less than six heads, the design shall assume that all heads are flowing simultaneously. The temporary water supply may be connected to a domestic water line, a fire line, or temporary on-site storage tank as long as the minimum design densities are met. An indicating type control valve shall be installed in an accessible location between the sprinkler system and the connection to the water supply.

SECTION 4008: MAZES.

4008.1 General. Mazes including, but not limited to corn stalk or hedge mazes, shall be in accordance with Section 3808.

4008.1.2 Safe refuge areas. Safe refuge areas shall be established outside of the maze or building and structure, and shall not be closer than 50 feet (15240mm).

4008.1.3 Paths. Paths throughout the maze shall be a minimum of 36 inches (914mm) in width and shall be clear and unobstructed width.

4008.1.4 Separation. A minimum of 20 feet (6096mm) shall be provided between mazes and buildings and structures. The 20-foot (6096mm) clearance shall be free from vegetation and obstructions.

4008.1.5 Means of egress. Each exit shall be a minimum of 6 feet (1828mm) wide.

4008.1.5.1 Travel distance. The maximum travel distance to reach an exit access shall not exceed 75 feet (22,860mm). The travel distance shall be determined by using the maze path.

4008.1.5.2 Number. The travel distance required to reach an exit access shall determine the number of exits required. Locking devices shall remain unlocked on exits when the maze is occupied.
4008.1.5.3 Exit signs. Exit signs shall be provided next to or above each exit. The lettering shall be a minimum of 12 inches (305mm) high with 2-inch (51mm) brushstroke. The signs shall read EXIT with lettering in a color contrasting to the sign’s background.

4008.2 Event plans. The following plans shall be submitted to the fire code official.

4008.2.1 General fire safety plan. The plan shall include, but not be limited to procedures that shall be used to prevent over-drying of vegetation throughout the site, documentation of decorative materials flame-retardancy, the maximum number of attendees.

4008.2.2 Security plan. The plan shall document who shall provide security (e.g., off-duty police officers, sheriff’s posse, employees). All security personnel shall be provided with a 2-way radio and flashlight.

4008.2.3 Evacuation plans. The plan shall document the responsibilities of all on-site employees. The plan shall also document how attendees will be evacuated, and where they will be evacuated.

4008.2.4 Maze rules. Maze rules shall be posted at maze entrance.

4008.3 Employee responsibilities. Each employee shall be familiar with the evacuation plan and with fire extinguisher locations. Documentation of training shall be provided to the fire code official.

4008.3.1 Guides. An employee shall be responsible for guiding a group of not more than 14 attendees through the maze. Each employee shall be provided with a minimum of one flashlight and two-way radio. The employees shall be responsible for detecting and reporting fire or smoke to a competent person posted at the maze main entrance and begin evacuation procedures.

4008.3.2 Main entrance employee. Each maze shall be manned by an employee at the entrance. The employee shall be capable of communicating with the employees and shall be provided with a cellular telephone. When the main entrance employee receives a report of smoke, fire or injury, the employee shall immediately call 9-1-1.

4008.4 Watering. Corn stalk and hedge mazes shall be provided with sufficient water and at a frequency that prevents the vegetation from becoming dry or brittle. Failure to comply with this provision is an imminent hazard and the fire code official shall issue a stop order.

4008.5 Buildings and structures. When buildings and structures are intended to be occupied by attendees, the building and structure shall comply with Section 3807.

SECTION 4009: COVERED MALL BUILDINGS.
4009.1 General. Temporary use of the common pedestrian area within a covered mall building for promotional, Group A, Group E, Group M or similar activities shall be in accordance with Section 4009.

4009.2 General requirements.

4009.2.1 Main aisle width. Main aisles shall be a minimum of 10 feet (3048mm) in width or the minimum required means of egress width, whichever is greater, and shall be maintained in accordance with Chapter 10. Main aisles shall not be obstructed.

4009.2.2 Cross aisle width. Cross aisles shall be a minimum of 15 feet (4572mm) in width or the required means of egress width, whichever is greater, and shall be maintained in accordance with Chapter 10.

4009.2.3 Fueled equipment. Liquid- or gas-fueled, or electric appliances, tools, apparatus, craft or vehicles shall be displayed in a mall in accordance with Section 314. LP-gas powered floor maintenance machines may be used when in accordance with Chapter 61.

4009.3 Combustible decorative materials. Combustible decorative materials shall be in accordance with Chapter 8.

67. Section: IFC 5601.4. Add the following language (Exception):

Exception: Persons in charge of fireworks display or pyrotechnic special effect operations may be less than 21 years of age if they possess a valid PGI display fireworks operator certification or equivalent certification approved by the fire code official.

68. Section: IFC Section 6104.2. Replace with the following language:

6104.2 Maximum capacity within established limits. Within the limits established by law restricting the storage of liquefied petroleum gas for the protection of heavily populated or congested areas, the installation of liquefied petroleum gas shall be prohibited unless specifically approved by the fire code official, and in that case the aggregate capacity of any one installation shall not exceed a water capacity of 1,000 gallons (3785 L) (see Section 3 of the Sample Legislation for Adoption of the International Fire Code on page xxi).

Exception: Containers shall not exceed a water capacity of 20 gallons, must be located outside of the building, and used for cooking purposes only.

69. Section: IFC 6104.3.3. Insert the following language:

6104.3.3 LP Gas Containers in Group R Occupancies. LP Gas shall not be stored or used inside of a building.
70. Section: IFC D104.4. Add the following language:

D104.4 Public Streets. Where two fire apparatus access roads are required, they both shall be public streets. Where public streets are not feasible the streets shall be designed, constructed and maintained as public streets.

71. Section: IFC D104.5. Add the following language:

D104.5 Fire Department Access Points. A minimum of two means of Approved fire apparatus access points shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. Access points shall have a minimum clear width of 20 feet and shall support an imposed load of 75,000 lbs.

Exceptions:

1. When alternative fire and life safety measures have been implemented, the number of required access points may be reduced to one.

72. Section: IFC D104.5.1. Add the following language:

D104.5.1 Remoteness. Where two fire apparatus access points are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the lot or area to be served, measured in a straight line between accesses.

Exceptions:

1. When alternative fire and life safety measures have been implemented, the distance between required access points may be reduced to a distance not less than one quarter of the length of the maximum overall diagonal dimension.

73. Section: IFC D105.3. Replace with the following language:

D105.3 Proximity to building. At least one of the required access routes meeting this condition shall be positioned along a total of ¼ of the building perimeter and located within the minimum and a maximum dictated by the table below, Table D105.3. The arrangement of the aerial fire apparatus access road shall be approved by the fire code official and may be discontinuous with approval.

74. Section: IFC D106.4. Add the following language:

D106.4 Public Streets. Where two fire apparatus access roads are required, they both shall be public streets. Where public streets are not feasible the streets shall be designed, constructed and maintained as public streets.

75. Section: IFC D107.1 Exception #2. Replace with the following language:
2. The number of dwelling units on a single fire apparatus access road shall not be increased unless alternative fire and life safety measures have been provided, as determined by the fire code official. When alternative fire and life safety measures have been implemented, at no time shall the number of dwelling units on a single fire apparatus access road exceed 60 units.

<table>
<thead>
<tr>
<th>Building Height (ft)</th>
<th>Distance from Building (ft)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum</td>
<td>Maximum</td>
</tr>
<tr>
<td>30</td>
<td>40</td>
</tr>
<tr>
<td>40</td>
<td>50</td>
</tr>
<tr>
<td>50</td>
<td>N/A</td>
</tr>
</tbody>
</table>

76. **Section: IFC D107.3.** Add the following language:

**D107.3 Public Streets.** Where two fire apparatus access roads are required, they both shall be public streets.
DATE:      MAY 9, 2023
TO:        MAYOR & CITY COUNCIL
FROM:      MADELINE STURMS, AICP, CPM
           ASSISTANT CITY MANAGER/ COMMUNITY DEVELOPMENT DIRECTOR
SUBJECT:   FINAL PLAT AND VOLUNTARY ANNEXATION AGREEMENT
           BERNDEL ACRES PLAT 2

BACKGROUND:
The City has received a proposed final plat for a property located west of SE 80th Street and north of SE 6th Avenue in unincorporated Polk County. The 138.39-acre parcel referred to as Berndel Acres Plat 2 is currently owned by Bernadine F. Mills Revocable Trust. Pleasant Hill has received the plat for review because it is within the City’s two-mile extraterritorial boundary. The property owners wish to subdivide the parcel into two lots to separate an existing homestead from land reserved for future development. The proposed use of the property meets the current County zoning of LDR Low Density Residential.

The plat shows no new water utility, sanitary sewer extensions, or roadway improvements planned. Lot 1 is an approximate 4.92-acre parcel that will contain the existing single family structure, while the remaining 129.39-acres of land will be contained in Outlot X, an unbuildable parcel that will require to be platted prior to development. The plat also includes Street Lot A and Street Lot B for right of way dedication to the County for portions of SE 80th Street and SE 6th Avenue.

The property is effectively bisected by Spring Creek and the stream’s floodway and floodplains are identified on the plat. Floodway buffer and tree preservation easements have been included to prevent any future disturbances within the floodway and an additional 25’ impervious surface setback from the buffer has been identified on Lot 1 to limit construction on the property. Existing sanitary sewer easements are identified on the property for a 15” sanitary sewer line that extends from the north to a substation located along SE 80th Street, just south of the Spring Creek. An existing easement for a 12” sanitary sewer line is also identified along the south border of the property that connects to the same 80th Street substation from the south. A 250’ Drainage and Tree Preservation easement also covers the majority of the property’s frontage to SE 6th Avenue. Woodland areas have been identified on the plat to meet County preservation requirements.

Staff has reviewed the document, finding it to be in conformance with the requirements of a preliminary plat. The final plat is being reviewed administratively by Polk County staff as a minor subdivision. Council approved the Preliminary Plat at the March 14, 2023 meeting. The future voluntary annexation agreement that is part of the final plat approval has been completed by the property owners and is consistent with past practice to create positive relationships with unincorporated residents and protect the City’s long term need for responsible annexation. The documents will be recorded subject to the plat approval.

ALTERNATIVES:
Not approve the resolution; however, it may delay or terminate the project.

FINANCIAL CONSIDERATIONS:
N/A
RECOMMENDATION:
Consider approval of the attached resolution approving the final plat and future voluntary annexation agreement for Berndel Acres Plat 2.
RESOLUTION #050923-06

A RESOLUTION APPROVING A FINAL PLAT AND FUTURE VOLUNTARY ANNEXATION AGREEMENT FOR BERNDDEL ACRES PLAT 2

WHEREAS, the Pleasant Hill City Council and the Planning and Zoning Commission have received and reviewed the Final Plat for Berndel Acres Plat 2 generally located west of SE 80th Street and north of SE 6th Avenue; and

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

NOW, THEREFORE, BE IT RESOLVED, that the City Council of Pleasant Hill, Iowa, in Polk County, Iowa, does hereby approve the Final Plat and future voluntary annexation agreement for Berndel Acres Plat 2.

ADOPTED this 9th day of May 2023.

________________________________________
Sara Kurovski, Mayor

ATTEST:

________________________________________
Dena Spooner, City Clerk/Finance Director
APPLICATION FOR VOLUNTARY ANNEXATION

To: Mayor and Pleasant Hill City Council, City Hall, 5160 Maple Drive, Suite A, Pleasant Hill, Iowa 50327.

Subject: Annexation – Property owned by the Bernadine F. Mills Revocable Trust

Honorable Mayor and Members of the City Council:

Re: Title to the property identified in Exhibit A is held in the name of the Bernadine F. Mills Revocable Trust (hereinafter “Owner”).

Owner states as follows:

1. Owner is the owner of the property identified in Exhibit A (exclusive of public rights-of-way). Owner requests that the property identified in Exhibit A (hereinafter referred to as “Subject Property”) be voluntarily annexed into the City of Pleasant Hill, Iowa (hereinafter referred to as “City”).

2. Owner hereby makes application to City to voluntarily annex the Subject Property subject to certain terms, conditions and provisions of a Pre-Annexation Agreement (hereinafter referred to as “Agreement”) to which this Application is attached.

   All of the terms, conditions and provisions of the Pre-Annexation Agreement shall by this reference be incorporated and made a part of this Application for Voluntary Annexation if as set forth verbatim herein.

3. This Application for Annexation is irrevocable and shall be binding upon the Owner, their heirs, successors in interest and/or assigns.

Dated this 7th day of April 2023.

OWNERS:
BERNADINE F. MILLS REVOCABLE TRUST

By: Berdena Struck
Its: Co-Trustee

By: Christina Purington
Its: Co-Trustee
EXHIBIT A

(Legal Description of Berndel Acres Plat 2)
PRE-ANNEXATION AGREEMENT

This Pre-Annexation Agreement (hereinafter referred to as “Agreement”) is entered into by and between the City of Pleasant Hill, Iowa, a municipal corporation (hereinafter referred to as the “City”) and by The Bernadine F. Mills Revocable Trust (hereinafter referred to as “Owner”) being the owners of the following described real estate to wit:

Please see Exhibit A

(hereinafter referred to as “Subject Property”).

WITNESSETH:

WHEREAS, the Subject Property is presently located entirely within Polk County, Iowa, and outside the corporate limits of any other city; and,

WHEREAS, the Owner and the City of Pleasant Hill have entered into an Annexation Agreement on the 7th day of April 2023. A copy of said Annexation Agreement is attached hereto and by this reference made a part hereof as though fully set out herein; and,

WHEREAS, Owner is making application for voluntary annexation into the City of Pleasant Hill, Iowa this date. Said Annexation Agreement to be acted upon under the terms and conditions as set out herein and as referred to in the previous Annexation Agreement by and between the City of Pleasant Hill and Owner; and,

NOW THEREFORE, in consideration of the mutual promises contained herein, and other good and valuable consideration, it is agreed between City and Owner, as follows:

1. **Consent.** The City of Pleasant Hill will provide the maximum benefit allowed by the State of Iowa at the time of voluntary annexation for the transition in the imposition of City taxes against the property, not to exceed the following abatement schedule:
   
   A. For the first and second years, seventy-five percent (75%).
   B. For the third and fourth years, sixty percent (60%).
   C. For the fifth and sixth years, forty-five percent (45%).
   D. For the seventh and eighth years, thirty percent (30%).
   E. For the ninth and tenth years, fifteen percent (15%).

   These are the maximum benefits allowed pursuant to 368.7(5) and 368.11(3)(m) of the Code of Iowa.
2. **Irrevocable.** This Pre-Annexation Agreement shall become irrevocable upon execution by the Owner.

3. **Severability.** If any provisions, conditions, or covenants of this Agreement, or the application thereof to any circumstances of either Party, shall be held invalid or unenforceable, the remainder of this Agreement or the application of such provision, condition, or covenant to persons or circumstances other than those as to whom or which it is held invalid or unenforceable shall not be affected thereby and shall be valid and enforceable to the fullest extent permitted by law.

The City of Pleasant Hill agrees to annex the property at a time of the City’s choosing.

Dated this 7th day of April, 2023.

OWNERS:
THE BERNADINE F. MILLS REVOCABLE TRUST

By: Berdena Struck
Its: Co-Trustee

By: Christina Purington
Its: Co-Trustee

CITY OF PLEASANT HILL, IOWA

___________________________
Mayor, Sara Kurovski

___________________________
City Clerk
EXHIBIT A

(Legal Description for Berndel Acres Plat 2)
RESTRICTIVE COVENANT AND DEVELOPMENT AGREEMENT

STATE OF IOWA )
 ) ss.
COUNTY OF POLK )

COMES NOW The Bernadine F. Mills Revocable Trust (hereinafter "Owner") of the following described real estate:

Please see Exhibit A

And does hereby make the following Agreement with the City of Pleasant Hill, Iowa:

WHEREAS the City of Pleasant Hill, Iowa has consented to and approved an abatement schedule allowed under Iowa Code §368.7(5) and §368.11(3)(a) for the above described real estate.

NOW THEREFORE in consideration of that approval, the owner as aforementioned and heirs, successors in interest, transferees, and/or assigns of the above described real estate, agree that said real estate is subject to an Application for Voluntary Annexation into the City of Pleasant Hill, Iowa. That said Application for Voluntary Annexation to the City of Pleasant Hill, Iowa, is on file with the City of Pleasant Hill, Iowa and is to be used by the City of Pleasant Hill, Iowa as soon as it is practical to do so. Further, that this real estate shall eventually become a part of the City of Pleasant Hill, Iowa.

That the covenant of Voluntary Annexation by the City of Pleasant Hill shall run with the land and be a restriction thereon subject to the contents thereof.

That all parties agree that adequate consideration has been given for such restriction.
Dated this 7th day of April, 2023.

OWNERS:
THE BERNADINE F. MILLS REVOCABLE TRUST

Berdena Struck
By: Berdena Struck
Its: Co-Trustee

By: Christina Purington
Its: Co-Trustee

On this 7th day of April, 2023, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared BERDENA STRUCK and CHRISTINA PURINGTON to me personally known, who by me being duly sworn does say that she is the Co-Trustees of said Trust, that no seal has been procured by said Trust, that said BERDENA STRUCK and CHRISTINA PURINGTON, as such Co-Trustees, acknowledged the execution of said record to be the voluntary act and deed of said Trust, by it and by them voluntarily executed.

Michaela Arneson
Notary Public In and For the State of Iowa
Dated this ____ day of __________________, 2023.

OWNERS:
THE BERNADINE F. MILLS REVOCABLE TRUST

______________________________
By: Berdina Struck
Its: Co-Trustee

______________________________
By: Christina Purington
Its: Co-Trustee

On this 12 day of April, 2023, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared BERDENA STRUCK and CHRISTINA PURINGTON to me personally known, who by me being duly sworn does say that she is the Co-Trustees of said Trust, that no seal has been procured by said Trust, that said BERDENA STRUCK and CHRISTINA PURINGTON, as such Co-Trustees, acknowledged the execution of said record to be the voluntary act and deed of said Trust, by it and by them voluntarily executed.

______________________________
TORY ANN WERMERSKIRCHEN
Notary Public
Minnesota
My Commission Expires
Jan 31, 2028

Notary Public In and For the State of Iowa
EXHIBIT A

(Legal Description of Berndel Acres Plat 2)
VOLUNTARY PETITION OF ANNEXATION TO THE CITY OF PLEASANT HILL, IOWA

KNOW ALL MEN BY THESE PRESENTS THAT WHEREAS that The Bernadine F. Mills Revocable Trust is the owner of the following described real estate to wit:

Please see Exhibit A

That this Voluntary Petition of Annexation is hereby presented to the City Council of the City of Pleasant Hill, Iowa and to the City Development Board exercising our independent right to request voluntary annexation of the subject real estate into the City of Pleasant Hill, Iowa this ___ day of ____________ 2023.

That this Voluntary Petition of Annexation to the City of Pleasant Hill, Iowa is irrevocable and shall be binding upon the Owner, their heirs, transferees, successors in interest, and/or assigns, and may only be revoked according to the terms of the Pre-Annexation Agreement if said terms, conditions, and provisions are not complied with by the City Council of the City of Pleasant Hill, Iowa. That this Voluntary Petition shall run with the land and is subject to the Restrictive Covenant and Development Agreement executed concurrently herewith.

This Petition is offered subject to 368.11(3)(m)(1) allowing for the annexed property to enjoy the imposition of City tax, adjusted for ten (10) years as set out therein.

OWNERS:
THE BERNADINE F. MILLS REVOCABLE TRUST

By: Berdina Struck
Its: Co-Trustee

By: Christina Purington
Its: Co-Trustee
EXHIBIT A

(Legal Description for Berndel Acres Plat 2)
DATE: MAY 9, 2023

TO: MAYOR & CITY COUNCIL

FROM: MADELINE STURMS, AICP, CPM
ASSISTANT CITY MANAGER/COMMUNITY DEVELOPMENT DIRECTOR

SUBJECT: POLK COUNTY EMERGENCY MANAGEMENT COMMISSION
FUNDING AGREEMENT RENEWAL

BACKGROUND:
The City of Pleasant Hill is a member of the Polk County Emergency Management Commission along with the other cities in the County and Polk County as required by law. The Commission approved an updated 28E agreement for the funding of the Emergency Management Administration on February 15th. The attached agreement updates language to reflect the term of the agreement for the next three fiscal years. The assessment amount at $0.50 per capita remains unchanged. This agreement was previously adopted and renewed in 2005, 2008, 2011, 2014, 2018, and 2020. Following is a resolution to approve the agreement with Polk County to update the agreement.

ALTERNATIVES:
Not approve the agreement update with Polk County Emergency Management. However, this would delay coordination of this agreement.

FINANCIAL CONSIDERATIONS:
The City has budgeted funds to participate.

RECOMMENDATION:
Consider approval of the attached resolution approving the updated agreement for Polk County Emergency Management program administration.
RESOLUTION #050923-07

A RESOLUTION APPROVING 28E AGREEMENT FOR FUNDING OF EMERGENCY MANAGEMENT ADMINISTRATION

WHEREAS, pursuant to Iowa Code §29C.9 there is established in each county an emergency management commission to provide direction for delivery of the emergency management services of planning, administration, coordination, training and support for local governments and their departments; and

WHEREAS, pursuant to Iowa Code §29C.9 the Polk County Emergency Management Commission ("Commission") does exist and operate, being composed of duly-appointed representatives of the following governmental entities: the City of Alleman, the City of Altoona, the City of Ankeny, the City of Bondurant, the City of Clive, the City of Des Moines, the City of Elkhart, the City of Grimes, the City of Johnston, the City of Mitchellville, the City of Pleasant Hill, the City of Polk City, the City of Runnells, the City of Urbandale, the City of West Des Moines, the City of Windsor Heights, the County of Polk; and

WHEREAS, pursuant to Iowa Code §29.C17 the budget of the Commission may be funded all or in part by a per capita allocation funded from city and county general funds; and

WHEREAS, it is the intent and desire of the Polk County Emergency Management Commission and its members to fund administration of the Commission through an annual per capita allocation funded from city and county general funds.

THEREFORE, BE IT RESOLVED, that the City Council of Pleasant Hill, Iowa, in Polk County, Iowa, does hereby approve the attached 28E Agreement for funding of emergency management administration.

ADOPTED this 9th day of May, 2023.

__________________________
Sara Kurovski, Mayor

ATTEST:

__________________________
Dena Spooner, City Clerk / Finance Director
28E AGREEMENT
MEMBERS OF THE POLK COUNTY EMERGENCY
MANAGEMENT COMMISSION
FOR FUNDING OF EMERGENCY MANAGEMENT ADMINISTRATION

This Agreement by and among Members of the Polk County Emergency Management Commission for Funding of Emergency Management Administration ("Agreement") is entered into on the date last executed by the parties.

Whereas, pursuant to Iowa Code §29C.9 there is established in each county an emergency management commission to provide direction for delivery of the emergency management services of planning, administration, coordination, training and support for local governments and their departments; and

Whereas, pursuant to Iowa Code §29C.9 the Polk County Emergency Management Commission ("Commission") does exist and operate, being composed of duly-appointed representatives of the following governmental entities: the City of Alleman, the City of Altoona, the City of Ankeny, the City of Bondurant, the City of Clive, the City of Des Moines, the City of Elkhart, the City of Grimes, the City of Johnston, the City of Mitchellville, the City of Pleasant Hill, the City of Polk City, the City of Runnells, the City of Urbandale, the City of West Des Moines, the City of Windsor Heights, the County of Polk; and

Whereas, pursuant to Iowa Code §29C.17 the budget of the Commission may be funded all or in part by a per capita allocation funded from city and county general funds; and

Whereas, it is the intent and desire of the Commission and its Members to fund administration of the Commission through an annual per capita allocation funded from city and county general funds.

It is hereby agreed by and among the members of the Commission as follows:

1. **28E Agreement.** This agreement is entered into pursuant to the provisions of Chapter 28E of the Code of Iowa.

2. **No Entity.** No separate, legal or administrative entity is created by this Agreement. No real property will be acquired in the performance of this Agreement.

3. **Administration.** The Chairperson of the Commission, or the Chairperson’s designee, shall administer performance of this Agreement.
4. **Term.** The term of this Agreement shall be three years from the effective date, and will specifically include assessments in budget years FY2023/24, FY2024/25, and FY2025/26.

5. **Termination.** This Agreement may be terminated at a regular meeting or at a special meeting called for such purpose, by an affirmative vote of representatives from Member governmental entities whose combined population is not less than two-thirds (2/3) of the total population within Polk County as presented on Attachment 1, which vote must be ratified by resolution of the governing bodies of Member governmental entities whose combined population is not less than two-thirds (2/3) of the total population within Polk County as presented on Attachment 1.

6. **Assessment.** Each Member shall fund Commission administration on the basis of a $0.50 per capita annual allocation, according to the most recent population estimates provided by the Des Moines Area Metropolitan Planning Organization (MPO). These populations and the corresponding annual allocations are presented on Attachment 1, which is incorporated herein. Annual assessments are due and payable in the office of the Commission by December 31 of each year during the term of the Agreement.

7. **Execution of Agreement.** Member governmental entities shall approve this Agreement by resolution or motion of their respective council or board, which shall authorize execution of the Agreement. The executed Agreement will then be filed in the offices of the Iowa Secretary of State and the Recorder of Polk County by Polk County, in accordance with Chapter 28E of the Code of Iowa. The Agreement shall become effective when recorded in the Polk County Recorder’s Office and shall remain in effect unless terminated as provided herein. This is the entire Agreement among the parties and may be amended only upon an affirmative vote of representatives from Member governmental entities whose combined population is not less than two-thirds (2/3) of the total population within Polk County as presented on Attachment 1, which vote must be ratified by resolution of the governing bodies of Member governmental entities whose combined population is not less than two-thirds (2/3) of the total population within Polk County as presented on Attachment 1. The laws of the State of Iowa apply to this Agreement.
**ATTACHMENT 1**

Polk County Emergency Management Commission  
Most Recent Population Estimates Provided by the Des Moines Area MPO

<table>
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<tr>
<th>Jurisdiction</th>
<th>Estimated Population in Polk County&lt;sup&gt;1&lt;/sup&gt;</th>
<th>Assessment Amount</th>
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</thead>
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<tr>
<td>Alleman</td>
<td>423</td>
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<tr>
<td>Altoona</td>
<td>19,565</td>
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<td>Ankeny</td>
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<tr>
<td>Bondurant</td>
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<td>$3,682.50</td>
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<tr>
<td>Clive</td>
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<td>$5,517.00</td>
</tr>
<tr>
<td>Des Moines</td>
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<td>$441.00</td>
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<tr>
<td>Grimes</td>
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<td>Johnston</td>
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<tr>
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<tr>
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<td>Windsor Heights</td>
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<tr>
<td>Balance&lt;sup&gt;2&lt;/sup&gt;</td>
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<tr>
<td><strong>Total</strong></td>
<td><strong>492,401</strong></td>
<td><strong>$245,873.00</strong></td>
</tr>
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</table>

<sup>1</sup> ACS-5 Year 2018 Population Estimate (2014-2018) - U.S. Census Bureau (provided by Des Moines Area MPO)

<sup>2</sup> Balance of population within incorporated areas of Polk County (Carlisle, Granger, Norwalk and Sheldahl) but not members of the Polk County Emergency Management Commission
DATE:         MAY 9, 2023
TO:            MAYOR & CITY COUNCIL
FROM:         J. BENJAMIN CHAMP, ICMA-CM, AICP, CECd, EDFP, ASLA
        CITY MANAGER
SUBJECT:      RESOLUTION FOR CIP GENERAL OBLIGATION BOND
               PRELIMINARY OFFICIAL STATEMENT AND DATE FOR BOND SALE

BACKGROUND
The City Council has identified the need for continued investment in existing and new infrastructure in the community and has prioritized funding during the strategic planning and budgeting process. The fiscal year 2023-24 budget includes the sale of general obligation urban renewal bonds to fund approximately $8M in infrastructure projects in the community. Streets, sidewalks, water and sanitary sewer, storm drainage, park development, and other related improvements within the urban renewal area are eligible. The City’s bond counsel has prepared the attached resolution as a next step in the bond sale process that approves the attached Preliminary Official Statement and sets May 23rd, 2023 as the date for the sale of the bonds.

ALTERNATIVES
Not approve the resolution; however, that would delay or stop the issuance of the bond.

FINANCIAL CONSIDERATIONS
None with this action. The proposed repayment schedule will not impact the FY23 budget, and would be repaid from tax increment funds, backed by the full faith and credit of the City.

RECOMMENDATION
Approve the attached resolution for the bond sale.
RESOLUTION NO. 050923-08

Resolution setting the date for the sale of General Obligation Corporate Purpose Bonds, Series 2023 and authorizing the use of a preliminary official statement in connection therewith

WHEREAS, the City of Pleasant Hill (the “City”), in Polk County, State of Iowa, heretofore proposed to enter into a General Obligation Loan Agreement (the “Loan Agreement”), pursuant to the provisions of Section 384.24A of the Code of Iowa, and to borrow money thereunder in a principal amount not to exceed $8,000,000 for the purpose of paying the costs, to that extent, of (a) constructing street, sanitary sewer system, storm water drainage, water system and sidewalk improvements; (b) acquiring and installing street lighting, signage and signalization improvements; and (c) undertaking improvements to existing municipal parks, including lighting, trails, parking, shelters, pickle ball courts, play grounds and utility connections; and pursuant to law and a notice duly published, the City Council has held a public hearing on such proposal on April 25, 2023; and

WHEREAS, a Preliminary Official Statement (the “P.O.S.”) has been prepared to facilitate the sale of General Obligation Corporate Purpose Bonds, Series 2023 (the “Bonds”) to be issued in evidence of the obligation of the City under the Loan Agreement, and it is now necessary to make provision for the approval of the P.O.S. and to authorize its use by PFM Financial Advisors LLC, as municipal advisor (the “Municipal Advisor”) to the City; and

WHEREAS, it is now necessary to set the date for the sale of the Bonds and to make provision for the advertisement thereof;

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

Section 1. The City Staff is hereby authorized to take such action as shall be deemed necessary and appropriate, with the assistance of the Municipal Advisor, to prepare the P.O.S. describing the Bonds and providing for the terms and conditions of their sale, and all action heretofore taken in this regard is hereby ratified and approved.

Section 2. The use by the Municipal Advisor of the P.O.S. relating to the Bonds in substantially the form as has been presented to and considered by the City Council is hereby approved, and the Municipal Advisor is hereby authorized to prepare and use a final Official Statement for the Bonds substantially in the form of the P.O.S. but with such changes therein as are required to conform the same to the terms of the Bonds and the resolution, when adopted, providing for the sale and issuance of the Bonds, and the City Manager is hereby authorized and directed to execute a final Official Statement for the Bonds, if requested. The P.O.S. as of its date is deemed final by the City within the meaning of Rule 15(c)(2)-12 of the Securities and Exchange Commission.
Section 3. Sealed bids for the purchase of the Bonds shall be submitted, as set forth in the P.O.S., received and canvassed on behalf of the City until 10:00 a.m. on May 23, 2023, at the office of the City Clerk, at City Hall, in the City, and the City Council shall meet on the same date at 6:00 p.m., at the City Hall, 5160 Maple Drive, Pleasant Hill, Iowa, for the purpose of considering such bids received and considering and passing a resolution providing for the award of the Bonds, and the Municipal Advisor is hereby authorized and directed to disseminate the notice of said sale, in compliance with the Internal Revenue Service regulations governing “Issue Price” determinations, such notice to minimally contain information regarding Establishment of Issue Price set forth in the “Terms of Offering” attached to the P.O.S. and to be in such form as the Municipal Advisor may deem to be appropriate.

Section 4. Pursuant to Section 75.14 of the Code of Iowa, the City Council hereby authorizes the use of electronic bidding procedures for the sale of the Bonds through PARITY®, and hereby finds and determines that the PARITY® competitive bidding system will provide reasonable security and maintain the integrity of the competitive bidding process and will facilitate the delivery of bids by interested parties under the circumstances of this bond sale.

Section 5. All resolutions or parts thereof in conflict herewith are hereby repealed to the extent of such conflict.

Section 6. This resolution shall be in full force and effect immediately upon its adoption and approval, as provided by law.

Passed and approved May 9, 2023.

Mayor

Attest:

City Clerk
ATTESTATION CERTIFICATE

STATE OF IOWA
POLK COUNTY          SS:
CITY OF PLEASANT HILL

I, the undersigned, City Clerk of the City of Pleasant Hill, do hereby certify that attached hereto is a true and correct copy of all of the proceedings of the City Council relating to the fixing of a date for the sale of General Obligation Corporate Purpose Bonds, Series 2023 and approving a preliminary official statement for the sale of the Bonds, as referred to herein.

WITNESS MY HAND this _________ day of ______________, 2023.

________________________________________________________
City Clerk
MINUTES TO SET DATE FOR SALE OF BONDS AND AUTHORIZE OFFICIAL STATEMENT FOR BONDS

424826-89

Pleasant Hill, Iowa

May 9, 2023

The City Council of the City of Pleasant Hill, Iowa, met on May 9, 2023, at ____ o’clock ____ m. at the ________________________________, Pleasant Hill, Iowa.

The meeting was called to order by the Mayor, and the roll being called, the following named Council Members were present and absent:

Present: ____________________________________________________________

Absent: ____________________________________________________________.

After due consideration and discussion, Council Member ______________ introduced the following resolution and moved its adoption, seconded by Council Member __________. The Mayor put the question upon the adoption of said resolution, and the roll being called, the following 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
PRELIMINARY OFFICIAL STATEMENT DATED MAY 9, 2023

New Issue

In the opinion of Dorsey & Whitney LLP, Bond Counsel, according to present laws, rulings and decisions and assuming the accuracy of certain representations and compliance with certain covenants, the interest on the Bonds (i) is excluded from gross income for federal income tax purposes under Section 103 of the Internal Revenue Code of 1986 (the “Code”) and (ii) is not an item of tax preference for purposes of the federal alternative minimum tax imposed on noncorporate taxpayers by Section 55 of the Code. Interest on the Bonds may, however, be taken into account in determining adjusted financial statement income for purposes of the federal alternative minimum tax imposed on applicable corporations (as defined in Section 59(k) of the Code) for tax years beginning after December 31, 2022. In the opinion of Bond Counsel, the Bonds are “qualified tax-exempt obligations” within the meaning of Section 265(b)(3) of the Code. See “TAX EXEMPTION AND RELATED TAX MATTERS” herein.

CITY OF PLEASANT HILL, IOWA

$7,545,000* General Obligation Corporate Purpose Bonds, Series 2023

Dated: Date of Delivery (June 29, 2023) Principal Due: June 1 as shown inside front cover

The $7,545,000* General Obligation Corporate Purpose Bonds, Series 2023 (the “Bonds”) are being issued pursuant to Subchapter III of Chapter 384 of the Code of Iowa, as amended, and a resolution to be adopted by the City Council of the City of Pleasant Hill, Iowa (the “City”). The Bonds are being issued for the purpose of paying the costs, to that extent, of constructing street, sanitary sewer system, storm water drainage, water system and sidewalk improvements; acquiring and installing street lighting, signage and signalization improvements; and undertaking improvements to existing municipal parks, including lighting, trails, parking, shelters, pickle ball courts, play grounds and utility connections. The purchaser of the Bonds agrees to enter into a loan agreement (the “Loan Agreement”) with the City pursuant to authority contained in Section 384.24A of the Code of Iowa. The Bonds are issued in evidence of the City’s obligations under the Loan Agreement. The Bonds and the interest thereon are general obligations of the City, and all taxable property within the corporate boundaries of the City is subject to the levy of taxes to pay the principal of and interest on the Bonds without constitutional or statutory limitation as to rate or amount.

The Bonds will be issued as fully registered bonds without coupons and, when issued, will be registered in the name of Cede & Co., as nominee of The Depository Trust Company (“DTC”). DTC will act as securities depository for the Bonds. Individual purchases may be made in book-entry form only, in the principal amount of $5,000 and integral multiples thereof. Purchasers will not receive certificates representing their interest in the Bonds purchased. Principal of the Bonds, payable annually on each June 1, beginning June 1, 2025, and interest on the Bonds, payable initially on June 1, 2024 and thereafter on each December 1 and June 1, will be paid to DTC by the City’s Registrar/Paying Agent, UMB Bank, n.a., West Des Moines, Iowa (the “Registrar”). DTC will in turn remit such principal and interest to its participants for subsequent disbursements to the beneficial owners of the Bonds as described herein. Interest and principal shall be paid to the registered holder of a bond as shown on the records of ownership maintained by the Registrar as of the 15th day of the month next preceding such interest payment date (the “Record Date”).

THE BONDS WILL MATURE AS LISTED ON THE INSIDE FRONT COVER

| MINIMUM BID:                      | $7,469,550 |
| GOOD FAITH DEPOSIT:              | $75,450 Required of Purchaser Only |
| TAX MATTERS:                     | Federal: Tax-Exempt |
|                                  | State: Taxable |
|                                  | See “TAX EXEMPTION AND RELATED TAX MATTERS” for more information. |

The Bonds are offered, subject to prior sale, withdrawal or modification, when, as, and if issued subject to the legal opinion as to legality, validity and tax exemption of Dorsey & Whitney LLP, Bond Counsel, Des Moines, Iowa, to be furnished upon delivery of the Bonds. It is expected the Bonds will be available for delivery on or about June 29, 2023 via Fast Automated Securities Transfer delivery with the Registrar holding the Bonds on behalf of DTC in New York, New York. This Preliminary Official Statement in the form presented is deemed final for purposes of Rule 15c2-12 of the Securities and Exchange Commission, subject to revisions, corrections of modifications as determined to be appropriate, and is authorized to be distributed in connection with the offering of the Bonds for sale.

*Preliminary; subject to change.
CITY OF PLEASANT HILL, IOWA

$7,545,000* General Obligation Corporate Purpose Bonds, Series 2023

MATURITY: The Bonds will mature June 1 in the years and amounts as follows:

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<thead>
<tr>
<th>Year</th>
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<td>765,000</td>
</tr>
</tbody>
</table>

* PRINCIPAL ADJUSTMENT: Preliminary; subject to change. The aggregate principal amount of the Bonds, and each scheduled maturity thereof, are subject to increase or reduction by the City or its designee after the determination of the successful bidder. The City may increase or decrease each maturity in increments of $5,000 but the total amount to be issued will not exceed $8,000,000. Interest rates specified by the successful bidder for each maturity will not change. Final adjustments shall be in the sole discretion of the City.

The dollar amount of the purchase price proposed by the successful bidder will be changed if the aggregate principal amount of the Bonds is adjusted as described above. Any change in the principal amount of any maturity of the Bonds will be made while maintaining, as closely as possible, the successful bidder's net compensation, calculated as a percentage of bond principal. The successful bidder may not withdraw or modify its bid as a result of any post-bid adjustment. Any adjustment shall be conclusive, and shall be binding upon the successful bidder.

INTEREST: Interest on the Bonds will be payable on June 1, 2024 and semiannually thereafter.

OPTIONAL REDEMPTION: The Bonds due after June 1, 2031 will be subject to call for prior redemption on said date or on any day thereafter upon terms of par plus accrued interest to date of call. Written notice of such call shall be given at least thirty (30) days prior to the date fixed for redemption to the registered owners of the Bonds to be redeemed at the address shown on the registration books.
COMPLIANCE WITH S.E.C. RULE 15c2-12

Municipal obligations (issued in an aggregate amount over $1,000,000) are subject to General Rules and Regulations, Securities Exchange Act of 1934, Rule 15c2-12 Municipal Securities Disclosure.

Preliminary Official Statement: This Preliminary Official Statement was prepared for the City for dissemination to prospective bidders. Its primary purpose is to disclose information regarding the Bonds to prospective bidders in the interest of receiving competitive bids in accordance with the TERMS OF OFFERING contained herein. Unless an addendum is received prior to the sale, this document shall be deemed the near final “Preliminary Official Statement”.

Review Period: This Preliminary Official Statement has been distributed to City staff as well as to prospective bidders for an objective review of its disclosure. Comments or omissions or inaccuracies must be submitted to PFM Financial Advisors LLC (the “Municipal Advisor”) at least two business days prior to the sale. Requests for additional information or corrections in the Preliminary Official Statement received on or before this date will not be considered a qualification of a bid received. If there are any changes, corrections or additions to the Preliminary Official Statement, prospective bidders will be informed by an addendum at least one business day prior to the sale.

Final Official Statement: Upon award of sale of the Bonds, the legislative body will authorize the preparation of a final Official Statement that includes the offering prices, interest rates, aggregate principal amount, principal amount per maturity, selling compensation, anticipated delivery date and other information required by law and the identity of the underwriter (the “Syndicate Manager”) and syndicate members. Copies of the final Official Statement will be delivered to the Syndicate Manager within seven business days following the bid acceptance.

REPRESENTATIONS

No dealer, broker, salesman or other person has been authorized by the City, the Municipal Advisor or the underwriter to give any information or to make any representations other than those contained in this Preliminary Official Statement or the final Official Statement and, if given or made, such information and representations must not be relied upon as having been authorized by the City, the Municipal Advisor or the underwriter. This Preliminary Official Statement or the final Official Statement does not constitute an offer to sell or solicitation of an offer to buy, nor shall there by any sale of the Bonds by any person in any jurisdiction in which it is unlawful for such person to make such offer, solicitation or sale. The information set forth herein has been obtained from the City and other sources which are believed to be reliable, but it is not to be construed as a representation by the Municipal Advisor or underwriter. The information and expressions of opinion herein are subject to change without notice, and neither the delivery of this Preliminary Official Statement or the final Official Statement, nor any sale made thereafter shall, under any circumstances, create any implication there has been no change in the affairs of the City or in any other information contained herein, since the date hereof.

This Preliminary Official Statement and any addenda thereto were prepared relying on information from the City and other sources, which are believed to be reliable.

The Bonds are being offered when, and if issued by the City and accepted by the underwriter, subject to receipt of an opinion as the legality, validity and tax exemption by Dorsey & Whitney LLP, Des Moines, Iowa, Bond Counsel. It is expected that the Bonds in the definitive form will be available on or about June 29, 2023 via Fast Automated Securities Transfer delivery with the Registrar holding the Bonds on behalf of DTC in New York, New York.

Compensation of the Municipal Advisor, payable entirely by the City, is contingent upon the sale of the Bonds.

References to website addresses presented herein are for informational purposes only and may be in the form of a hyperlink solely for the reader’s convenience. Unless specified otherwise, such websites and the information or links contained therein are not incorporated into, and are not part of, this Preliminary Official Statement for purposes of, and as that term is defined in, Securities and Exchange Commission Rule 15c2-12.
City of Pleasant Hill, Iowa

Mayor/City Council

Sara Kurovski  Mayor
Ross Grooters  Council Member
Mark A. Konrad  Council Member
Amanda Lundstedt  Council Member
Len Murray  Council Member
Mike Richardson  Council Member

Administration

J. Benjamin Champ, City Manager
Madeline Sturms, Assistant City Manager/Community Development Director
Dena Spooner, City Clerk/Finance Director

City Attorney

Brad Skinner
Skinner Law Office, P.C.
Altoona, Iowa

Bond Counsel

Dorsey & Whitney LLP
Des Moines, Iowa

Municipal Advisor

PFM Financial Advisors LLC
Des Moines, Iowa
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**OFFICIAL BID FORM**
TERMS OF OFFERING
CITY OF PLEASANT HILL, IOWA

$7,545,000* General Obligation Corporate Purpose Bonds, Series 2023

Bids for the purchase of the City of Pleasant Hill, Iowa’s (the “City”) $7,545,000* General Obligation Corporate Purpose Bonds, Series 2023 (the “Bonds”) will be received on Tuesday, May 23, 2023 before 10:00 A.M. Central Time after which time they will be tabulated. The City Council will consider award of the Bonds at 6:00 P.M. Central Time, on the same day. Questions regarding the sale of the Bonds should be directed to the City’s Municipal Advisor, PFM Financial Advisors LLC (the “Municipal Advisor”), 801 Grand Avenue, Suite 3300, Des Moines, Iowa, 50309, or by telephoning 515-724-5724. Information can also be obtained from Ms. Dena Spooner, City Clerk/Finance Director, City of Pleasant Hill, 5160 Maple Drive, Suite A, Pleasant Hill, Iowa 50327, or by telephoning (515) 309-9410.

The following section sets forth the description of certain terms of the Bonds as well as the TERMS OF OFFERING with which all bidders and bid proposals are required to comply, as follows:

DETAILS OF THE BONDS

GENERAL OBLIGATION CORPORATE PURPOSE BONDS, SERIES 2023, in the principal amount of $7,545,000* to be dated the date of delivery (anticipated to be June 29, 2023) will be in the denomination of $5,000 or multiples thereof and will mature June 1, as follows:

<table>
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<th>Amount*</th>
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<td>765,000</td>
</tr>
</tbody>
</table>

*Preliminary; subject to change.

ADJUSTMENT TO BOND MATURITY AMOUNTS

The City reserves the right to increase or decrease the aggregate principal amount of the Bonds and each scheduled maturity thereof, are subject to increase or reduction by the City or its designee after the determination of the successful bidder. The City may increase or decrease each maturity in increments of $5,000 but the total amount to be issued will not exceed $8,000,000. Interest rates specified by the successful bidder for each maturity will not change. Final adjustments shall be in the sole discretion of the City.

The dollar amount of the purchase price proposed by the successful bidder will be changed if the aggregate principal amount of the Bonds is adjusted as described above. Any change in the principal amount of any maturity of the Bonds will be made while maintaining, as closely as possible, the successful bidder's net compensation, calculated as a percentage of Bond principal. The successful bidder may not withdraw or modify its bid as a result of any post-bid adjustment. Any adjustment shall be conclusive and shall be binding upon the successful bidder.
INTEREST ON THE BONDS

Interest on the Bonds will be payable on June 1, 2024 and semiannually on the 1st day of December and June thereafter. Interest and principal shall be paid to the registered holder of a bond as shown on the records of ownership maintained by the Registrar at the close of business on the 15th day of the month (whether or not a business day) next preceding the interest payment date (the “Record Date”). Interest will be computed on the basis of a 360-day year of twelve 30-day months and will be rounded pursuant to rules of the Municipal Securities Rulemaking Board.

OPTIONAL REDEMPTION OF THE BONDS

The Bonds, due after June 1, 2031, will be subject to call prior to maturity in whole, or from time to time in part, in any order of maturity and within a maturity by lot on said date or on any date thereafter at the option of the City, upon terms of par plus accrued interest to date of call. Written notice of such call shall be given at least thirty (30) days prior to the date fixed for redemption to the registered owners of the Bonds to be redeemed at the address shown on the registration books.

TERM BOND OPTION

Bidders shall have the option of designating the Bonds as serial bonds or term bonds, or both. The bid must designate whether each of the principal amounts shown above represent a serial maturity or a mandatory redemption requirement for a term bond maturity. (See the OFFICIAL BID FORM for more information.) In any event, the above principal amount scheduled shall be represented by either serial bond maturities or mandatory redemption requirements, or a combination of both.

GOOD FAITH DEPOSIT

A good faith deposit (the “Deposit”) in the amount of $75,450 is required from the lowest bidder only. The lowest bidder is required to submit such Deposit payable to the order of the City, not later than 12:00 P.M. Central Time on the day of sale of the Bonds, in the form of either (i) a cashier’s check provided to the City or its Municipal Advisor or (ii) a wire transfer as instructed by the City’s Municipal Advisor. If not so received, the bid of the lowest bidder may be rejected and the City may direct the second lowest bidder to submit a Deposit and thereafter may award the sale of the Bonds to the same. No interest on a Deposit will accrue to the successful bidder (the “Purchaser”). The Deposit will be applied to the purchase price of the Bonds. In the event a Purchaser fails to honor its accepted bid proposal, the Deposit will be retained by the City.

FORM OF BIDS AND AWARD

All bids shall be unconditional for the entire issue of the Bonds for a price not less than $7,469,550, plus accrued interest, and shall specify the rate or rates of interest in conformity to the limitations set forth under the “BIDDING PARAMETERS” section. Bids must be submitted on or in substantial compliance with the OFFICIAL BID FORM provided by the City. The Bonds will be awarded to the bidder offering the lowest interest rate to be determined on a true interest cost (the “TIC”) basis assuming compliance with the “ESTABLISHMENT OF ISSUE PRICE” and “GOOD FAITH DEPOSIT” sections herein. The TIC shall be determined by the present value method, i.e., by ascertaining the semiannual rate, compounded semiannually, necessary to discount to present value as of the dated date of the Bonds, the amount payable on each interest payment date and on each stated maturity date or earlier mandatory redemption, so that the aggregate of such amounts will equal the aggregate purchase price offered therefore. The TIC shall be stated in terms of an annual percentage rate and shall be that rate of interest, which is twice the semiannual rate so ascertained (also known as the Canadian Method). The TIC shall be as determined by the Municipal Advisor based on the TERMS OF OFFERING and all amendments, and on the bids as submitted. The Municipal Advisor’s computation of the TIC of each bid shall be controlling. In the event of tie bids for the lowest TIC, the Bonds will be awarded by lot.

The City will reserve the right to: (i) waive non-substantive informalities of any bid or of matters relating to the receipt of bids and award of the Bonds, (ii) reject all bids without cause and (iii) reject any bid which the City determines to have failed to comply with the terms herein.
BIDDING PARAMETERS

Each bidder’s proposal must conform to the following limitations:

1. Each annual maturity must bear a single rate of interest from the dated date of the Bonds to the date of maturity.
2. Rates of interest bid must be in multiples of one-eighth or one-twentieth of one percent.
3. The initial price to the public for each maturity must be 98% or greater.

RECEIPT OF BIDS

Forms of Bids: Bids must be submitted on or in substantial compliance with the TERMS OF OFFERING and OFFICIAL BID FORM provided by the City or through PARITY® competitive bidding system (the “Internet Bid System”). Neither the City nor its agents shall be responsible for malfunction or mistake made by any person, or as a result of the use of an electronic bid or any other means used to deliver or complete a bid. The use of such facilities or means is at the sole risk of the prospective bidder who shall be bound by the terms of the bid as received.

No bid will be accepted after the time specified in the TERMS OF OFFERING and OFFICIAL BID FORM. The time, as maintained by the Internet Bid System shall constitute the official time with respect to all bids submitted. A bid may be withdrawn before the bid deadline using the same method used to submit the bid. If more than one bid is received from a bidder, the last bid received shall be considered.

Sealed Bidding: Sealed bids may be submitted and will be received at the office of the City Clerk/Finance Director, City Hall, 5160 Maple Drive, Suite A, Pleasant Hill, Iowa 50327.

Electronic Internet Bidding: Electronic internet bids will be received at the office of the City’s Municipal Advisor, PFM Financial Advisors LLC, 801 Grand Avenue, Ste. 3300, Des Moines, Iowa. Electronic internet bids must be submitted through the Internet Bid System. Information about the Internet Bid System may be obtained by calling 212-849-5021.

Each prospective bidder shall be solely responsible for making necessary arrangements to access the Internet Bid System for purposes of submitting its electronic internet bid in a timely manner and in compliance with the requirements of the TERMS OF OFFERING and OFFICIAL BID FORM. The City is permitting prospective bidders to use the services of the Internet Bid System solely as a communication mechanism to conduct the electronic internet bidding and the Internet Bid System is not an agent of the City. Provisions of the TERMS OF OFFERING and OFFICIAL BID FORM shall control in the event of conflict with information provided by the Internet Bid System.

BOOK-ENTRY-ONLY ISSUANCE

The Bonds will be issued by means of a book-entry system with no physical distribution of bond certificates made to the public. The Bonds will be issued in fully registered form and one bond certificate, representing the aggregate principal amount of the Bonds maturing in each year will be registered in the name of Cede & Co. as nominee of The Depository Trust Company (“DTC”), New York, New York, which will act as securities depository of the Bonds. Individual purchases of the Bonds may be made in the principal amount of $5,000 or any multiple thereof of a single maturity through book entries made on the books and records of DTC and its participants. Principal and interest are payable by the Registrar to DTC or its nominee as registered owner of the Bonds. Transfer of principal and interest payments to participants of DTC will be the responsibility of DTC; transfer of principal and interest payments to beneficial owners by participants will be the responsibility of such participants and other nominees of beneficial owners. The Purchaser, as a condition of delivery of the Bonds, will be required to deposit the bond certificates with DTC.

MUNICIPAL BOND INSURANCE AT PURCHASER’S OPTION

If the Bonds qualify for issuance of any policy of municipal bond insurance or commitment therefore at the option of the bidder, the purchase of any such insurance policy or the issuance of any such commitment shall be at the sole option and expense of the Purchaser. Any increased costs of issuance of the Bonds resulting from such purchase of insurance shall
be paid by the Purchaser, except that, if the City has requested and received a rating on the Bonds from a rating agency, the City will pay that initial rating fee. Any other rating agency fees shall be the responsibility of the Purchaser. Failure of the municipal bond insurer to issue the policy after the Bonds have been awarded to the Purchaser shall not constitute cause for failure or refusal by the Purchaser to accept delivery on the Bonds. The City reserves the right in its sole discretion to accept or deny changes to the financing documents requested by the insurer selected by the Purchaser.

DELIVERY

The Bonds will be delivered to the Purchaser via Fast Automated Securities Transfer (“FAST”) delivery with the Registrar holding the Bonds on behalf of DTC, against full payment in immediately available cash or federal funds. The Bonds are expected to be delivered within forty-five days after the sale. Should delivery be delayed beyond sixty days from the date of sale for any reason except failure of performance by the Purchaser, the Purchaser may withdraw their bid and thereafter their interest in and liability for the Bonds will cease. When the Bonds are ready for delivery, the City will give the Purchaser five working days’ notice of the delivery date and the City will expect payment in full on that date; otherwise reserving the right at its option to determine that the Purchaser failed to comply with the offer of purchase.

ESTABLISHMENT OF ISSUE PRICE

In order to establish the issue price of the Bonds for federal income tax purposes, the City requires bidders to agree to the following, and by submitting a bid, each bidder agrees to the following.

If a bid is submitted by an underwriter, the underwriter confirms that (i) the underwriters have offered or reasonably expect to offer the Bonds to the public on or before the date of the award at the offering price (the “initial offering price”) for each maturity as set forth in the bid and (ii) the underwriter, if it is the winning bidder, shall require any agreement among underwriters, selling group agreement, retail distribution agreement or other agreement relating to the initial sale of the Bonds to the public to which it is a party to include provisions requiring compliance by all parties to such agreements with the provisions contained herein. For purposes hereof, Bonds with a separate CUSIP number constitute a separate “maturity,” and the public does not include underwriters of the Bonds (including members of a selling group or retail distribution group) or persons related to underwriters of the Bonds.

If, however, a bid is submitted for the bidder’s own account in a capacity other than as an underwriter of the Bonds, and the bidder has no current intention to sell, reoffer, or otherwise dispose of the Bonds, the bidder shall notify the City to that effect at the time it submits its bid and shall provide a certificate to that effect in place of the certificate otherwise required below.

If the Purchaser intends to act as an underwriter, the City shall advise the Purchaser or prior to the time of award whether (i) the competitive sale rule or (ii) the “hold-the-offering price” rule applies.

If the City advises the Purchaser that the requirements for a competitive sale have been satisfied and that the competitive sale rule applies, the Purchaser will be required to deliver to the City at or prior to closing a certification, substantially in the form attached hereto as EXHIBIT 1-A, as to the reasonably expected initial offering price as of the award date.

If the City advises the Purchaser that the requirements for a competitive sale have not been satisfied and that the hold-the-offering price rule applies, the Purchaser shall (i) upon the request of the City confirm that the underwriters did not offer or sell any maturity of the Bonds to any person at a price higher than the initial offering price of that maturity during the period starting on the award date and ending on the earlier of (a) the close of the fifth business day after the sale date or (b) the date on which the underwriters have sold at least 10% of that maturity to the public at or below the initial offering price; and (ii) at or prior to closing, deliver to the City a certification substantially in the form attached hereto as EXHIBIT 1-B, together with a copy of the pricing wire.

Any action to be taken or documentation to be received by the City pursuant hereto may be taken or received on behalf of the City by its Municipal Advisor.

Bidders should prepare their bids on the assumption the Bonds will be subject to the “hold-the-offering-price” rule. Any bid submitted pursuant to the TERMS OF OFFERING and OFFICIAL BID FORM shall be considered a firm offer for the purchase of the Bonds, and bids submitted will not be subject to cancellation or withdrawal.
OFFICIAL STATEMENT

The City has authorized the preparation of a Preliminary Official Statement containing pertinent information relative to the Bonds. The Preliminary Official Statement will be further supplemented by offering prices, interest rates, selling compensation, aggregate principal amount, principal amount per maturity, anticipated delivery date and underwriter, together with any other information required by law or deemed appropriate by the City, shall constitute a final Official Statement of the City with respect to the Bonds, as that term is defined in Rule 15c2-12 promulgated by the Securities and Exchange Commission under the Securities Exchange Act of 1934, as amended (the “Rule”). By awarding the Bonds to any underwriter or underwriting syndicate submitting an OFFICIAL BID FORM therefore, the City agrees that, no more than seven (7) business days after the date of such award, it shall provide without cost to the senior managing underwriter of the syndicate to which each series of the Bonds are awarded up to 15 copies of the final Official Statement to permit each “Participating Underwriter” (as that term is defined in the Rule) to comply with the provisions of such Rule. The City shall treat the senior managing underwriter of the syndicate to which the Bonds are awarded as its designated agent for purposes of distributing copies of the final Official Statement to Participating Underwriters. Any underwriter executing and delivering an OFFICIAL BID FORM with respect to the Bonds agrees thereby that if its bid is accepted by the City, (i) it shall accept such designation and (ii) it shall enter into a contractual relationship with all Participating Underwriters of the Bonds for purposes of assuring the receipt by each such Participating Underwriter of the final Official Statement.

ELECTRONIC EXECUTED DOCUMENTS

Purchaser consents to the receipt of electronic transcripts and acknowledges the City’s intended use of electronically executed documents. Iowa Code chapter 554D establishes electronic signatures have the full weight and legal authority as manual signatures.

CONTINUING DISCLOSURE

The City will covenant in a Continuing Disclosure Certificate for the benefit of the owners and beneficial owners of the Bonds to provide annually certain financial information and operating data relating to the City (the “Annual Report”), and to provide notices of the occurrence of certain enumerated events. The Annual Report is to be filed by the City no later than twelve months after the close of each fiscal year, commencing with the Fiscal Year ending June 30, 2023, with the Municipal Securities Rulemaking Board, at its internet repository named “Electronic Municipal Market Access” (“EMMA”). The notices of events, if any, are also to be filed with EMMA. See APPENDIX D – FORM OF CONTINUING DISCLOSURE CERTIFICATE. The specific nature of the information to be contained in the Annual Report or the notices of events, and the manner in which such materials are to be filed, are summarized in APPENDIX D – FORM OF CONTINUING DISCLOSURE CERTIFICATE. These covenants have been made in order to assist the underwriter in complying with SEC Rule 15c2-12(b)(5) of the Rule.

During the past five years, to the best of its knowledge, the City has complied in all material respects with its previous continuing disclosure undertakings entered into under the Rule.

Breach of the undertakings described above will not constitute a default or an “Event of Default” under the Bonds or the resolution for the Bonds. A broker or dealer is to consider a known breach of the undertakings, however, before recommending the purchase or sale of the Bonds in the secondary market. Thus, a failure on the part of the City to observe the undertakings may adversely affect the transferability and liquidity of the Bonds and their market price.
CUSIP NUMBERS

It is anticipated that Committee on Uniform Security Identification Procedures (“CUSIP”) numbers will be printed on the Bonds and the Purchaser must agree in the bid proposal to pay the cost thereof. In no event will the City, Bond Counsel or Municipal Advisor be responsible for the review or express any opinion that the CUSIP numbers are correct. Incorrect CUSIP numbers on said Bonds shall not be cause for the Purchaser to refuse to accept delivery of said Bonds.

BY ORDER OF THE CITY COUNCIL
CITY OF PLEASANT HILL
/s/ Dena Spooner, City Clerk/Finance Director
SCHEDULE OF BOND YEARS

$7,545,000*
CITY OF PLEASANT HILL, IOWA
General Obligation Corporate Purpose Bonds, Series 2023

Bonds Dated: June 29, 2023
Interest Due: June 1, 2024 and each December 1 and June 1 to maturity
Principal Due: June 1, 2025-2038

<table>
<thead>
<tr>
<th>Year</th>
<th>Principal*</th>
<th>Bond Years</th>
<th>Cumulative Bond Years</th>
</tr>
</thead>
<tbody>
<tr>
<td>2025</td>
<td>$240,000</td>
<td>461.33</td>
<td>461.33</td>
</tr>
<tr>
<td>2026</td>
<td>365,000</td>
<td>1,066.61</td>
<td>1,527.94</td>
</tr>
<tr>
<td>2027</td>
<td>425,000</td>
<td>1,666.94</td>
<td>3,194.89</td>
</tr>
<tr>
<td>2028</td>
<td>445,000</td>
<td>2,190.39</td>
<td>5,385.28</td>
</tr>
<tr>
<td>2029</td>
<td>470,000</td>
<td>2,783.44</td>
<td>8,168.72</td>
</tr>
<tr>
<td>2030</td>
<td>495,000</td>
<td>3,426.50</td>
<td>11,595.22</td>
</tr>
<tr>
<td>2031</td>
<td>525,000</td>
<td>4,159.17</td>
<td>15,754.39</td>
</tr>
<tr>
<td>2032</td>
<td>555,000</td>
<td>4,951.83</td>
<td>20,706.22</td>
</tr>
<tr>
<td>2033</td>
<td>585,000</td>
<td>5,804.50</td>
<td>26,510.72</td>
</tr>
<tr>
<td>2034</td>
<td>615,000</td>
<td>6,717.17</td>
<td>33,227.89</td>
</tr>
<tr>
<td>2035</td>
<td>650,000</td>
<td>7,749.44</td>
<td>40,977.33</td>
</tr>
<tr>
<td>2036</td>
<td>685,000</td>
<td>8,851.72</td>
<td>49,829.06</td>
</tr>
<tr>
<td>2037</td>
<td>725,000</td>
<td>10,093.61</td>
<td>59,922.67</td>
</tr>
<tr>
<td>2038</td>
<td>765,000</td>
<td>11,415.50</td>
<td>71,338.17</td>
</tr>
</tbody>
</table>

Average Maturity (dated date): 9.455 Years

*Preliminary; subject to change.
EXHIBIT 1

FORMS OF ISSUE PRICE CERTIFICATES
EXHIBIT 1-A

COMPETITIVE SALES WITH AT LEAST THREE BIDS FROM ESTABLISHED UNDERWRITERS

$7,545,000
CITY OF PLEANT HILL, IOWA
GENERAL OBLIGATION CORPORATE PURPOSE BONDS, SERIES 2023

ISSUE PRICE CERTIFICATE
(3 or more Bids)

The undersigned, on behalf of [NAME OF UNDERWRITER] (“[SHORT NAME OF UNDERWRITER]”), hereby certifies as set forth below with respect to the sale of the obligations named above (the “Bonds”).

1. **Reasonably Expected Initial Offering Price.**

   (a) As of the Sale Date, the reasonably expected initial offering prices of the Bonds to the Public by [SHORT NAME OF UNDERWRITER] are the prices listed in Schedule A (the “Expected Offering Prices”). The Expected Offering Prices are the prices for the Maturities of the Bonds used by [SHORT NAME OF UNDERWRITER] in formulating its bid to purchase the Bonds. Attached as Schedule B is a true and correct copy of the bid provided by [SHORT NAME OF UNDERWRITER] to purchase the Bonds.

   (b) [SHORT NAME OF UNDERWRITER] was not given the opportunity to review other bids prior to submitting its bid.

   (c) The bid submitted by [SHORT NAME OF UNDERWRITER] constituted a firm offer to purchase the Bonds.

2. **Defined Terms.** For purposes of this Issue Price Certificate:

   (a) **Issuer** means the City of Pleasant Hill, Iowa.

   (b) **Maturity** means Bonds with the same credit and payment terms. Any Bonds with different maturity dates, or with the same maturity date but different stated interest rates, are treated as separate Maturities.

   (c) **Member of the Distribution Group** means (i) any person that agrees pursuant to a written contract with the Issuer (or with the lead underwriter to form an underwriting syndicate) to participate in the initial sale of the Bonds to the Public, and (ii) any person that agrees pursuant to a written contract directly or indirectly with a person described in clause (i) of this paragraph to participate in the initial sale of the Bonds to the Public (including a member of a selling group or a party to a retail distribution agreement participating in the initial sale of the Bonds to the Public).

   (d) **Public** means any person (i.e., an individual, trust, estate, partnership, association, company, or corporation) other than a Member of the Distribution Group or a related party to a Member of the Distribution Group. A person is a “related party” to a Member of the Distribution Group if the Member of the Distribution Group and that person are subject, directly or indirectly, to (i) at least 50% common ownership of the voting power or the total value of their stock, if both entities are corporations (including
direct ownership by one corporation of another), (ii) more than 50% common ownership of their capital interests or profits interests, if both entities are partnerships (including direct ownership by one partnership of another), or (iii) more than 50% common ownership of the value of the outstanding stock of the corporation or the capital interests or profit interests of the partnership, as applicable, if one entity is a corporation and the other entity is a partnership (including direct ownership of the applicable stock or interests by one entity of the other).

(e) Sale Date means the first day on which there is a binding contract in writing for the sale of the respective Maturity. The Sale Date of each Maturity was May 23, 2023.

The representations set forth in this certificate are limited to factual matters only. Nothing in this certificate represents [SHORT NAME OF UNDERWRITER]’s interpretation of any laws, including specifically Sections 103 and 148 of the Internal Revenue Code of 1986, as amended, and the Treasury Regulations thereunder. The undersigned understands that the foregoing information will be relied upon by the Issuer with respect to certain of the representations set forth in the Closing Certificate and with respect to compliance with the federal income tax rules affecting the Bonds, and by Dorsey & Whitney LLP, Des Moines, Iowa in connection with rendering its opinion that the interest on the Bonds is excluded from gross income for federal income tax purposes, the preparation of the Internal Revenue Service Form 8038-G, and other federal income tax advice that it may give to the Issuer from time to time relating to the Bonds.

[UNDERWRITER]

By:_______________________________________

Name:____________________________________

Dated:  June 29, 2023
SCHEDULE A
EXPECTED OFFERING PRICES

(Attached)
SCHEDULE B
COPY OF UNDERWRITER’S BID

(Attached)
The undersigned, on behalf of [NAME OF UNDERWRITER/REPRESENTATIVE] ([“[SHORT NAME OF UNDERWRITER]”][the “Representative”][, on behalf of itself and [UNDERWRITER OF OTHER UNDERWRITERS] (together, the “Underwriting Group”),] hereby certifies as set forth below with respect to the sale of the obligations named above (the “Bonds”).

1. **Initial Offering Price of the Bonds.** [SHORT NAME OF UNDERWRITER] offered the Bonds to the Public for purchase at the specified initial offering prices listed in Schedule A (the “Initial Offering Prices”) on or before the Sale Date. A copy of the pricing wire for the Bonds is attached to this certificate as Schedule B.

2. **First Price at which Sold to the Public.** On the Sale Date, at least 10% of each Maturity [listed in Schedule C] was first sold to the Public at the respective Initial Offering Price [or price specified [therein][in Schedule C], if different].

3. **Hold the Offering Price Rule.** [SHORT NAME OF UNDERWRITER][Each member of the Underwriting Group] has agreed in writing that, (i) for each Maturity less than 10% of which was first sold to the Public at a single price as of the Sale Date, it would neither offer nor sell any of the Bonds of such Maturity to any person at a price that is higher than the Initial Offering Price for such Maturity during the Holding Period for such Maturity (the “Hold-the-Offering-Price Rule”), and (ii) any agreement among underwriters, selling group agreement, or third-party distribution agreement contains the agreement of each underwriter, dealer, or broker-dealer who is a party to such agreement to comply with the Hold-the-Offering-Price Rule. Based on the [Representative][SHORT NAME OF UNDERWRITER]’s own knowledge and, in the case of sales by other Members of the Distribution Group, representations obtained from the other Members of the Distribution Group, no Member of the Distribution Group has offered or sold any such Maturity at a price that is higher than the respective Initial Offering Price during the respective Holding Period.

4. **Defined Terms.** For purposes of this Issue Price Certificate:

   (a) **Holding Period** means the period starting on the Sale Date and ending on the earlier of (i) the close of the fifth business day after the Sale Date (May 31, 2023), or (ii) the date on which Members of the Distribution Group have sold at least 10% of such Maturity to the Public at one or more prices, none of which is higher than the Initial Offering Price for such Maturity.

   (b) **Issuer** means the City of Pleasant Hill, Iowa.

   (c) **Maturity** means Bonds with the same credit and payment terms. Any Bonds with different maturity dates, or with the same maturity date but different stated interest rates, are treated as separate Maturities.

   (d) **Member of the Distribution Group** means (i) any person that agrees pursuant to a written contract with the Issuer (or with the lead underwriter to form an underwriting syndicate) to participate in the initial sale of the Bonds to the Public, and (ii) any person that agrees pursuant to a written contract directly or indirectly with a person described in clause (i) of this paragraph to participate in the initial sale of the Bonds to the Public (including a member of a selling group or a party to a retail distribution agreement participating in the initial sale of the Bonds to the Public).

   (e) **Public** means any person (i.e., an individual, trust, estate, partnership, association, company, or corporation) other than a Member of the Distribution Group or a related party to a Member of the Distribution Group.
person is a “related party” to a Member of the Distribution Group if the Member of the Distribution Group and that person are subject, directly or indirectly, to (i) at least 50% common ownership of the voting power or the total value of their stock, if both entities are corporations (including direct ownership by one corporation of another), (ii) more than 50% common ownership of their capital interests or profits interests, if both entities are partnerships (including direct ownership by one partnership of another), or (iii) more than 50% common ownership of the value of the outstanding stock of the corporation or the capital interests or profit interests of the partnership, as applicable, if one entity is a corporation and the other entity is a partnership (including direct ownership of the applicable stock or interests by one entity of the other).

(f) Sale Date means the first day on which there is a binding contract in writing for the sale of the respective Maturity. The Sale Date of each Maturity was May 23, 2023.

The representations set forth in this certificate are limited to factual matters only. Nothing in this certificate represents [NAME OF UNDERWRITING FIRM] interpretation of any laws, including specifically Sections 103 and 148 of the Internal Revenue Code of 1986, as amended, and the Treasury Regulations thereunder. The undersigned understands that the foregoing information will be relied upon by the Issuer with respect to certain of the representations set forth in the Closing Certificate and with respect to compliance with the federal income tax rules affecting the Bonds, and by Dorsey & Whitney LLP in connection with rendering its opinion that the interest on the Bonds is excluded from gross income for federal income tax purposes, the preparation of the Internal Revenue Service Form 8038-G, and other federal income tax advice that it may give to the Issuer from time to time relating to the Bonds.

[UNDERWRITER][REPRESENTATIVE]

By: ________________________________

Name: ______________________________

Dated: June 29, 2023
SCHEDULE A
INITIAL OFFERING PRICES OF THE BONDS

(Attached)
SCHEDULE B
PRICING WIRE

(Attached)
SCHEDULE C
SALES OF AT LEAST 10% OF MATURITY TO THE PUBLIC ON THE SALE DATE
AT THE INITIAL OFFERING PRICE

(Attached)
INTRODUCTION

This Preliminary Official Statement contains information relating to the City of Pleasant Hill, Iowa (the “City”) and its issuance of $7,545,000* General Obligation Corporate Purpose Bonds, Series 2023 (the “Bonds”). This Preliminary Official Statement has been executed on behalf of the City and its City Clerk/Finance Director and may be distributed in connection with the sale of the Bonds authorized therein. Inquiries may be made to PFM Financial Advisors LLC, 801 Grand Avenue, Suite 3300, Des Moines, Iowa, 50309 or by telephoning (515) 724-5724. Information can also be obtained from Ms. Dena Spooner, City Clerk/Finance Director, City of Pleasant Hill, 5160 Maple Drive, Suite A, Pleasant Hill, Iowa 50327, or by telephoning (515) 309-9410.

AUTHORITY AND PURPOSE

The Bonds are being issued pursuant to Subchapter III of Chapter 384 of the Code of Iowa, and a resolution to be adopted by the City Council of the City. The Bonds are being issued for the purpose of paying the costs, to that extent, of constructing street, sanitary sewer system, storm water drainage, water system and sidewalk improvements; acquiring and installing street lighting, signage and signalization improvements; and undertaking improvements to existing municipal parks, including lighting, trails, parking, shelters, pickle ball courts, play grounds and utility connections.

The estimated Sources and Uses of the Bonds are as follows:

<table>
<thead>
<tr>
<th>Sources of Funds*</th>
<th>Uses of Funds*</th>
</tr>
</thead>
<tbody>
<tr>
<td>Par Amount of the Bonds</td>
<td>Deposit to Project Fund $7,400,000.00</td>
</tr>
<tr>
<td></td>
<td>Underwriter’s Discount 75,450.00</td>
</tr>
<tr>
<td></td>
<td>Cost of Issuance and Contingency 69,550.00</td>
</tr>
<tr>
<td></td>
<td>Total Uses $7,545,000.00</td>
</tr>
</tbody>
</table>

*Preliminary; subject to change.

INTEREST ON THE BONDS

Interest on the Bonds will be payable on June 1, 2024 and semiannually on the 1<sup>st</sup> day of December and June thereafter. Interest and principal shall be paid to the registered holder of a bond as shown on the records of ownership maintained by the Registrar at the close of business on the 15<sup>th</sup> day of the month (whether or not a business day) next preceding the interest payment date (the “Record Date”). Interest will be computed on the basis of a 360-day year of twelve 30-day months and will be rounded pursuant to rules of the Municipal Securities Rulemaking Board.

OPTIONAL REDEMPTION OF THE BONDS

The Bonds, due after June 1, 2031, will be subject to call prior to maturity in whole, or from time to time in part, in any order of maturity and within a maturity by lot on said date or on any date thereafter at the option of the City, upon terms of par plus accrued interest to date of call. Written notice of such call shall be given at least thirty (30) days prior to the date fixed for redemption to the registered owners of the Bonds to be redeemed at the address shown on the registration books.
PAYMENT OF AND SECURITY FOR THE BONDS

Pursuant to the resolution authorizing the Bonds and the Iowa Code Chapters 76 and 384, as amended, collectively, (the "Act"), the Bonds and the interest thereon are general obligations of the City, and all taxable property within the corporate boundaries of the City is subject to the levy of taxes to pay the principal of and interest on the Bonds without constitutional or statutory limitation as to rate or amount.

Section 76.2 of the Iowa Code, 2023, as amended (the "Iowa Code") provides that when an Iowa political subdivision issues general obligation bonds, the governing authority of such political subdivision shall, by resolution adopted before issuing the bonds, provide for the assessment of an annual levy upon all the taxable property in the political subdivision sufficient to pay the interest and principal of the bonds. A certified copy of this resolution shall be filed with the County Auditor in which the City is located, giving rise to a duty of the County Auditor to annually enter this levy for collection from the taxable property within the boundaries of the City, until funds are realized to pay the bonds in full.

For the purpose of providing for the levy and collection of a direct annual tax sufficient to pay the principal of and interest on the Bonds as the same become due, the resolution provides for the levy of a tax sufficient for that purpose on all the taxable property in the City in each of the years while the Bonds are outstanding. The City shall file a certified copy of the resolution with the County Auditor, pursuant to which the County Auditor is instructed to enter for collection and assess the tax authorized. When annually entering such taxes for collection, the County Auditor shall include the same as a part of the tax levy for Debt Service Fund purposes of the City and when collected, the proceeds of the taxes shall be converted into the Debt Service Fund of the City and set aside therein as a special account to be used solely and only for the payment of the principal of and interest on the Bonds and for no other purpose whatsoever.

Pursuant to the provisions of Section 76.4 of the Iowa Code, each year while the Bonds remain outstanding and unpaid, any funds of the City which may lawfully be applied for such purpose, may be appropriated, budgeted and, if received, used for the payment of the principal of and interest on the Bonds as the same become due, and if so appropriated, the taxes for any given fiscal year as provided for in the resolution, shall be reduced by the amount of such alternate funds as have been appropriated for said purpose and evidenced in the City’s budget.

BOOK-ENTRY-ONLY ISSUANCE

The information contained in the following paragraphs of this subsection “Book-Entry-Only Issuance” has been extracted from a schedule prepared by Depository Trust Company (“DTC”) entitled “SAMPLE OFFERING DOCUMENT LANGUAGE DESCRIBING DTC AND BOOK-ENTRY-ONLY ISSUANCE.” The information in this section concerning DTC and DTC’s book-entry system has been obtained from sources that the City believes to be reliable, but the City takes no responsibility for the accuracy thereof.

The Depository Trust Company (“DTC”), New York, NY, will act as securities depository for the securities (the “Securities”). The Securities will be issued as fully-registered securities registered in the name of Cede & Co. (DTC’s partnership nominee) or such other name as may be requested by an authorized representative of DTC. One fully-registered Security certificate will be issued for each issue of the Securities, each in the aggregate principal amount of such issue, and will be deposited with DTC. If, however, the aggregate principal amount of any issue exceeds $500 million, one certificate will be issued with respect to each $500 million of principal amount, and an additional certificate will be issued with respect to any remaining principal amount of such issue.

DTC, the world’s largest securities depository, is a limited-purpose trust company organized under the New York Banking Law, a “banking organization” within the meaning of the New York Banking Law, a member of the Federal Reserve System, a “clearing corporation” within the meaning of the New York Uniform Commercial Code, and a “clearing agency” registered pursuant to the provisions of Section 17A of the Securities Exchange Act of 1934. DTC holds and provides asset servicing for over 3.5 million issues of U.S. and non-U.S. equity issues, corporate and municipal debt issues, and money market instruments from over 100 countries that DTC’s participants (the “Direct Participants”) deposit with DTC. DTC also facilitates the post-trade settlement among Direct Participants of sales and other securities transactions in deposited securities, through electronic computerized book-entry transfers and pledges between Direct
Participants’ accounts. This eliminates the need for physical movement of securities certificates. Direct Participants include both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, clearing corporations, and certain other organizations. DTC is a wholly-owned subsidiary of The Depository Trust & Clearing Corporation (“DTCC”). DTCC is the holding company for DTC, National Securities Clearing Corporation and Fixed Income Clearing Corporation, all of which are registered clearing agencies. DTCC is owned by the users of its regulated subsidiaries. Access to the DTC system is also available to others such as both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, and clearing corporations that clear through or maintain a custodial relationship with a Direct Participant, either directly or indirectly (the “Indirect Participants”). DTC has Standard & Poor’s rating: AA+. The DTC Rules applicable to its Participants are on file with the Securities and Exchange Commission. More information about DTC can be found at www.dtcc.com.

Purchases of Securities under the DTC system must be made by or through Direct Participants, which will receive a credit for the Securities on DTC’s records. The ownership interest of each actual purchaser of each Security (the “Beneficial Owner”) is in turn to be recorded on the Direct and Indirect Participants’ records. Beneficial Owners will not receive written confirmation from DTC of their purchase. Beneficial Owners are, however, expected to receive written confirmations providing details of the transaction, as well as periodic statements of their holdings, from the Direct or Indirect Participant through which the Beneficial Owner entered into the transaction. Transfers of ownership interests in the Securities are to be accomplished by entries made on the books of Direct and Indirect Participants acting on behalf of Beneficial Owners. Beneficial Owners will not receive certificates representing their ownership interests in Securities, except in the event that use of the book-entry system for the Securities is discontinued.

To facilitate subsequent transfers, all Securities deposited by Direct Participants with DTC are registered in the name of DTC’s partnership nominee, Cede & Co., or such other name as may be requested by an authorized representative of DTC. The deposit of Securities with DTC and their registration in the name of Cede & Co. or such other DTC nominee do not affect any change in beneficial ownership. DTC has no knowledge of the actual Beneficial Owners of the Securities; DTC’s records reflect only the identity of the Direct Participants to whose accounts such Securities are credited, which may or may not be the Beneficial Owners. The Direct and Indirect Participants will remain responsible for keeping account of their holdings on behalf of their customers.

Conveyance of notices and other communications by DTC to Direct Participants, by Direct Participants to Indirect Participants, and by Direct Participants and Indirect Participants to Beneficial Owners will be governed by arrangements among them, subject to any statutory or regulatory requirements as may be in effect from time to time. Beneficial Owners of Securities may wish to take certain steps to augment the transmission to them of notices of significant events with respect to the Securities, such as redemptions, tenders, defaults, and proposed amendments to the Security documents. For example, Beneficial Owners of Securities may wish to ascertain that the nominee holding the Securities for their benefit has agreed to obtain and transmit notices to Beneficial Owners. In the alternative, Beneficial Owners may wish to provide their names and addresses to the Registrar and request that copies of notices be provided directly to them.

Redemption notices shall be sent to DTC. If less than all of the Securities within an issue are being redeemed, DTC’s practice is to determine by lot the amount of the interest of each Direct Participant in such issue to be redeemed.

Neither DTC nor Cede & Co., nor any other DTC nominee, will consent or vote with respect to Securities unless authorized by a Direct Participant in accordance with DTC’s MMI Procedures. Under its usual procedures, DTC mails an Omnibus Proxy to the City as soon as possible after the Record Date. The Omnibus Proxy assigns Cede & Co.’s consenting or voting rights to those Direct Participants to whose accounts Securities are credited on the Record Date identified in a listing attached to the Omnibus Proxy.

Redemption proceeds, distributions, and dividend payments on the Securities will be made to Cede & Co., or such other nominee as may be requested by an authorized representative of DTC. DTC’s practice is to credit Direct Participants’ accounts upon DTC’s receipt of funds and corresponding detail information from the City or Agent, on payable date in accordance with their respective holdings shown on DTC’s records. Payments by Participants to Beneficial Owners will be governed by standing instructions and customary practices, as is the case with securities held for the accounts of customers in bearer form or registered in “street name,” and will be the responsibility of such Participant and not of DTC.
Agent, or the City, subject to any statutory or regulatory requirements as may be in effect from time to time. Payment of redemption proceeds, distributions, and dividend payments to Cede & Co., or such other nominee as may be requested by an authorized representative of DTC, is the responsibility of the City or Agent, disbursement of such payments to Direct Participants will be the responsibility of DTC, and disbursement of such payments to the Beneficial Owners will be the responsibility of Direct and Indirect Participants.

A Beneficial Owner shall give notice to elect to have its Securities purchased or tendered, through its Participant, to Tender/Remarketing Agent, and shall effect delivery of such Securities by causing the Direct Participant to transfer the Participant’s interest in the Securities, on DTC’s records, to Tender/Remarketing Agent. The requirement for physical delivery of Securities in connection with an optional tender or a mandatory purchase will be deemed satisfied when the ownership rights in the Securities are transferred by Direct Participants on DTC’s records and followed by a book-entry credit of tendered Securities to Tender/Remarketing Agent’s DTC account.

DTC may discontinue providing its services as depository with respect to the Securities at any time by giving reasonable notice to the City or Agent. Under such circumstances, in the event that a successor depository is not obtained, Security certificates are required to be printed and delivered.

The City may decide to discontinue use of the system of book-entry-only transfers through DTC (or a successor securities depository). In that event, Security certificates will be printed and delivered to DTC. The information in this section concerning DTC and DTC’s book-entry system has been obtained from sources that the City believes to be reliable, but the City takes no responsibility for the accuracy thereof.

**FUTURE FINANCING**

The City does not anticipate any additional borrowings within 90 days of the date of this Preliminary Official Statement.

**LITIGATION**

The City is not aware of any threatened or pending litigation affecting the validity of the Bonds or the City’s ability to meet its financial obligations.

At closing, the City will certify that no controversy or litigation is pending, prayed or threatened involving the incorporation, organization, existence or boundaries of the Bonds, or the titles of the City officers to their respective positions, or the validity of the Bonds, or the power and duty of the Bonds to provide and apply adequate taxes for the full and prompt payment of the principal and interest of the Bonds, and that no measure or provision for the authorization or issuance of the Bonds has been repealed or rescinded.

**DEBT PAYMENT HISTORY**

The City knows of no instance in which it has defaulted in the payment of principal or interest on its debt.

**LEGAL MATTERS**

Legal matters incident to the authorization, issuance and sale of the Bonds and with regard to the tax-exempt status of the interest thereon (see “TAX EXEMPTION AND RELATED TAX MATTERS” herein) are subject to the approving legal opinion of Dorsey & Whitney LLP, Des Moines, Iowa, Bond Counsel, a form of which is attached hereto as APPENDIX B to this Preliminary Official Statement. Signed copies of the opinion, dated and premised on law in effect as of the date of original delivery of the Bonds, will be delivered to the purchaser at the time of such original delivery. The Bonds are offered subject to prior sale and to the approval of legality of the Bonds by Bond Counsel.

The legal opinion will express the professional judgment of Bond Counsel and by rendering a legal opinion, Bond Counsel does not become an insurer or guarantor of the result indicated by that expression of professional judgment or of the transaction or the future performance of the parties to the transaction.
Bond Counsel has not been engaged, nor has it undertaken, to prepare or to independently verify the accuracy of the Preliminary Official Statement, including but not limited to financial or statistical information of the City and risks associated with the purchase of the Bonds, except Bond Counsel has reviewed the information and statements contained in the Preliminary Official Statement under, “TAX EXEMPTION AND RELATED TAX MATTERS”, “LEGAL MATTERS” and “AUTHORITY AND PURPOSE” herein, insofar as such statements contained under such captions purport to summarize certain provisions of the Internal Revenue Code of 1986, the Bonds and any opinions rendered by Bond Counsel. Bond Counsel has prepared the documents contained in APPENDIX B and APPENDIX D to this Preliminary Official Statement.

TAX EXEMPTION AND RELATED TAX MATTERS

Federal Income Tax Exemption: The opinion of Bond Counsel will state that under present laws and rulings, interest on the Bonds (including any original issue discount properly allocable to an owner thereof) is excluded from gross income for federal income tax purposes and is not an item of tax preference for purposes of the federal alternative minimum tax imposed on noncorporate taxpayers under the Internal Revenue Code of 1986 (the “Code”). Interest on the Bonds may, however, be taken into account in determining adjusted financial statement income for purposes of the federal alternative minimum tax imposed on applicable corporations (as defined in Section 59(k) of the Code) for tax years beginning after December 31, 2022.

The opinion set forth in the preceding sentence will be subject to the condition that the City comply with all requirements of the Code that must be satisfied subsequent to the issuance of the Bonds in order that interest thereon be, or continue to be, excluded from gross income for federal income tax purposes. Failure to comply with certain of such requirements may cause the inclusion of interest on the Bonds in gross income for federal income tax purposes to be retroactive to the date of issuance of the Bonds. In the resolution authorizing the issuance of the Bonds, the City will covenant to comply with all such requirements.

There may be certain other federal tax consequences to the ownership of the Bonds by certain taxpayers, including without limitation, corporations subject to the branch profits tax, financial institutions, certain insurance companies, certain S corporations, individual recipients of Social Security and Railroad Retirement benefits and taxpayers who may be deemed to have incurred (or continued) indebtedness to purchase or carry tax-exempt obligations. Bond Counsel will express no opinion with respect to other federal tax consequences to owners of the Bonds. Prospective purchasers of the Bonds should consult with their tax advisors as to such matters.

Ownership of the Bonds may result in other state and local tax consequences to certain taxpayers. Bond Counsel expresses no opinion regarding any such collateral consequences arising with respect to the Bonds. Prospective purchasers of the Bonds should consult with their tax advisors regarding the applicability of any such state and local taxes.

State of Iowa Income Taxes: The interest on the Bonds is NOT exempt from present Iowa income taxes.

Proposed Changes in Federal and State Tax Law: From time to time, there are Presidential proposals, proposals of various federal committees, and legislative proposals in the Congress and in the states that, if enacted, could alter or amend the federal and state tax matters referred to herein or adversely affect the marketability or market value of the Bonds or otherwise prevent holders of the Bonds from realizing the full benefit of the tax exemption of interest on the Bonds. Further, such proposals may impact the marketability or market value of the Bonds simply by being proposed. No prediction is made whether such provisions will be enacted as proposed or concerning other future legislation affecting the tax treatment of interest on the Bonds. In addition, regulatory actions are from time to time announced or proposed and litigation is threatened or commenced which, if implemented or concluded in a particular manner, could adversely affect the market value, marketability or tax exempt status of the Bonds. It cannot be predicted whether any such regulatory action will be implemented, how any particular litigation or judicial action will be resolved, or whether the Bonds would be impacted thereby.

Prospective purchasers of the Bonds should consult with their tax advisors regarding any pending or proposed legislation, regulatory initiatives or litigation. The opinions expressed by Bond Counsel are based upon existing legislation and regulations as interpreted by relevant judicial and regulatory authorities as of the date of issuance and delivery of the Bonds, and Bond
Counsel has expressed no opinion as of any date subsequent thereto or with respect to any proposed or pending legislation, regulatory initiatives or litigation.

Qualified Tax-Exempt Obligations: In the resolution authorizing the issuance of the Bonds, the City will designate the Bonds as “qualified tax-exempt obligations” within the meaning of Section 265(b)(3) of the Code relating to the ability of financial institutions to deduct from income for federal income tax purposes a portion of the interest expense that is allocable to tax-exempt obligations. In the opinion of Bond Counsel, the Bonds are “qualified tax-exempt obligations” within the meaning of Section 265(b)(3) of the Code.

Original Issue Discount: The Bonds maturing in the years ________________ (collectively, the “Discount Bonds”) are being sold at a discount from the principal amount payable on such Discount Bonds at maturity. The difference between the price at which a substantial amount of the Discount Bonds of a given maturity is first sold to the public (the “Issue Price”) and the principal amount payable at maturity constitutes “original issue discount” under the Internal Revenue Code. The amount of original issue discount that accures to a holder of a Discount Bond under section 1288 of the Internal Revenue Code is excluded from federal gross income to the same extent that stated interest on such Discount Bonds would be so excluded. The amount of the original issue discount that accrues with respect to Discount Bonds under section 1288 is added to the owner’s federal tax basis in determining gain or loss upon disposition of such Discount Bonds (whether by sale, exchange, redemption or payment at maturity).

Interest in the form of original issue discount accrues under section 1288 pursuant to a constant yield method that reflects semiannual compounding on dates that are determined by reference to the maturity date of the Discount Bonds. The amount of original issue discount that accrues for any particular semiannual accrual period generally is equal to the excess of (1) the product of (a) one-half of the yield on such Discount Bonds (adjusted as necessary for an initial short period) and (b) the adjusted issue price of such Discount Bonds, over (2) the amount of stated interest actually payable. For purposes of the preceding sentence, the adjusted issue price is determined by adding to the Issue Price for such Discount Bonds the original issue discount that is treated as having accrued during all prior semiannual accrual periods. If Discount Bonds are sold or otherwise disposed of between semiannual compounding dates, then the original issue discount that would have accrued for that semiannual accrual period for federal income tax purposes is allocated ratably to the days in such accrual period.

An owner of a Discount Bond who disposes of such Discount Bond prior to maturity should consult owner’s tax advisor as to the amount of original issue discount accrued over the period held and the amount of taxable gain or loss upon the sale or other disposition of such Discount Bond prior to maturity.

Owners who purchase Discount Bonds in the initial public offering but at a price different than the Issue Price should consult their own tax advisors with respect to the tax consequences of the ownership of the Discount Bonds.

The Internal Revenue Code contains provisions relating to the accrual of original issue discount in the case of subsequent purchasers of bonds such as the Discount Bonds. Owners who do not purchase Discount Bonds in the initial offering should consult their own tax advisors with respect to the tax consequences of the ownership of the Discount Bonds.

Original issue discount that accrues in each year to an owner of a Discount Bond may result in collateral federal income tax consequences to certain taxpayers. No opinion is expressed as to state and local income tax treatment of original issue discount. All owners of Discount Bonds should consult their own tax advisors with respect to the federal, state, local and foreign tax consequences associated with the purchase, ownership, redemption, sale or other disposition of Discount Bonds.

Original Issue Premium: The Bonds maturing in the years ________________ are being issued at a premium to the principal amount payable at maturity. Except in the case of dealers, which are subject to special rules, Bondholders who acquire the Bonds at a premium must, from time to time, reduce their federal tax bases for the Bonds for purposes of determining gain or loss on the sale or payment of such Bonds. Premium generally is amortized for federal income tax purposes on the basis of a bondholder’s constant yield to maturity or to certain call dates with semiannual compounding. Bondholders who acquire any Bonds at a premium might recognize taxable gain upon sale of the Bonds, even if such Bonds are sold
for an amount equal to or less than their original cost. Amortized premium is not deductible for federal income tax purposes. Bondholders who acquire any Bonds at a premium should consult their tax advisors concerning the calculation of bond premium and the timing and rate of premium amortization, as well as the state and local tax consequences of owning and selling the Bonds acquired at a premium.

**BONDHOLDER'S RISKS**

An investment in the Bonds involves an element of risk. In order to identify risk factors and make an informed investment decision, potential investors should be thoroughly familiar with this entire Preliminary Official Statement (including the appendices hereto) in order to make a judgment as to whether the Bonds are an appropriate investment.

**Global Health Emergency Risk:** The City is monitoring daily developments and directives of federal, state and local officials to determine what precautions and procedures may need to be implemented by the City in the event of the continued spread of COVID-19. Some procedures and precautions resulting from the spread of COVID-19 with respect to operations, personnel and services may be mandated by federal and/or state entities. The continued spread of COVID-19 in the future and the continued financial impact specifically on the City, and financial markets generally, may have the following adverse financial impacts: (i) limit the ability of the City to conduct its operations and provide services on a timely basis, if at all, (ii) significantly increase the cost of operations of the City, (iii) significantly impact the ability of the City to provide personnel to carry out the services routinely provided by the City; (iv) affect financial markets and consequently materially adversely affect the returns on and value of the City’s investment portfolio, and (v) affect the secondary market with respect to the Bonds. Finally, the continued spread of COVID-19 could alter the behavior of businesses and people in a manner that may have negative effects on economic activity, and therefore adversely affect the financial condition of the City, either directly or indirectly.

**Tax Levy Procedures:** The Bonds are general obligations of the City, payable from and secured by a continuing ad valorem tax levied against all of the taxable property within the boundaries of the City. As part of the budgetary process of the City, each fiscal year the City will have an obligation to request a debt service levy to be applied against all of the taxable property within the boundaries of the City. A failure on the part of the City to make a timely levy request, or a levy request by the City that is inaccurate or is insufficient to make full payments of the debt service on the Bonds for a particular fiscal year, may cause bondholders to experience delay in the receipt of distributions of principal of and/or interest on the Bonds.

**Changes in Property Taxation:** The Bonds are general obligations of the City secured by an unlimited ad valorem property tax as described more fully in the “PAYMENT OF AND SECURITY FOR THE BONDS” herein.

From time to time the Iowa General Assembly has altered the method of property taxation and could do so again. Any alteration in property taxation structure could affect property tax revenues available to pay the Bonds. Historically, the Iowa General Assembly has applied changes in property taxation structure on a prospective basis; however, there is no assurance that future changes in property taxation structure by the Iowa General Assembly will not be retroactive. It is impossible to predict the outcome of future property tax changes by the Iowa General Assembly or their potential impact on the Bonds and the security for the Bonds.

**Matters Relating to Enforceability of Agreements:** Bondholders shall have and possess all the rights of action and remedies afforded by the common law, the Constitution and statutes of the State of Iowa and of the United States of America for the enforcement of payment of the Bonds, including, but not limited to, the right to a proceeding in law or in equity by suit, action or mandamus to enforce and compel performance of the duties required by Iowa law and the resolution for the Bonds.

The practical realization of any rights upon any default will depend upon the exercise of various remedies specified in the resolution for the Bonds or the Loan Agreement. The remedies available to the Bondholders upon an event of default under the resolution for the Bonds or the Loan Agreement, in certain respects, may require judicial action, which is often subject to discretion and delay. Under existing law, including specifically the federal bankruptcy code, certain of the remedies specified in the Loan Agreement or the resolution for the Bonds may not be readily available or may be limited.
A court may decide not to order the specific performance of the covenants contained in these documents. The legal opinion to be delivered concurrently with the delivery of the Bonds will be qualified as to the enforceability of the various legal instruments by limitations imposed by general principles of equity and public policy and by bankruptcy, reorganization, insolvency or other similar laws affecting the rights of creditors generally.

No representation is made, and no assurance is given, that the enforcement of any remedies will result in sufficient funds to pay all amounts due under the resolution for the Bonds or the Loan Agreement, including principal of and interest on the Bonds.

Secondary Market: There can be no guarantee there will be a secondary market for the Bonds or, if a secondary market exists, that such Bonds can be sold for any particular price. Occasionally, because of general market conditions or because of adverse history of economic prospects connected with a particular issue, secondary marketing practices in connection with a particular note or bond issue are suspended or terminated. Additionally, prices of bond or note issues for which a market is being made will depend upon then prevailing circumstances. Such prices could be substantially different from the original purchase price of the Bonds.

EACH PROSPECTIVE PURCHASER IS RESPONSIBLE FOR ASSESSING THE MERITS AND RISKS OF AN INVESTMENT IN THE BONDS AND MUST BE ABLE TO BEAR THE ECONOMIC RISK OF SUCH INVESTMENT. THE SECONDARY MARKET FOR THE BONDS, IF ANY, COULD BE LIMITED.

Rating Loss: Moody’s Investors Service (“Moody’s”) has assigned a rating of ‘‘ to the Bonds. Generally, a rating agency bases its rating on the information and materials furnished to it and on investigations, studies and assumptions of its own. There is no assurance that the rating will continue for any given period of time, or that such rating will not be revised, suspended or withdrawn, if, in the judgment of the rating agencies, circumstances so warrant. A revision, suspension or withdrawal of a rating may have an adverse effect on the market price of the Bonds. Rating agencies are currently not regulated by any regulatory body. Future regulation of rating agencies could materially alter the methodology, rating levels, and types of ratings available, for example, and these changes, if ever, could materially affect the market value of the Bonds.

Bankruptcy and Insolvency: The rights and remedies provided in the resolution for the Bonds may be limited by and are subject to the provisions of federal bankruptcy laws, to other laws or equitable principles that may affect the enforcement of creditor’s rights, to the exercise of judicial discretion in appropriate cases and to limitations in legal remedies against exercise of judicial discretion in appropriate cases and to limitations on legal remedies against municipal corporations in the State of Iowa. The various opinions of counsel to be delivered with respect to the Bonds, the Loan Agreement and the resolution for the Bonds, including the opinion of Bond Counsel, will be similarly qualified. If the City were to file a petition under Chapter 9 of the Federal bankruptcy code, the owners of the Bonds could be prohibited from taking any steps to enforce their rights under the resolution for the Bonds. In the event the City fails to comply with its covenants under the resolution or fails to make payments on the Bonds, there can be no assurance of the availability of remedies adequate to protect the interests of the holders of the Bonds.

Under Iowa Code Chapter 76 sections 76.16 and 76.16A of the Act, as amended, a city, county, or other political subdivision may become a debtor under Chapter 9 of the Federal bankruptcy code, if it is rendered insolvent, as defined in 11 U.S.C. §101(32)(c), as a result of a debt involuntarily incurred. As used therein, “debt” means an obligation to pay money, other than pursuant to a valid and binding collective bargaining agreement or previously authorized bond issue, as to which the governing body of the city, county, or other political subdivision has made a specific finding set forth in a duly adopted resolution of each of the following: (1) that all or a portion of such obligation will not be paid from available insurance proceeds and must be paid from an increase in general tax levy; (2) that such increase in the general tax levy will result in a severe, adverse impact on the ability of the city, county, or political subdivision to exercise the powers granted to it under applicable law, including without limitation providing necessary services and promoting economic development; (3) that as a result of such obligation, the city, county, or other political subdivision is unable to pay its debts as they become due; and (4) that the debt is not an obligation to pay money to a city, county, entity organized pursuant to chapter 28E of the Code of Iowa, or other political subdivision.
Forward-Looking Statements: This Preliminary Official Statement contains statements relating to future results that are “forward-looking statements” as defined in the Private Securities Litigation Reform Act of 1995. When used in this Preliminary Official Statement, the words “anticipated,” “plan,” “expect,” “projected,” “estimate,” “budget,” “pro forma,” “forecast,” “intend,” and similar expressions identify forward-looking statements. Any forward-looking statement is subject to uncertainty. Accordingly, such statements are subject to risks that could cause actual results to differ, possibly materially, from those contemplated in such forward-looking statements. Inevitably, some assumptions used to develop forward-looking statements will not be realized or unanticipated events and circumstances may occur. Therefore, investors should be aware that there are likely to be differences between forward-looking statements and the actual results. These differences could be material and could impact the availability of funds of the City to pay debt service when due on the Bonds.

Cybersecurity: The City, like many other public and private entities, relies on a large and complex technology environment to conduct its operations. As such, it may face multiple cybersecurity threats including but not limited to, hacking, viruses, malware and other attacks on computer or other sensitive digital systems and networks. There can be no assurances that any security and operational control measures implemented by the City will be completely successful to guard against and prevent cyber threats and attacks. Failure to properly maintain functionality, control, security, and integrity of the City’s information systems could impact business operations and/or digital networks and systems and the costs of remedying any such damage could be significant. Along with significant liability claims or regulatory penalties, any security breach could have a material adverse impact on the City’s operations and financial condition.

The City maintains insurance policies in the amount of $10 million for the aggregate limit of liability to cover aspects of a cyber-attack. In addition, the City has cyber insurance for computer viruses up to $250,000 and cyber breaches up to $250,000 aggregate. The City cannot predict whether these policies would be sufficient in the event of a cyber breach. The Bonds are secured by an unlimited ad valorem property tax as described more fully in the “PAYMENT OF AND SECURITY FOR THE BONDS” herein.

Tax Matters, Bank Qualification and Loss of Tax Exemption: As discussed under the heading “TAX EXEMPTION AND RELATED TAX MATTERS” herein, the interest on the Bonds could become includable in gross income for purposes of federal income taxation retroactive to the date of delivery of the Bonds, as a result of acts or omissions of the Issuer in violation of its covenants in the Resolution. Should such an event of taxability occur, the Bonds would not be subject to a special redemption and would remain outstanding until maturity or until redeemed under the redemption provisions contained in the Bonds, and there is no provision for an adjustment of the interest rate on the Bonds.

The Issuer will designate the Bonds as “qualified tax-exempt obligations” under the exception provided in Section 265(b)(3) of the Internal Revenue Code of 1986, as amended (the “Code”), and has further covenanted to comply with certain other requirements, which affords banks and certain other financial institutions more favorable treatment of their deduction for interest expense than would otherwise be allowed under Section 265(b)(2) of the Code. However, the Issuer’s failure to comply with such covenants could cause the Bonds not to be “qualified tax-exempt obligations” and banks and certain other financial institutions would not receive more favorable treatment of their deduction for interest expense than would otherwise be allowed under Section 265(b)(2) of the Code.

It is possible that actions of the Issuer after the closing of the Bonds will alter the tax exempt status of the Bonds, and, in the extreme, remove the tax exempt status from the Bonds. In that instance, the Bonds are not subject to mandatory prepayment, and the interest rate on the Bonds does not increase or otherwise reset. A determination of taxability on the Bonds, after closing of the Bonds, could materially adversely affect the value and marketability of the Bonds.

Risk of Audit: The Internal Revenue Service has an ongoing program to audit tax-exempt obligations to determine the legitimacy of the tax status of such obligations. No assurance can be given as to whether the Internal Revenue Service will commence an audit of the Bonds. Public awareness of any audit could adversely affect the market value and liquidity of the Bonds during the pendency of the audit, regardless of the ultimate outcome of the audit.

DTC-Beneficial Owners: Beneficial Owners of the Bonds may experience some delay in the receipt of distributions of principal of and interest on the Bonds since such distributions will be forwarded by the Registrar to DTC and DTC will
credit such distributions to the accounts of the Participants which will thereafter credit them to the accounts of the Beneficial Owner either directly or indirectly through Indirect Participants. Neither the City nor the Registrar will have any responsibility or obligation to assure that any such notice or payment is forwarded by DTC to any Participants or by any Participant to any Beneficial Owner.

In addition, since transactions in the Bonds can be effected only through DTC Participants, indirect participants and certain banks, the ability of a Beneficial Owner to pledge the Bonds to persons or entities that do not participate in the DTC system, or otherwise to take actions in respect of such Bonds, may be limited due to lack of a physical certificate. Beneficial Owners will be permitted to exercise the rights of registered Owners only indirectly through DTC and the Participants. See “BOOK-ENTRY-ONLY ISSUANCE” herein.

Proposed Federal Tax Legislation: From time to time, Presidential proposals, federal legislative committee proposals or legislative proposals are made that would, if enacted, alter or amend one or more of the federal tax matters described herein in certain respects or would adversely affect the market value of the Bonds. It cannot be predicted whether or in what forms any of such proposals may be introduced, may be enacted and there can be no assurance that such proposals will not apply to the Bonds. In addition, regulatory actions are from time to time announced or proposed, and litigation threatened or commenced, which if implemented or concluded in a particular manner, could adversely affect the market value, marketability, or tax status of the Bonds. It cannot be predicted whether any such regulatory action will be implemented, how any particular litigation or judicial action will be resolved, or whether the Bonds would be impacted thereby. See “TAX EXEMPTION AND RELATED TAX MATTERS” herein.

Pension and Other Post-Employment Benefits (“OPEB”) Information: The City contributes to the Iowa Public Employees’ Retirement System (“IPERS”), which is a state-wide multiple-employer cost-sharing defined benefit pension plan administered by the State of Iowa. IPERS provides retirement and death benefits which are established by State statute to plan members and beneficiaries. All full-time employees of the City are required to participate in IPERS except for those covered by another retirement system. IPERS plan members are required to contribute a percentage of their annual salary, in addition to the City being required to make annual contributions to IPERS. Contribution amounts are set by State statute. The IPERS Annual Comprehensive Financial Report for its Fiscal Year ended June 30, 2022 (the “IPERS ACFR”) indicates that as of June 30, 2022, the date of the most recent actuarial valuation for IPERS, the funded ratio of IPERS was 89.50%, and the unfunded actuarial liability was $4.615 billion. The IPERS ACFR identifies the IPERS Net Pension Liability/(Asset) at June 30, 2022, at approximately $3.778 billion, while its net pension liability/(asset) at June 30, 2021 was approximately ($345.2) million. The IPERS ACFR is available on the IPERS website, or by contacting IPERS at 7401 Register Drive, Des Moines, IA 50321. See “APPENDIX C – JUNE 30, 2022 INDEPENDENT AUDITOR’S REPORTS” for additional information on IPERS. However, the information presented in such financial reports or on such websites is not incorporated into this Preliminary Official Statement by any references.

In Fiscal Year ended June 30, 2022, the City’s IPERS contribution totaled approximately $454,684. The City is current in its obligations to IPERS.

Pursuant to Governmental Accounting Standards Board Statement No. 68, the City reported a liability (asset) of $(1,860,066) within its Independent Auditor’s Reports as of June 30, 2022 for its proportionate share of the net pension liability. While the City’s contributions to IPERS are controlled by state law, there can be no assurance the City will not be required by changes in State law to increase its contribution requirement in the future, which may have the effect of negatively impacting the finances of the City. See “APPENDIX A – GENERAL INFORMATION ABOUT THE CITY OF PLEASANT HILL, IOWA” – THE CITY subsection EMPLOYEES AND PENSIONS herein and APPENDIX C – JUNE 30, 2022 INDEPENDENT AUDITOR’S REPORTS” for additional information on pension and liabilities of the City.

Bond Counsel, Municipal Advisor and the City undertake no responsibility for and make no representations as to the accuracy or completeness of the information available from the IPERS discussed above or included on the IPERS website, including, but not limited to, updates of such information on the State Auditor’s website or links to other Internet sites accessed through the IPERS website.
The City operates a single-employer health benefit plan which provides medical/prescription drug benefits for employees, retirees and their spouses. As of June 30, 2022, there were 47 active employees and 0 inactive employees covered by the benefit terms. Retirees under the age of 65 pay the same premium for the medical/prescription drug benefits as active employees, which results in an implicit rate subsidy and an implicit OPEB liability. Retired participants must be age 55 or older at retirement, with the exception of special services participants who must be age 50 with 22 years of service. The contribution requirements of plan members are established and may be amended by the City. The City currently finances the benefit plan on a pay-as-you-go basis. See “APPENDIX A – GENERAL INFORMATION ABOUT THE CITY OF PLEASANT HILL, IOWA - THE CITY subsection OTHER POST-EMPLOYMENT BENEFITS (“OPEB”) herein and APPENDIX C – JUNE 30, 2022 INDEPENDENT AUDITOR’S REPORTS” for additional information.

Summary: The foregoing is intended only as a summary of certain risk factors attendant to an investment in the Bonds. In order for potential investors to identify risk factors and make an informed investment decision, potential investors should become thoroughly familiar with this entire Preliminary Official Statement and the appendices hereto.

RATING

The Bonds have been given an ‘Aa3’ rating from Moody’s. In addition, Moody’s maintains a rating of ‘Aa3’ on the City’s long-term general obligation debt. The ratings described above are not recommendations to buy, sell or hold the Bonds. There is no assurance that any such rating will continue for any period of time or that it will not be revised downward or withdrawn entirely if, in the judgment of Moody’s, circumstances so warrant. Therefore, after the date hereof, investors should not assume that the ratings are still in effect. A downward revision or withdrawal of either rating is likely to have an adverse effect on the market price and marketability of the Bonds. The City has not assumed any responsibility either to notify the owners of the Bonds of any proposed change in or withdrawal of any rating subsequent to the date of this Preliminary Official Statement, except in connection with the reporting of events as provided in the Continuing Disclosure Certificate, or to contest any revision or withdrawal.

MUNICIPAL ADVISOR

The City has retained PFM Financial Advisors LLC, Des Moines, Iowa as Municipal Advisor (the “Municipal Advisor”) in connection with the preparation of the issuance of the Bonds. In preparing the Preliminary Official Statement, the Municipal Advisor has relied on government officials, and other sources to provide accurate information for disclosure purposes. The Municipal Advisor is not obligated to undertake, and has not undertaken, an independent verification of the accuracy, completeness, or fairness of the information contained in the Preliminary Official Statement. PFM Financial Advisors LLC is an independent advisory firm and is not engaged in the business of underwriting, trading or distributing municipal securities or other public securities.

CONTINUING DISCLOSURE

The City will covenant in a Continuing Disclosure Certificate for the benefit of the owners and beneficial owners of the Bonds to provide annually certain financial information and operating data relating to the City (the “Annual Report”), and to provide notices of the occurrence of certain enumerated events. The Annual Report is to be filed by the City no later than twelve months after the close of each fiscal year, commencing with the Fiscal Year ending June 30, 2023, with the Municipal Securities Rulemaking Board, at its internet repository named “Electronic Municipal Market Access” (“EMMA”). The notices of events, if any, are also to be filed with EMMA. See FORM OF CONTINUING DISCLOSURE CERTIFICATE included in APPENDIX D to this Preliminary Official Statement. The specific nature of the information to be contained in the Annual Report or the notices of events, and the manner in which such materials are to be filed, are summarized in “APPENDIX D – FORM OF CONTINUING DISCLOSURE CERTIFICATE”. These covenants have been made in order to assist the underwriter in complying with paragraph (b)(5) of Rule 15c2-12 promulgated by the Securities and Exchange Commission under the Securities Exchange Act of 1934, as amended, (the “Rule”).

During the past five years, to the best of its knowledge, the City has complied in all material respects with its previous continuing disclosure undertakings entered into under the Rule.
Breach of the undertakings described above will not constitute a default or an “Event of Default” under the Bonds or the resolution for the Bonds. A broker or dealer is to consider a known breach of the undertakings, however, before recommending the purchase or sale of the Bonds in the secondary market. Thus, a failure on the part of the City to observe the undertakings may adversely affect the transferability and liquidity of the Bonds and their market price.

FINANCIAL STATEMENTS

The City’s Independent Auditor’s Reports for the Fiscal Year ended June 30, 2022, as prepared by a certified public accountant, is reproduced as APPENDIX C. The City’s certified public accountant has not consented to distribution of the audited financial statements and has not undertaken added review of their presentation. Further information regarding financial performance and copies of the City’s Independent Auditor’s Reports may be obtained from the City’s Municipal Advisor, PFM Financial Advisors LLC.

CERTIFICATION

The City has authorized the distribution of this Preliminary Official Statement for use in connection with the initial sale of the Bonds. I have reviewed the information contained within the Preliminary Official Statement prepared on behalf of the City by PFM Financial Advisors LLC, Des Moines, Iowa, and to the best of my knowledge, information and belief, said Preliminary Official Statement does not contain any untrue statement of a material fact or omit to state a material fact required to be stated therein or necessary in order to make the statements made therein, in light of the circumstances under which they were made, not misleading regarding the issuance of $7,545,000* General Obligation Corporate Purpose Bonds, Series 2023.

CITY OF PLEASANT HILL, IOWA
/s/ Dena Spooner, City Clerk/Finance Director

*Preliminary; subject to change.
APPENDIX A

GENERAL INFORMATION ABOUT THE CITY OF PLEASANT HILL, IOWA

The $7,545,000* GENERAL OBLIGATION CORPORATE PURPOSE BONDS, SERIES 2023 (the “Bonds”) are general obligations of the City of Pleasant Hill, Iowa (the “City”) for which the City will pledge its power to levy direct ad valorem taxes against all taxable property within the City without limitation as to rate or amount to the repayment of the Bonds.

* Preliminary; subject to change
CITY PROPERTY VALUES

IOWA PROPERTY VALUATIONS

In compliance with Section 441.21 of the Code of Iowa, the State Director of Revenue annually directs the county auditors to apply prescribed statutory percentages to the assessments of certain categories of real property. The Polk County Auditor adjusted the final Actual Values for 2022. The reduced values, determined after the application of rollback percentages, are the taxable values subject to tax levy. For assessment year 2022, the taxable value rollback rate was 54.6501% of actual value for residential property; 91.6430% of actual value for agricultural property and 100.0000% of the actual value of utility property. The residential taxable rollback rate of 54.6501% would apply to the value of each property unit of commercial, industrial and railroad property that exceeds zero dollars ($0), but does not exceed one hundred fifty thousand dollars ($150,000) with a taxable value rollback rate of 90.0000% to the value that exceeds one hundred fifty thousand dollars ($150,000). No adjustment was ordered for utility property because its assessed value did not increase enough to qualify for reduction. Utility property is limited to an 8% annual growth.

The Legislature’s intent has been to limit the growth of statewide taxable valuations for the specific classes of property to 3% annually. Political subdivisions whose taxable values are thus reduced or are unusually low in growth are allowed to appeal the valuations to the State Appeal Board, in order to continue to fund present services.

PROPERTY VALUATIONS (1/1/2022 Valuations for Taxes Payable July 1, 2023 to June 30, 2024)

<table>
<thead>
<tr>
<th></th>
<th>100% Actual Value</th>
<th>Taxable Value</th>
<th>(With Rollback)</th>
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</thead>
<tbody>
<tr>
<td>Residential</td>
<td>$793,354,610</td>
<td>$423,143,926</td>
<td></td>
</tr>
<tr>
<td>Commercial</td>
<td>118,428,423</td>
<td>96,676,765</td>
<td></td>
</tr>
<tr>
<td>Industrial</td>
<td>3,558,363</td>
<td>2,525,950</td>
<td></td>
</tr>
<tr>
<td>Multiresidential</td>
<td>0</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td>Railroads</td>
<td>1,706,722</td>
<td>1,528,540</td>
<td></td>
</tr>
<tr>
<td>Utilities w/o Gas &amp; Electric</td>
<td>112,542,453</td>
<td>112,542,453</td>
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</tr>
<tr>
<td>Gross valuation</td>
<td>$1,029,590,571</td>
<td>$636,417,634</td>
<td></td>
</tr>
<tr>
<td>Less military exemption</td>
<td>(588,936)</td>
<td>(588,936)</td>
<td></td>
</tr>
<tr>
<td>Net valuation</td>
<td>$1,029,001,635</td>
<td>$635,828,698</td>
<td></td>
</tr>
<tr>
<td>TIF increment (used to compute debt service levies and constitutional debt limit)</td>
<td>$58,657,074 1)</td>
<td>$58,657,074 1)</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Taxed separately:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Ag. Land</td>
<td>$2,525,717</td>
<td>$2,314,641</td>
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</tr>
<tr>
<td>Ag. Buildings</td>
<td>$15,575</td>
<td>$14,276</td>
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<tr>
<td>Gas &amp; Electric Utilities</td>
<td>$737,792,476</td>
<td>$100,047,672</td>
<td></td>
</tr>
</tbody>
</table>

2022 GROSS TAXABLE VALUATION BY CLASS OF PROPERTY 1)

<table>
<thead>
<tr>
<th></th>
<th>Taxable Valuation</th>
<th>Percent Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential</td>
<td>$423,143,926</td>
<td>57.46%</td>
</tr>
<tr>
<td>Commercial, Industrial and Utilities</td>
<td>211,745,168</td>
<td>28.75%</td>
</tr>
<tr>
<td>Gas &amp; Electric Utilities</td>
<td>100,047,672</td>
<td>13.58%</td>
</tr>
<tr>
<td>Railroads</td>
<td>1,528,540</td>
<td>0.21%</td>
</tr>
<tr>
<td>Total Gross Taxable Valuation</td>
<td>$736,465,306</td>
<td>100.00%</td>
</tr>
</tbody>
</table>

1) Excludes Taxable TIF Increment, Ag. Land and Ag. Buildings.
The 100% Actual Valuation, before rollback and after reduction of military exemption, includes Ag. Land, Ag. Buildings, Taxable TIF Increment and Gas & Electric Utilities. The Taxable Valuation, with the rollback and after the reduction of military exemption, includes Gas & Electric Utilities and excludes Ag. Land, Ag. Buildings and the Taxable TIF Increment. Iowa cities certify operating levies against Taxable Valuation excluding the Taxable TIF Increment and debt service levies are certified against Taxable Valuation including the Taxable TIF Increment.

LARGER TAXPAYERS

Set forth in the following table are the persons or entities which represent larger taxpayers within the boundaries of the City, as provided by the Polk County Auditor’s Office. No independent investigation has been made of and no representation is made herein as to the financial condition of any of the taxpayers listed below or that such taxpayers will continue to maintain their status as major taxpayers in the City. With the exception of the electric and natural gas provider noted below (which is subject to an excise tax in accordance with Iowa Code chapter 437A), the City’s mill levy is uniformly applicable to all of the properties included in the table, and thus taxes expected to be received by the City from such taxpayers will be in proportion to the assessed valuations of the properties. The total tax bill for each of the properties is dependent upon the mill levies of the other taxing entities which overlap the properties.

<table>
<thead>
<tr>
<th>Taxpayer 1)</th>
<th>Type of Property/Business</th>
<th>1/1/2022 Taxable Valuation</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mid American Energy</td>
<td>Utility</td>
<td>$99,923,794</td>
</tr>
<tr>
<td>Magellan Pipeline Co.</td>
<td>Utility</td>
<td>86,658,436</td>
</tr>
<tr>
<td>Oneok North System LLC</td>
<td>Utility</td>
<td>25,198,783</td>
</tr>
<tr>
<td>Deery Investments Inc.</td>
<td>Commercial</td>
<td>7,866,975</td>
</tr>
<tr>
<td>Medical Development LC</td>
<td>Commercial</td>
<td>7,254,976</td>
</tr>
<tr>
<td>IRC II Inc.</td>
<td>Commercial</td>
<td>6,066,161</td>
</tr>
<tr>
<td>G &amp; K Services Company</td>
<td>Commercial</td>
<td>6,057,976</td>
</tr>
<tr>
<td>Jetaime LLC</td>
<td>Commercial</td>
<td>5,808,751</td>
</tr>
<tr>
<td>Care Initiatives</td>
<td>Commercial</td>
<td>5,540,989</td>
</tr>
<tr>
<td>Golfview Condos LC</td>
<td>Commercial</td>
<td>5,388,500</td>
</tr>
</tbody>
</table>

1) This list represents some of the top taxpayers in this jurisdiction, not necessarily the top 10 taxpayers.

Source: Polk County Auditor’s Office.
### LEVIES AND TAX COLLECTIONS

<table>
<thead>
<tr>
<th>Fiscal Year</th>
<th>Levy</th>
<th>Collections During</th>
<th>Percent</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Yea</td>
<td>Collection Yea</td>
<td>Collected</td>
</tr>
<tr>
<td>2018-19</td>
<td>$9,649,455</td>
<td>$9,648,167</td>
<td>99.987%</td>
</tr>
<tr>
<td>2019-20</td>
<td>9,995,229</td>
<td>9,886,484</td>
<td>98.912%</td>
</tr>
<tr>
<td>2020-21</td>
<td>10,767,744</td>
<td>10,662,836</td>
<td>99.026%</td>
</tr>
<tr>
<td>2021-22</td>
<td>10,192,590</td>
<td>10,180,773</td>
<td>99.884%</td>
</tr>
<tr>
<td>2022-23</td>
<td>11,191,902</td>
<td>---- In Process of Collection ----</td>
<td></td>
</tr>
</tbody>
</table>

Collections include delinquent taxes from all prior years. Taxes in Iowa are delinquent each October 1 and April 1 and a late payment penalty of 1% per month of delinquency is enforced as of those dates. If delinquent taxes are not paid, the property may be offered at the regular tax sale on the third Monday of June following the delinquency date. Purchasers at the tax sale must pay an amount equal to the taxes, special assessments, interest and penalties due on the property and funds so received are applied to taxes. A property owner may redeem from the regular tax sale but, failing redemption within three years, the tax sale purchaser is entitled to a deed, which in general conveys the title free and clear of all liens except future tax installments.

Source: Polk County Auditor’s Office

### TAX RATES

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>$1/$1,000</td>
<td>$1/$1,000</td>
<td>$1/$1,000</td>
<td>$1/$1,000</td>
<td>$1/$1,000</td>
</tr>
<tr>
<td>Polk County 1)</td>
<td>10.37554</td>
<td>10.37537</td>
<td>10.26623</td>
<td>9.93801</td>
</tr>
<tr>
<td>City of Pleasant Hill</td>
<td>11.65000</td>
<td>11.50000</td>
<td>11.50000</td>
<td>11.50000</td>
</tr>
<tr>
<td>Des Moines Regional Transit Authority</td>
<td>0.60900</td>
<td>0.63400</td>
<td>0.63900</td>
<td>0.62167</td>
</tr>
<tr>
<td>Southeast Polk CSD</td>
<td>16.50058</td>
<td>15.58596</td>
<td>15.44256</td>
<td>15.44247</td>
</tr>
<tr>
<td>Des Moines Independent CSD</td>
<td>18.60074</td>
<td>18.60686</td>
<td>18.61192</td>
<td>16.05937</td>
</tr>
<tr>
<td>Des Moines Area Community College</td>
<td>0.69468</td>
<td>0.65249</td>
<td>0.63533</td>
<td>0.67789</td>
</tr>
<tr>
<td>State of Iowa</td>
<td>0.00290</td>
<td>0.00280</td>
<td>0.00270</td>
<td>0.00260</td>
</tr>
<tr>
<td>Total Tax Rate - Des Moines Ind. CSD Resident</td>
<td>41.93286</td>
<td>41.77152</td>
<td>41.65518</td>
<td>38.79954</td>
</tr>
<tr>
<td>Total Tax Rate - Southeast Polk CSD Resident</td>
<td>39.83270</td>
<td>38.75062</td>
<td>38.48582</td>
<td>38.18264</td>
</tr>
</tbody>
</table>

1) Includes Broadlawns Medical Center, Polk County assessor and ag extension.

### LEVY LIMITS

A city’s general fund tax levy is limited to $8.10 per $1,000 of taxable value, with provision for an additional $0.27 per $1,000 levy for an emergency fund which can be used for general fund purposes (Code of Iowa, Chapter 384, Division I). Cities may exceed the $8.10 limitation upon authorization by a special levy election. Further, there are limited special purpose levies, which may be certified outside of the above-described levy limits (Code of Iowa, Section 384.12). The amount of the City’s general fund levy subject to the $8.10 limitation is $8.10 for Fiscal Year 2022-23. The City levies $0.12 for the emergency fund. The City levies a portion of costs for employee benefits in addition to the $8.10 general fund limit as authorized by law. Debt service levies are not limited.
CITY FUNDS ON HAND (Cash and Investments as of January 31, 2023)

<table>
<thead>
<tr>
<th>Category</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cash</td>
<td>$4,101,773.71</td>
</tr>
<tr>
<td>Petty Cash</td>
<td>1,450.00</td>
</tr>
<tr>
<td>Investments</td>
<td>65,563.75</td>
</tr>
<tr>
<td>Road Use</td>
<td>1,352,288.56</td>
</tr>
<tr>
<td>Cash - Employee Benefits</td>
<td>5,656.34</td>
</tr>
<tr>
<td>Emergency Fund</td>
<td>245.03</td>
</tr>
<tr>
<td>Local Option Sales Tax</td>
<td>2,518,407.48</td>
</tr>
<tr>
<td>East Urban Renewal TIF</td>
<td>1,894,886.41</td>
</tr>
<tr>
<td>LMI Fund</td>
<td>25,071.27</td>
</tr>
<tr>
<td>Central City Urban Renewal TIF</td>
<td>849,657.77</td>
</tr>
<tr>
<td>Prairie Creek Urban Renewal TIF</td>
<td>259,045.58</td>
</tr>
<tr>
<td>Special Assessment</td>
<td>668.06</td>
</tr>
<tr>
<td>Center City 2 TIF</td>
<td>92,770.74</td>
</tr>
<tr>
<td>Urban Renewal CCRK TIF</td>
<td>1,051,421.00</td>
</tr>
<tr>
<td>Drug Forfeitures</td>
<td>51,035.87</td>
</tr>
<tr>
<td>Avenue of Flags</td>
<td>2,379.32</td>
</tr>
<tr>
<td>Park/Rec</td>
<td>9,762.21</td>
</tr>
<tr>
<td>Park/Rec Investments</td>
<td>26,788.74</td>
</tr>
<tr>
<td>Library</td>
<td>5,211.34</td>
</tr>
<tr>
<td>Library Investments</td>
<td>7,932.19</td>
</tr>
<tr>
<td>Memorial</td>
<td>1,334.81</td>
</tr>
<tr>
<td>Debt Service</td>
<td>249,533.29</td>
</tr>
<tr>
<td>CIP Projects Fund</td>
<td>3,211,978.78</td>
</tr>
<tr>
<td>TIF CIP Project Fund</td>
<td>4,959,595.04</td>
</tr>
<tr>
<td>Cemetery</td>
<td>62,480.73</td>
</tr>
<tr>
<td>Cemetery Investments</td>
<td>42,038.98</td>
</tr>
<tr>
<td>Water</td>
<td>652,277.32</td>
</tr>
<tr>
<td>Water Investments</td>
<td>116,333.59</td>
</tr>
<tr>
<td>Meter Deposits</td>
<td>24,684.05</td>
</tr>
<tr>
<td>Sewer</td>
<td>1,612,106.93</td>
</tr>
<tr>
<td>Garbage/Recycling</td>
<td>337,541.02</td>
</tr>
<tr>
<td>Equipment Replacement</td>
<td>2,286,748.98</td>
</tr>
<tr>
<td>Storm Water</td>
<td>562,259.98</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>$26,440,928.87</strong></td>
</tr>
</tbody>
</table>
CITY INDEBTEDNESS

DEBT LIMIT

Article XI, Section 3 of the State of Iowa Constitution limits the amount of debt outstanding at any time of any county, municipality or other political subdivision to no more than 5% of the actual value of all taxable property within the corporate limits, as taken from the last state and county tax list. The debt limit for the City, based on its 2021 valuation currently applicable to the Fiscal Year 2022-23 is as follows:

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>2021 Actual Valuation of Property</td>
<td>$1,585,274,670 1)</td>
</tr>
<tr>
<td>Legal Debt Limit of 5%</td>
<td>0.05</td>
</tr>
<tr>
<td>Legal Debt Limit</td>
<td>$79,293,734</td>
</tr>
<tr>
<td>Less: General Obligation Subject to Debt Limit</td>
<td>(24,610,000)*</td>
</tr>
<tr>
<td>Net Debt Limit</td>
<td>$54,653,734*</td>
</tr>
</tbody>
</table>

1) Actual Valuation of Property as reported on the Fiscal Year 2022-23 Polk County tax roll.

* Preliminary; subject to change.

DIRECT DEBT

General Obligation Debt Paid by Taxes, Local Option Sales Tax and Tax Increment (Includes the Bonds)

<table>
<thead>
<tr>
<th>Date</th>
<th>Original Amount</th>
<th>Purpose</th>
<th>Final Maturity</th>
<th>Principal Outstanding As of 6/29/23</th>
</tr>
</thead>
<tbody>
<tr>
<td>7/15</td>
<td>$2,120,000</td>
<td>Improvements</td>
<td>6/26</td>
<td>$825,000</td>
</tr>
<tr>
<td>10/19</td>
<td>16,500,000</td>
<td>Improvements</td>
<td>6/39</td>
<td>14,255,000</td>
</tr>
<tr>
<td>6/22</td>
<td>2,045,000</td>
<td>Equipment</td>
<td>6/32</td>
<td>1,985,000</td>
</tr>
<tr>
<td>6/23</td>
<td>7,545,000*</td>
<td>Improvements</td>
<td>6/38</td>
<td>7,545,000*</td>
</tr>
</tbody>
</table>

Total General Obligation Debt Subject to Debt Limit $24,610,000*

* Preliminary; subject to change.

(The remainder of this page left blank intentionally)
# Annual Fiscal Year Debt Service Payments

General Obligation Debt Paid by Taxes, Local Option Sales Tax and Tax Increment (Includes the Bonds)

<table>
<thead>
<tr>
<th>Fiscal Year</th>
<th>Current Outstanding</th>
<th>Bonds</th>
<th>Total Outstanding</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Principal &amp; Interest</td>
<td>Principal* &amp; Interest*</td>
<td>Principal* &amp; Interest*</td>
</tr>
<tr>
<td>2023-24</td>
<td>$990,000</td>
<td>$0</td>
<td>$990,000</td>
</tr>
<tr>
<td>2024-25</td>
<td>1,030,000</td>
<td>240,000</td>
<td>654,975</td>
</tr>
<tr>
<td>2025-26</td>
<td>1,080,000</td>
<td>365,000</td>
<td>766,775</td>
</tr>
<tr>
<td>2026-27</td>
<td>995,000</td>
<td>425,000</td>
<td>806,700</td>
</tr>
<tr>
<td>2027-28</td>
<td>1,040,000</td>
<td>445,000</td>
<td>803,325</td>
</tr>
<tr>
<td>2028-29</td>
<td>1,085,000</td>
<td>470,000</td>
<td>803,850</td>
</tr>
<tr>
<td>2029-30</td>
<td>1,135,000</td>
<td>495,000</td>
<td>803,000</td>
</tr>
<tr>
<td>2030-31</td>
<td>1,175,000</td>
<td>525,000</td>
<td>805,775</td>
</tr>
<tr>
<td>2031-32</td>
<td>1,220,000</td>
<td>555,000</td>
<td>806,900</td>
</tr>
<tr>
<td>2032-33</td>
<td>955,000</td>
<td>585,000</td>
<td>806,375</td>
</tr>
<tr>
<td>2033-34</td>
<td>990,000</td>
<td>615,000</td>
<td>804,200</td>
</tr>
<tr>
<td>2034-35</td>
<td>1,020,000</td>
<td>650,000</td>
<td>805,375</td>
</tr>
<tr>
<td>2035-36</td>
<td>1,045,000</td>
<td>685,000</td>
<td>804,625</td>
</tr>
<tr>
<td>2036-37</td>
<td>1,075,000</td>
<td>725,000</td>
<td>806,950</td>
</tr>
<tr>
<td>2037-38</td>
<td>1,100,000</td>
<td>765,000</td>
<td>807,075</td>
</tr>
<tr>
<td>2038-39</td>
<td>1,130,000</td>
<td>1,159,663</td>
<td>1,130,000</td>
</tr>
</tbody>
</table>

$17,065,000  $7,545,000*  $24,610,000*

* Preliminary; subject to change.
OTHER DEBT

Des Moines Metropolitan Wastewater Reclamation Authority (“WRA”) Proposed Payment Obligations

WRA has authorized and is planning to issue the following State Revolving Fund Loans in 2023. The amounts below represent the City’s share of the debt service payments of the proposed issue. Other participating communities of the WRA pay the remaining amount. Flow-based allocations are subject to change on an annual basis; as such the amount outstanding may be greater than the amount issued due to fluctuations in flow. The amounts listed below are based on FY 2023-24 WRA flows.

<table>
<thead>
<tr>
<th>Date of Issue</th>
<th>Original Amount</th>
<th>Purpose</th>
<th>Final Maturity</th>
<th>As of 6/29/23</th>
<th>Principal Outstanding</th>
</tr>
</thead>
<tbody>
<tr>
<td>TBD</td>
<td>$190,200*</td>
<td>Sewer Improvements (SRF)</td>
<td>6/54</td>
<td>$190,200</td>
<td></td>
</tr>
<tr>
<td>TBD</td>
<td>800,742*</td>
<td>Sewer Improvements (SRF)</td>
<td>6/44</td>
<td>800,742</td>
<td></td>
</tr>
<tr>
<td>TBD</td>
<td>190,200*</td>
<td>Sewer Improvements (SRF)</td>
<td>6/44</td>
<td>190,200</td>
<td></td>
</tr>
<tr>
<td>TBD</td>
<td>152,160*</td>
<td>Sewer Improvements (SRF)</td>
<td>6/46</td>
<td>152,160</td>
<td></td>
</tr>
<tr>
<td>TBD</td>
<td>190,200*</td>
<td>Sewer Improvements (SRF)</td>
<td>6/44</td>
<td>190,200</td>
<td></td>
</tr>
<tr>
<td>TBD</td>
<td>250,113*</td>
<td>Sewer Improvements (SRF)</td>
<td>6/33</td>
<td>250,113</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>$1,773,615*</td>
<td></td>
</tr>
</tbody>
</table>

1) The City’s flow-based share of the WRA’s proposed SRF loan in the amount of $10,000,000.*
2) The City’s flow-based share of the WRA’s proposed SRF loan in the amount of $42,100,000.*
3) The City’s flow-based share of the WRA’s proposed SRF loan in the amount of $10,000,000.*
4) The City’s flow-based share of the WRA’s proposed SRF loan in the amount of $8,000,000.*
5) The City’s flow-based share of the WRA’s proposed SRF loan in the amount of $10,000,000.*
6) The City’s flow-based share of the WRA’s proposed SRF loan in the amount of $13,150,000.*

* Preliminary; subject to change.
Des Moines Metropolitan Wastewater Reclamation Authority Existing Payment Obligations

The City is a member of the Des Moines Metropolitan Wastewater Reclamation Authority and has entered into a financing agreement with the WRA to provide for the City’s share of capital contribution for the construction and ongoing expansion of a metropolitan waste water system. The City is responsible for a portion of the WRA sewer revenue debt payable from the revenues of their Sewer System; its responsibilities pursuant to the WRA Financing Agreement stand as nearly as practicable on a parity and equality of rank with the City’s direct sewer revenue bonds and parity obligations. The amounts listed below are based on FY 2023-24 WRA flows.

The City’s portion of outstanding WRA debt is as follows:

<table>
<thead>
<tr>
<th>Date of Issue</th>
<th>Original Amount</th>
<th>Purpose</th>
<th>Final Maturity</th>
<th>Principal Outstanding As of 6/29/23</th>
</tr>
</thead>
<tbody>
<tr>
<td>6/08A</td>
<td>$198,240</td>
<td>Sewer Improvements (SRF Loan)</td>
<td>6/39</td>
<td>$137,122</td>
</tr>
<tr>
<td>4/10A</td>
<td>101,180</td>
<td>Sewer Improvements (SRF Loan)</td>
<td>6/40</td>
<td>74,774</td>
</tr>
<tr>
<td>6/10C-1</td>
<td>35,711</td>
<td>Sewer Improvements (SRF Loan)</td>
<td>6/32</td>
<td>37,831</td>
</tr>
<tr>
<td>6/10C-2</td>
<td>383,390</td>
<td>Sewer Improvements (SRF Loan)</td>
<td>6/32</td>
<td>209,068</td>
</tr>
<tr>
<td>5/11A</td>
<td>1,071,322</td>
<td>Sewer Improvements (SRF Loan)</td>
<td>6/42</td>
<td>859,761</td>
</tr>
<tr>
<td>5/11C</td>
<td>114,274</td>
<td>Sewer Improvements (SRF Loan)</td>
<td>6/41</td>
<td>88,139</td>
</tr>
<tr>
<td>12/11D</td>
<td>179,149</td>
<td>Sewer Improvements (SRF Loan)</td>
<td>6/43</td>
<td>150,841</td>
</tr>
<tr>
<td>5/12C</td>
<td>261,885</td>
<td>Sewer Improvements (SRF Loan)</td>
<td>6/43</td>
<td>267,364</td>
</tr>
<tr>
<td>5/12D</td>
<td>101,844</td>
<td>Sewer Improvements (SRF Loan)</td>
<td>6/42</td>
<td>100,273</td>
</tr>
<tr>
<td>11/12G</td>
<td>213,400</td>
<td>Sewer Improvements (SRF Loan)</td>
<td>6/44</td>
<td>241,186</td>
</tr>
<tr>
<td>4/13A</td>
<td>112,035</td>
<td>Sewer Improvements (SRF Loan)</td>
<td>6/43</td>
<td>114,615</td>
</tr>
<tr>
<td>1/14A</td>
<td>23,112</td>
<td>Sewer Improvements (SRF Loan)</td>
<td>6/34</td>
<td>20,504</td>
</tr>
<tr>
<td>2/14D</td>
<td>51,360</td>
<td>Sewer Improvements (SRF Loan)</td>
<td>6/34</td>
<td>47,474</td>
</tr>
<tr>
<td>1/15A</td>
<td>82,305</td>
<td>Sewer Improvements (SRF Loan)</td>
<td>6/35</td>
<td>73,899</td>
</tr>
<tr>
<td>5/15E</td>
<td>233,287</td>
<td>Sewer Revenue Refunding Bonds</td>
<td>6/36</td>
<td>239,920</td>
</tr>
<tr>
<td>2/16A</td>
<td>118,560</td>
<td>Sewer Improvements (SRF Loan)</td>
<td>6/35</td>
<td>97,059</td>
</tr>
<tr>
<td>12/16F</td>
<td>584,734</td>
<td>Sewer Improvements (SRF Loan)</td>
<td>6/48</td>
<td>530,577</td>
</tr>
<tr>
<td>12/17A</td>
<td>708,700</td>
<td>Sewer Improvements (SRF Loan)</td>
<td>6/49</td>
<td>662,429</td>
</tr>
<tr>
<td>4/18A</td>
<td>78,330</td>
<td>Sewer Improvements (SRF Loan)</td>
<td>6/40</td>
<td>69,822</td>
</tr>
<tr>
<td>12/18D-1</td>
<td>186,500</td>
<td>Sewer Improvements (SRF Loan)</td>
<td>6/39</td>
<td>178,008</td>
</tr>
<tr>
<td>12/18D-2</td>
<td>149,200</td>
<td>Sewer Improvements (SRF Loan)</td>
<td>6/33</td>
<td>79,314</td>
</tr>
<tr>
<td>12/18E</td>
<td>210,745</td>
<td>Sewer Improvements (SRF Loan)</td>
<td>6/40</td>
<td>204,180</td>
</tr>
<tr>
<td>12/18F</td>
<td>111,900</td>
<td>Sewer Improvements (SRF Loan)</td>
<td>6/39</td>
<td>54,188</td>
</tr>
<tr>
<td>12/19A</td>
<td>234,564</td>
<td>Sewer Improvements (SRF Loan)</td>
<td>6/39</td>
<td>188,583</td>
</tr>
<tr>
<td>12/20B</td>
<td>222,880</td>
<td>Sewer Improvements (SRF Loan)</td>
<td>6/42</td>
<td>211,312</td>
</tr>
<tr>
<td>4/21A</td>
<td>438,553</td>
<td>Sewer Revenue Refunding Bonds</td>
<td>6/34</td>
<td>370,210</td>
</tr>
<tr>
<td>6/22A</td>
<td>396,197</td>
<td>Sewer Improvements (SRF Loan)</td>
<td>6/43</td>
<td>387,437</td>
</tr>
<tr>
<td>12/22C</td>
<td>213,950</td>
<td>Sewer Improvements (SRF Loan)</td>
<td>6/43</td>
<td>209,220</td>
</tr>
<tr>
<td>12/22D</td>
<td>513,480</td>
<td>Sewer Improvements (SRF Loan)</td>
<td>6/54</td>
<td>502,128</td>
</tr>
<tr>
<td>5/23A</td>
<td>589,620</td>
<td>Sewer Improvements (SRF Loan)</td>
<td>6/46</td>
<td>589,620</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>$7,024,893</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

The amounts above represent the City’s share of the principal payments of the various issues. Other participating communities within the WRA area pay the remaining amounts. Flow-based allocations are subject to change on an annual basis; as such the amount outstanding may be greater than the amount issued due to fluctuations in flow.

1) The City’s flow-based share of the WRA’s Series 2008A SRF loan outstanding in the amount of $10,814,000.
2) The City’s flow based share of the WRA’s Series 2010A SRF loan outstanding in the amount of $5,897,000.
3) The City’s flow based share of the WRA’s Series 2010C-1 SRF loan outstanding in the amount of $1,989,000.
4) The City’s flow based share of the WRA’s Series 2010C-2 SRF loan outstanding in the amount of $10,992,000.
Continued:

5) The City’s flow based share of the WRA’s Series 2011A SRF loan outstanding in the amount of $45,203,000.
6) The City’s flow based share of the WRA’s Series 2011C SRF loan outstanding in the amount of $6,951,000.
7) The City’s flow based share of the WRA’s Series 2011D SRF loan outstanding in the amount of $11,896,000.
8) The City’s flow based share of the WRA’s Series 2012C SRF loan outstanding in the amount of $14,057,000.
9) The City’s flow based share of the WRA’s Series 2012D SRF loan outstanding in the amount of $5,272,000.
10) The City’s flow based share of the WRA’s Series 2012A SRF loan outstanding in the amount of $19,021,000.
11) The City’s flow based share of the WRA’s Series 2013A SRF loan outstanding in the amount of $6,026,000.
12) The City’s flow based share of the WRA’s Series 2014A SRF loan outstanding in the amount of $1,078,000.
13) The City’s flow based share of the WRA’s Series 2014D SRF loan outstanding in the amount of $3,744,000.
14) The City’s flow based share of the WRA’s Series 2015A SRF loan outstanding in the amount of $5,828,000.
15) The City’s flow based share of the WRA’s Series 2015E Refunding Bonds outstanding in the amount of $23,115,000.
16) The City’s flow based share of the WRA’s Series 2016A SRF loan outstanding in the amount of $5,103,000.
17) The City’s flow based share of the WRA’s Series 2016F SRF loan outstanding in the amount of $35,536,000.
18) The City’s flow based share of the WRA’s Series 2017A SRF loan outstanding in the amount of $34,828,000.
19) The City’s flow based share of the WRA’s Series 2018A SRF loan outstanding in the amount of $3,671,000.
20) The City’s flow based share of the WRA’s Series 2018D-1 SRF loan outstanding in the amount of $9,359,000.
21) The City’s flow based share of the WRA’s Series 2018D-2 SRF loan outstanding in the amount of $4,170,000.
22) The City’s flow based share of the WRA’s Series 2018E SRF loan outstanding in the amount of $10,735,000.
23) The City’s flow based share of the WRA’s Series 2018F SRF loan outstanding in the amount of $2,849,000.
24) The City’s flow based share of the WRA’s Series 2019A SRF loan outstanding in the amount of $9,915,000.
25) The City’s flow based share of the WRA’s Series 2020B SRF loan outstanding in the amount of $11,110,000.
26) The City’s flow based share of the WRA’s Series 2021A Refunding Bonds outstanding in the amount of $33,020,000.
27) The City’s flow based share of the WRA’s Series 2022A SRF loan outstanding in the amount of $20,370,000.
28) The City’s flow based share of the WRA’s Series 2022C SRF loan outstanding in the amount of $11,000,000.
29) The City’s flow based share of the WRA’s Series 2022D SRF loan outstanding in the amount of $26,400,000.
30) The City’s flow based share of the WRA’s Series 2023A SRF loan outstanding in the amount of $31,000,000.

INDIRECT GENERAL OBLIGATION DEBT OBLIGATIONS

<table>
<thead>
<tr>
<th>Taxing District</th>
<th>Portion of Taxable Valuation</th>
<th>Percent In City</th>
<th>City’s Proportionate Share</th>
</tr>
</thead>
<tbody>
<tr>
<td>Polk County</td>
<td>$32,813,163,903</td>
<td>2.43%</td>
<td>$4,486,266</td>
</tr>
<tr>
<td>SE Polk CSD</td>
<td>2,790,238,836</td>
<td>23.00%</td>
<td>18,533,400</td>
</tr>
<tr>
<td>Des Moines Ind. CSD</td>
<td>9,913,434,069</td>
<td>1.56%</td>
<td>0</td>
</tr>
<tr>
<td>Des Moines Area CC</td>
<td>62,389,305,642</td>
<td>1.28%</td>
<td>1,162,944</td>
</tr>
</tbody>
</table>

City’s share of total overlapping debt: $24,182,610

1) Taxable Valuation excludes military exemption and includes Ag. Land & Buildings, Taxable TIF Increment and all Utilities.
2) Valuation excludes military exemption and City Exempt valuations. Includes Ag. Land & Buildings, Taxable TIF Increment, and all Utilities.
3) Includes general obligation bonds, PPEL notes, certificates of participation and new jobs training certificates. Estimate based on publicly available date as of March 15, 2023.
## DEBT RATIOS

<table>
<thead>
<tr>
<th>G.O. Debt</th>
<th>Debt/Actual Market Value ($1,827,992,477)</th>
<th>Debt/10,147 ( \times ) Population</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total General Obligation Debt</td>
<td>$24,610,000*</td>
<td>1.35%*</td>
</tr>
<tr>
<td>City’s share of total overlapping debt</td>
<td>$24,182,610</td>
<td>1.32%</td>
</tr>
</tbody>
</table>

1) Based on the City’s 1/1/2022 100% Actual Valuation; includes Ag Land, Ag Buildings, all Utilities and TIF Increment.  
2) Population based on the City’s 2020 U.S. Census.  

* Preliminary; subject to change.
THE CITY

CITY GOVERNMENT

The City of Pleasant Hill, Iowa (the “City”) was organized as a municipality in 1956 and comprises approximately nine square miles. The City operates under a statutory form of government consisting of a five-member City Council and a Mayor who is not a voting member. The full-time City Manager is responsible for administrative details and a full-time City Finance Director is responsible for financial records.

EMPLOYEES AND PENSIONS

The City has approximately 54 full-time, 49 part-time and 2 seasonal/temporary employees. Of the City’s 105 total employees, 20 are full-time police officers and 1 is a part-time officer. In addition, the City has 38 paid/on-call firefighters.

Iowa Public Employees Retirement System (“IPERS”): The City contributes to IPERS, which is a cost-sharing multiple-employer, contributory defined benefit public employee retirement system administered by the State of Iowa. IPERS provides retirement and death benefits, which are established by state statute, to plan members and beneficiaries. IPERS is authorized to adjust the total contribution rate up or down each year, by no more than 1 percentage point, based upon the actuarially required contribution rate. The City’s contributions to IPERS for the Fiscal Years ended June 30, 2020, 2021 and 2022, as shown below, equal the required contributions for each year.

<table>
<thead>
<tr>
<th></th>
<th>FY 2019-20</th>
<th>FY 2020-21</th>
<th>FY 2021-22</th>
</tr>
</thead>
<tbody>
<tr>
<td>IPERS City Contribution</td>
<td>$418,827</td>
<td>$441,680</td>
<td>$454,684</td>
</tr>
</tbody>
</table>

The IPERS Annual Comprehensive Financial Report is available on the IPERS website, or by contacting IPERS at 7401 Register Drive P.O. Box 9117, Des Moines, IA 50321. However, the information presented in such financial reports or on such website is not incorporated into this Preliminary Official Statement by any references.

Bond Counsel, the City and the Municipal Advisor undertake no responsibility for and make no representations as to the accuracy or completeness of the information available from the IPERS discussed above or included on the IPERS website, including, but not limited to, updates of such information on the State Auditor’s website or links to other Internet sites accessed through the IPERS website.

Pursuant to Governmental Accounting Standards Board Statement No. 68, the City reported a liability (asset) of $(1,860,066) within its Independent Auditor’s Reports as of June 30, 2022 for its proportionate share of the net pension liability. The net pension liability is the amount by which the total actuarial liability exceeds the pension plan’s net assets or fiduciary net position (essentially the market value) available for paying benefits. The net pension liability was measured as of June 30, 2021, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of that date. The City’s proportion of the net pension liability was based on the City’s share of contributions to the pension plan relative to the contributions of all IPERS participating employers. At June 30, 2021, the City’s collective proportion was 0.538795% which was an increase of 0.506822% from its proportion measured as of June 30, 2020.

For additional information on the City’s Pension Plan, including information related to deferred outflows and inflows of resources related to pensions, expenses, actuarial assumption, discount rate and discount rate sensitivities, refer to Note 5 – PENSION PLAN, of the City’s June 30, 2022 Independent Auditor’s Reports included as APPENDIX C of this Preliminary Official Statement.
OTHER POST-EMPLOYMENT BENEFITS (“OPEB”)

The City operates a single-employer health benefit plan which provides medical/prescription drug benefits for employees, retirees and their spouses. Group insurance benefits are established under Iowa Code Chapter 509A.13. Individuals who are employed by the City and are eligible to participate in the group health plan are eligible to continue healthcare benefits upon retirement. Retirees under the age of 65 pay the same premium for the medical/prescription drug benefits as active employees, which results in an implicit rate subsidy and an OPEB liability.

Retired participants must be age 55 or older at retirement, with the exception of special services participants who must be age 50 with 22 years of service. As of June 30, 2022, there were 47 active employees and 0 inactive employees in the plan.

The contribution requirements of plan members are established and may be amended by the City. The City currently finances the retiree benefits plan on a pay-as-you-go basis. For Fiscal Year June 30, 2022, the active member monthly premiums for the City and the plan members ranged from $493 for single coverage and $1,514 for family coverage. For the year ended June 30 2022, the City contributed approximately $840,000 and plan members eligible for benefits contributed approximately $100,000 to the plan. At June 30, 2022, no assets have been accumulated in a trust fund that meets the criteria in paragraph 4 of GASB Statement No. 75.

The City has entered into agreements with the City Manager, Police Chief and Fire Chief which formally identifies the financial obligation of the City to them in the event of an involuntary employment termination. The severance agreements provide for termination benefits of up to nine months of wages and medical insurance benefits. The terms of the severance agreements vary by position and length of service. The compensation rate is based upon the compensation paid to the applicable employees at the time of termination.

For additional information regarding the City’s Other Post-Employment Benefits, refer to Note 11 of the City’s June 30, 2022 Independent Auditor’s Reports contained as APPENDIX C of this Preliminary Official Statement.

UNION CONTRACTS

The City currently has the following union contracts:

<table>
<thead>
<tr>
<th>Union Name</th>
<th>Contract Expiration Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>Police Union – Teamsters Local 238</td>
<td>June 30, 2025</td>
</tr>
<tr>
<td>Public Works Union – Teamsters Local 238</td>
<td>June 30, 2025</td>
</tr>
<tr>
<td>Type of Insurance</td>
<td>Coverage</td>
</tr>
<tr>
<td>--------------------------------------------------------</td>
<td>--------------------------------------------------------</td>
</tr>
<tr>
<td>Blanket buildings/contents</td>
<td>$41,683,012 building/$4,187,731 content</td>
</tr>
<tr>
<td>Cyber Security</td>
<td>$50,000 Computer Virus</td>
</tr>
<tr>
<td></td>
<td>$250,000 Cyber Breach per Occurrence</td>
</tr>
<tr>
<td></td>
<td>$250,000 Cyber Breach Aggregate</td>
</tr>
<tr>
<td>Commercial Umbrella, General Liability, Automobile</td>
<td>$10,000,000 Occurrence</td>
</tr>
<tr>
<td></td>
<td>$10,000,000 Aggregate</td>
</tr>
<tr>
<td></td>
<td>$10,000,000 Combined Single Limit</td>
</tr>
<tr>
<td></td>
<td>$1,000,000 Under and Uninsured Motorists Limit</td>
</tr>
<tr>
<td>Limit</td>
<td>$200 Deductible</td>
</tr>
<tr>
<td>Comprehensive</td>
<td>$1,000 Deductible</td>
</tr>
<tr>
<td>Collision</td>
<td></td>
</tr>
<tr>
<td>Vehicle Fleet</td>
<td>$7,414,589</td>
</tr>
<tr>
<td>Equipment</td>
<td>$1,000 Deductible</td>
</tr>
<tr>
<td></td>
<td>$1,062,870 Scheduled Property</td>
</tr>
<tr>
<td></td>
<td>$709,272 Unscheduled Property</td>
</tr>
<tr>
<td></td>
<td>$201,500 Hardware/$53,350 Software</td>
</tr>
<tr>
<td>Workers Compensation</td>
<td>$1,000,000 Each accident</td>
</tr>
<tr>
<td></td>
<td>$1,000,000 Each disease</td>
</tr>
<tr>
<td></td>
<td>$1,000,000 Disease policy limit</td>
</tr>
<tr>
<td>Boiler &amp; Machinery</td>
<td>$41,683,012/$1,000 Deductible Per Unit</td>
</tr>
<tr>
<td>Public Employee Fidelity</td>
<td>$10,000,000 Blanket Employee Coverage</td>
</tr>
<tr>
<td></td>
<td>$10,000 Forgery or Alteration</td>
</tr>
<tr>
<td>Errors and Omissions</td>
<td>$2,000,000 Each Claim</td>
</tr>
<tr>
<td></td>
<td>$4,000,000 Excess Coverage</td>
</tr>
</tbody>
</table>
GENERAL INFORMATION

LOCATION AND TRANSPORTATION

The City, with a 2020 census population of 10,147, is located in central Iowa, directly east of the City of Des Moines. Road transportation is provided by U.S. Highways 65 and 163 that intersect the City, and by Interstate Highways 235, 35 and 80. Commercial airline service is available at the Des Moines International Airport, located just south of Des Moines.

LARGER EMPLOYERS

A representative list of larger employers in the City is as follows:

<table>
<thead>
<tr>
<th>Employer</th>
<th>Type of Business</th>
<th>Approximate Number of Employees</th>
</tr>
</thead>
<tbody>
<tr>
<td>Southeast Polk Comm. School District 1)</td>
<td>Education</td>
<td>1,150 1)</td>
</tr>
<tr>
<td>Hy-Vee Food Store</td>
<td>Grocery Store</td>
<td>495</td>
</tr>
<tr>
<td>Elder Corporation</td>
<td>Earth Excavating</td>
<td>300</td>
</tr>
<tr>
<td>DeeZee Manufacturing</td>
<td>Truck Accessory OEM</td>
<td>180</td>
</tr>
<tr>
<td>Cintas</td>
<td>Uniform Supply Company</td>
<td>115</td>
</tr>
<tr>
<td>City of Pleasant Hill</td>
<td>Municipal Government</td>
<td>105</td>
</tr>
<tr>
<td>Parkridge Nursing and Rehabilitation Center</td>
<td>Nursing Home</td>
<td>85</td>
</tr>
<tr>
<td>US Erectors</td>
<td>Structural Steel and Precast Contractors</td>
<td>80</td>
</tr>
<tr>
<td>Communication Innovators</td>
<td>Telecommunication Eqip./Service Repair</td>
<td>80</td>
</tr>
<tr>
<td>Shining Stars Daycare</td>
<td>Childcare</td>
<td>72</td>
</tr>
<tr>
<td>Mercy East Medical Clinic</td>
<td>Healthcare</td>
<td>45</td>
</tr>
<tr>
<td>ONEOK Inc.</td>
<td>Natural Gas Distribution</td>
<td>45</td>
</tr>
</tbody>
</table>

1) Includes all schools for the Southeast Polk School District of which Four Mile Elementary, Junior High, 6th grade center, administration center, and the high school are located within the City.

Source: The City.

Some additional major employers in the Des Moines Metropolitan area include, but are not limited to the following:

<table>
<thead>
<tr>
<th>Employer</th>
<th>Type of Business</th>
<th>Approximate Number of Employees 1)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Wells Fargo &amp; Co.</td>
<td>Financial Services/Home Mortgage</td>
<td>13,500 2)</td>
</tr>
<tr>
<td>State of Iowa</td>
<td>State Government</td>
<td>7,700 3)</td>
</tr>
<tr>
<td>Hy-Vee, Inc.</td>
<td>Retail Grocery/Drugstore</td>
<td>6,800 4)</td>
</tr>
<tr>
<td>Principal Financial Group</td>
<td>Financial Services</td>
<td>6,500</td>
</tr>
<tr>
<td>MercyOne</td>
<td>Healthcare</td>
<td>5,843</td>
</tr>
<tr>
<td>UnityPoint Health Partners</td>
<td>Healthcare (Hospitals &amp; Clinics)</td>
<td>5,580</td>
</tr>
<tr>
<td>Des Moines Public Schools</td>
<td>Education</td>
<td>5,000 5)</td>
</tr>
<tr>
<td>Amazon</td>
<td>Distribution</td>
<td>3,500</td>
</tr>
<tr>
<td>Nationwide</td>
<td>Insurance</td>
<td>3,300</td>
</tr>
<tr>
<td>John Deere Companies</td>
<td>Ag Machinery/Software/Financial Services</td>
<td>3,280</td>
</tr>
<tr>
<td>Corteva Agriscience 6)</td>
<td>Crop Inputs for Worldwide Agribusiness</td>
<td>2,500</td>
</tr>
<tr>
<td>Kum &amp; Go</td>
<td>Convenience Store</td>
<td>2,000</td>
</tr>
</tbody>
</table>

1) Includes full-time, part-time and seasonal employees.
2) Includes Wells Fargo banking and mortgage divisions in multiple locations.
3) Total is for the Greater Des Moines metropolitan statistical area which includes Dallas, Guthrie, Madison, Polk and Warren counties.
4) Includes Corporate Office and all Des Moines metropolitan locations.
5) Does not include substitute teachers.
6) Formerly DuPont Pioneer.

Source: The Greater Des Moines Partnership. The list is updated frequently as changes are identified and is not to be construed as a complete profile.
BUILDING PERMITS

City officials reported the following construction activity as of April 17, 2023. Permits for the City are reported on a calendar year basis. The figures below include both new construction and remodeling.

<table>
<thead>
<tr>
<th></th>
<th>2019</th>
<th>2020</th>
<th>2021</th>
<th>2022</th>
<th>2023</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single Family Homes:</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>No. of new homes:</td>
<td>73</td>
<td>195</td>
<td>159</td>
<td>96</td>
<td>6</td>
</tr>
<tr>
<td>Valuation:</td>
<td>$14,835,340</td>
<td>$36,130,375</td>
<td>$35,337,180</td>
<td>$23,227,891</td>
<td>$3,455,000</td>
</tr>
<tr>
<td>No. of Multi-Family:</td>
<td>0</td>
<td>3</td>
<td>1</td>
<td>2</td>
<td>0</td>
</tr>
<tr>
<td>Valuation:</td>
<td>$0</td>
<td>$15,625,000</td>
<td>$5,000,000</td>
<td>$11,006,000</td>
<td>$0</td>
</tr>
<tr>
<td>Commercial/Industrial/Other:</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>No. of new buildings:</td>
<td>4</td>
<td>2</td>
<td>3</td>
<td>6</td>
<td>1</td>
</tr>
<tr>
<td>Valuation:</td>
<td>$13,610,029</td>
<td>$1,250,000</td>
<td>$24,350,000</td>
<td>$14,380,309</td>
<td>$265,000</td>
</tr>
<tr>
<td>Total Permits</td>
<td>77</td>
<td>200</td>
<td>163</td>
<td>104</td>
<td>7</td>
</tr>
<tr>
<td>Total Valuations</td>
<td>$28,445,369</td>
<td>$53,005,375</td>
<td>$64,687,180</td>
<td>$48,614,200</td>
<td>$3,720,000</td>
</tr>
</tbody>
</table>

U.S. CENSUS DATA

Population Trend

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>3,671</td>
<td>5,070</td>
<td>6,961</td>
<td>8,785</td>
<td>10,147</td>
</tr>
</tbody>
</table>

Source: U.S. Census Bureau website.

UNEMPLOYMENT RATES

<table>
<thead>
<tr>
<th></th>
<th>Polk County</th>
<th>State of Iowa</th>
</tr>
</thead>
<tbody>
<tr>
<td>Annual Averages:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2018</td>
<td>2.6%</td>
<td>2.5%</td>
</tr>
<tr>
<td>2019</td>
<td>2.7%</td>
<td>2.6%</td>
</tr>
<tr>
<td>2020</td>
<td>5.9%</td>
<td>5.2%</td>
</tr>
<tr>
<td>2021</td>
<td>4.5%</td>
<td>4.3%</td>
</tr>
<tr>
<td>2022</td>
<td>2.9%</td>
<td>3.0%</td>
</tr>
</tbody>
</table>


EDUCATION

The Southeast Polk Community School District (the “District”) provides public education, with a certified enrollment as of October 2022 (used for the 2023-24 school year) of 7,211.0. The District, with approximately 1,150 employees, owns and operates eight elementary schools, one sixth grade center, one junior high school and one high school. One of the District’s elementary schools and the new high school are located within the City. The City is also served by the Des Moines Independent Community School District, with approximately 5,000 employees and an October 2022 certified enrollment (used for the 2023-24 school year) of 30,773.9. Four-year college programs and vocational-technical training schools are available throughout the Des Moines metropolitan area.
**FINANCIAL SERVICES**

Financial services are provided to residents of the City by branch offices of Community State Bank, N.A., Great Southern Bank, Keystone Savings Bank and Wells Fargo Bank, N.A. The Pleasant Hill branch offices of Community State Bank, N.A., Keystone Savings Bank and Wells Fargo Bank, N.A. report the following deposits as of June 30th for each year:

<table>
<thead>
<tr>
<th>Year</th>
<th>Community State Bank, N.A.</th>
<th>Keystone Savings Bank</th>
<th>Wells Fargo Bank, N.A.</th>
</tr>
</thead>
<tbody>
<tr>
<td>2018</td>
<td>$47,480,000</td>
<td>$13,013,000</td>
<td>$49,648,000</td>
</tr>
<tr>
<td>2019</td>
<td>$50,618,000</td>
<td>$16,289,000</td>
<td>$52,027,000</td>
</tr>
<tr>
<td>2020</td>
<td>$58,940,000</td>
<td>$19,361,000</td>
<td>$61,245,000</td>
</tr>
<tr>
<td>2021</td>
<td>$66,369,000</td>
<td>$16,835,000</td>
<td>$74,141,000</td>
</tr>
<tr>
<td>2022</td>
<td>$75,841,000</td>
<td>$16,811,000</td>
<td>$79,996,000</td>
</tr>
</tbody>
</table>

Source: FDIC website.
APPENDIX B

FORM OF LEGAL OPINION
APPENDIX D

FORM OF CONTINUING DISCLOSURE CERTIFICATE
OFFICIAL BID FORM

To: The City Council of
City of Pleasant Hill, Iowa

Sale Date: May 23, 2023
10:00 A.M. Central Time

RE: $7,545,000* General Obligation Corporate Purpose Bonds, Series 2023 (the “Bonds”)

This bid is a firm offer for the purchase of the Bonds identified in the TERMS OF OFFERING and on the terms set forth in this OFFICIAL BID FORM and TERMS OF OFFERING, and is not subject to any conditions, except as permitted by the TERMS OF OFFERING. By submitting this bid, we confirm we have an established industry reputation for underwriting new issuance of municipal bonds.

For all or none of the above Bonds, in accordance with the TERMS OF OFFERING, we will pay you $________________ (not less than $7,469,550) plus accrued interest to date of delivery for fully registered Bonds bearing interest rates and maturing in the stated years as follows:

<table>
<thead>
<tr>
<th>Coupon</th>
<th>Maturity</th>
<th>Yield</th>
<th>Coupon</th>
<th>Maturity</th>
<th>Yield</th>
</tr>
</thead>
<tbody>
<tr>
<td>______</td>
<td>2025</td>
<td>______</td>
<td>______</td>
<td>2032</td>
<td>______</td>
</tr>
<tr>
<td>______</td>
<td>2026</td>
<td>______</td>
<td>______</td>
<td>2033</td>
<td>______</td>
</tr>
<tr>
<td>______</td>
<td>2027</td>
<td>______</td>
<td>______</td>
<td>2034</td>
<td>______</td>
</tr>
<tr>
<td>______</td>
<td>2028</td>
<td>______</td>
<td>______</td>
<td>2035</td>
<td>______</td>
</tr>
<tr>
<td>______</td>
<td>2029</td>
<td>______</td>
<td>______</td>
<td>2036</td>
<td>______</td>
</tr>
<tr>
<td>______</td>
<td>2030</td>
<td>______</td>
<td>______</td>
<td>2037</td>
<td>______</td>
</tr>
<tr>
<td>______</td>
<td>2031</td>
<td>______</td>
<td>______</td>
<td>2038</td>
<td>______</td>
</tr>
</tbody>
</table>

* Preliminary; subject to change. The City reserves the right to decrease the aggregate principal amount of the Bonds and to increase or reduce each scheduled maturity thereof after the determination of the successful bidder. The City may increase or decrease each maturity in increments of $5,000 but the total amount to be issued will not exceed $8,000,000. Interest rates specified by the successful bidder for each maturity will not change. Final adjustments shall be in the sole discretion of the City.

The dollar amount of the purchase price proposed by the successful bidder will be changed if the aggregate principal amount of the Bonds is adjusted as described above. Any change in the principal amount of any maturity of the Bonds will be made while maintaining, as closely as possible, the successful bidder's net compensation, calculated as a percentage of bond principal. The successful bidder may not withdraw or modify its bid as a result of any post-bid adjustment. Any adjustment shall be conclusive, and shall be binding upon the successful bidder.

We hereby designate the following Bonds to be aggregated into term bonds maturing on June 1 of the following years and in the following amounts (leave blank if no term bonds are specified):

<table>
<thead>
<tr>
<th>Years Aggregated through</th>
<th>Maturity Year</th>
<th>Aggregate Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>______ through ______</td>
<td>______</td>
<td>______</td>
</tr>
<tr>
<td>______ through ______</td>
<td>______</td>
<td>______</td>
</tr>
<tr>
<td>______ through ______</td>
<td>______</td>
<td>______</td>
</tr>
</tbody>
</table>

In making this offer we accept all of the terms and conditions of the TERMS OF OFFERING published in the Preliminary Official Statement dated May 9, 2023. In the event of failure to deliver these Bonds in accordance with the TERMS OF OFFERING as printed in the Preliminary Official Statement and made a part hereof, we reserve the right to withdraw our offer, whereupon the deposit accompanying it will be immediately returned. All blank spaces of this offer are intentional and are not to be construed as an omission.

Not as a part of our offer, the above quoted prices being controlling, but only as an aid for the verification of the offer, we have made the following computations:

NET INTEREST COST: $________________________

TRUE INTEREST COST: ______________________ % (Based on dated date of June 29, 2023)

Account Manager: ___________________________ By: ___________________________

Account Members: __________________________________________________________

The foregoing offer is hereby accepted by and on behalf of the City Council of the City of Pleasant Hill, Iowa this 23rd day of May 2023.

Attest: ___________________________ By: ___________________________

Title: ___________________________ Title: ___________________________