PLEASANT HILL CITY COUNCIL
REGULAR SESSION
JULY 25, 2023
6:00 PM

1. CALL TO ORDER/ROLL CALL

2. APPROVAL OF AGENDA

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

4. CONSENT ITEMS
   a. Council Minutes - dated 07/11/2023
   b. Claims Listing - dated 07/25/2023
   d. Resolution #072523-01 – Transfer of funds from Emergency Fund to Equipment Replacement Fund
   e. Resolution #072523-02 – Transfer of funds from Employee Benefits to General Fund
   f. Resolution #072523-03 – Project Acceptance and Release of Retainage – Pleasant Hill Monument Signage
   h. Resolution 072523-05 – Set Public Hearing for Rezoning - 876 N. Shadyview Blvd.
   i. Resolution 072523-06 – Set Public Hearing for Vacation of Surface Water Flowage Easement for 1851 Lakeview Drive

5. BUSINESS ITEMS
   a. Third Reading of Ordinance #929 – Vacation of Street Right-of-Way – NE 62nd Street
   b. Third Reading of Ordinance #930 – Amending Chapter 156 Building Code
   c. Third Reading of Ordinance #931 – Amending Chapter 163 Fire Code
   d. Resolution #072523-07 – Approval of Site Plan for Southeast Polk Skilled Trades Building
   e. Resolution #072523-08 – Award the Request for Proposal to Seagrave for Fire Truck Refurbishment
   f. Resolution #072523-09 – Approve Updated Equipment Operator I Job Description
   g. Resolution #072523-10 – Approve Parks Operator Job Description
   h. Resolution #072523-11 – Approve Salary Assignment for the Seasonal Park Attendant

6. CLOSING COMMENT & REGIONAL APPOINTMENT REPORTS

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

8. ADJOURNMENT
PLEASANT HILL CITY COUNCIL
REGULAR SESSION
JULY 11, 2023
6:00 PM

1. CALL TO ORDER/ROLL CALL
Mayor Kurovski called the Pleasant Hill City Council regular meeting to order on July 11, 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, Amanda Lundstedt and Mark Konrad. ABSENT: Mike Richardson.

2. APPROVAL OF AGENDA
Murray/Lundstedt moved to approve the agenda. ROLL CALL: AYES: Murray, Grooters, Lundstedt, And Konrad. NAYS: None. Motion carried 4-0.

3. PUBLIC HEARING
a. Disposition of Real Property – NE 62nd Street Right of Way
Mayor Kurovski opened the Public Hearing for item 3.a. Disposition of Real Property – NE 62nd Street Right of Way at 6:01pm. Assistant City Manager/Community Development Director Madeline Sturms explained the City Council has considered the vacation of right-of-way for a portion of NE 62nd Street between Martha L. Miller Drive and Meacham Drive as it relates to a preliminary plat and site plan for the Forge Edencrest and Hawthorn Townhomes project. Council has taken action to vacate the status of right of way and the next step is to dispose of the property to the adjacent property owner to make full use of the site for economic development purposes. Disposition of the right of way has been requested by Hubbell Realty. Following is a resolution which makes findings that the property is no longer needed for public use and disposition of the former right-of-way would allow the adjacent owners to make greater use of the property. 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, Lundstedt, And Konrad. NAYS: None. Motion carried 4-0.

   i. Resolution #071123-01 – Directing Disposal of Interest in Real Property Following Public Hearing
   Konrad/Murray moved to approve Resolution #071123-01 – Directing Disposal of Interest in Real Property Following Public Hearing. ROLL CALL: AYES: Murray, Grooters, Lundstedt, And Konrad. NAYS: None. Motion carried 4-0.

   ii. Resolution #071123-02– Approval of Final Plat for Hawthorne Townhomes
   Grooters/Lundstedt moved to approve Resolution #071123-02– Approval of Final Plat for Hawthorne Townhomes. ROLL CALL: AYES: Murray, Grooters, Lundstedt, And Konrad. NAYS: None. Motion carried 4-0.

4. PUBLIC INPUT (5 MINUTES FOR ITEMS NOT ON THE AGENDA)
Pleasant Hill Resident Ray Sears had two items he wanted to address the Council with. He suggested that the current fireworks ordinance be changed to allow fireworks to be legal during certain holiday timeframes in order to not take time away from the Police Department so they can manage their resources more efficiently. He also requested more information on RAGBRAI coming through town, and wondered what the City was doing to welcome the riders and promote the City. Mayor Kurovski said he was in luck because that item was later on the agenda, item 6l.

5. CONSENT ITEMS
Grooters/Murray moved to approve the CONSENT ITEMS: Council Minutes – 06/27/2023, Claims Listing – 07/11/2023, Approve liquor license – Great Caterers of Iowa – 1250 NE 56th Street, Approve Massage Therapy Permit Renewal – Kathy Haage, Parks Monthly Report – dated June 2023, Quarterly Communications Report – dated July 2023, Resolution #071123-03 – A Request for Planning and Zoning Commission to Consider a Zoning Assignment, Resolution #071123-04 – Approval of Application to Iowa Thriving Communities Designation, Resolution #071123-05 – Approve Pay App No. 8 – Hickory Glen Park Pavilion Project. ROLL CALL: AYES: Murray, Grooters, Lundstedt, And Konrad. NAYS: None. Motion carried 4-0.

6. BUSINESS ITEMS
a. Consider Massage Therapy Permit Renewal – Maple Massage
Konrad/Murray moved to deny the application for Massage Therapy Business License Renewal for Maple Massage due to violation of Chapter 127.09, subsection 8. Further, the City will not consider any further applications until our Council meeting of August 22nd, 2023. Finally, the current temporary license is rescinded and the City shall communicate by hand delivery this rescission and denial to be effective at 5:00 p.m. this Friday, July 14th, 2023. Police Chief Alfonso
Pizzano explained that Maple Massage, located at 4830 Maple Drive suite 9/10, is requesting the renewal of their city permit to operate their massage business. After review of the application and inspection of the location by the police department, violation of city ordinance 127.09 subsection 8, was observed by the assigned Officer, which is grounds for denial, suspension, or revocation. It is the recommendation of the Police Department that the permit be denied. Councilmember Lundstedt said she would abstain from voting due to her conflict with the licensing board. ROLL CALL: AYES: Murray, Grooters, And Konrad. NAYS: None. ABSTAIN: Lundstedt. Motion carried 3-0-1.

b. Second Reading of Ordinance #929 – Vacation of Street Right-of-Way – NE 62nd Street
Murray/Lundstedt moved to approve Second Reading of Ordinance #929 – Vacation of Street Right-of-Way – NE 62nd Street. Assistant City Manager/Community Development Director Madeline Sturms explained that the City has received a preliminary plat for approximately 23.51 acres of vacant land generally located east of NE 60th Street, north of Martha L. Miller Drive, and south of University Avenue. The Crossing at Pleasant Hill, LLC is the applicant for the project with the intention of subdividing the property for commercial development. City Council recommended approval of the Preliminary Plat for the project at a previous meeting which included the developer constructing a portion of NE 62nd Street with an updated alignment. In order to complete this, the existing right of way will need to be vacated and new right of way will be dedicated with the final plat for The Crossing at Pleasant Hill. The property can be vacated from its status as street right-of-way and excess right-of-way can be disposed to the adjacent owner The Crossing at Pleasant Hill, LLC. There are multiple steps required in the process and two public hearings will be needed. There have been no comments since the previous reading. ROLL CALL: AYES: Murray, Grooters, Lundstedt, And Konrad. NAYS: None. Motion carried 4-0.

c. Second Reading of Ordinance #930 – Amending Chapter 156 Building Code
Konrad/Grooters moved to approve Second Reading of Ordinance #930 – Amending Chapter 156 Building Code. Senior Building Inspector Mike Sporleder explained that the International Code Council updates building codes every three years to clarify and clean up the language used and to make changes based on safety regulations, new methods and new products introduced to the construction world. The Central Iowa Code Consortium (CICC), an organization assembled with the goal of unifying the building codes across the greater Des Moines area, went through the process of reviewing and proposing amendments to the 2021 cycle for the Building, Residential Building and Fire codes at this time. There have been no additional comments since the previous reading. ROLL CALL: AYES: Murray, Grooters, Lundstedt, And Konrad. NAYS: None. Motion carried 4-0.

d. Second Reading of Ordinance #931 – Amending Chapter 163 Fire Code
Murray/Konrad moved to approve Second reading of Ordinance 931 – Amending Chapter 163 Fire Code. Fire Chief Jamie Xayavong explained that this item is a continuation of the previous item. Chapter 163 addresses the fire code adoption and the amendments enforced by the City's Fire Department and Building Department. The proposed chapter modifications update the fire code to adopt the 2021 edition of the International Fire Code and amendments recommended by the CICC. There have been no additional comments since the previous reading. ROLL CALL: AYES: Murray, Grooters, Lundstedt, And Konrad. NAYS: None. Motion carried 4-0.

e. Resolution #071123-06 – Approval of Participation in the Mid-Iowa Planning Alliance for Community Development
Lundstedt/Grooters moved to approve Resolution #071123-06 – Approval of Participation in the Mid-Iowa Planning Alliance for Community Development. City Manager Ben Champ explained the City Council accepted an invitation from the Des Moines Metropolitan Planning Organization (DMAMPO) in 2022 to participate in the newly established non-profit Mid-Iowa Planning Alliance for Community Development (MIPA). The primary purpose of the organization was to provide administration for an anticipated approval of a new Economic Development District (EDD) for central Iowa. An EDD is a designation by the U.S. Economic Development Administration that is currently under review for our area and it has been created. The City joined for the initial period expiring June 30, 2023 and has now received an invoice to consider continuing membership. The organization has experienced growing pains in the first year but is working to formally separate from the DMAMPO and establish itself. The value of MIPA to Pleasant Hill continues to be determined but it may be valuable to see the impact of the organization over the next year of development. This is a resolution to maintain membership in MIPA for the upcoming fiscal year and to also appoint Councilmember Mark Konrad as an alternate representative for the City. ROLL CALL: AYES: Murray, Grooters, Lundstedt, And Konrad. NAYS: None. Motion carried 4-0.

f. Approve Appointment of Konnor Hodges to the Planning and Zoning Commission
Konrad/Grooters moved to approve Appointment of Konnor Hodges to the Planning and Zoning Commission. City Manager Ben Champ explained the Planning & Zoning Commission has a new vacancy for a partial term expiring June 30, 2024. The Board and Commission vacancies have just been formally advertised for several months and no applications were received. A new application has now been received and the recommendation at this time from the Mayor and Council Liaison to the Commission is for the appointment of Konnor Hodges to the Planning and Zoning Commission to complete the partial term set to expire June 30, 2024. Mr. Hodges is currently a Park and Recreation Commission member and would vacate that role. ROLL CALL: AYES: Murray, Grooters, Lundstedt, And Konrad. NAYS: None. Motion carried 4-0.
g. **Resolution #071123-07** – Prairie Meadows Community Betterment Grant Acceptance-Police, Fire, and Library
Murray/Konrad moved to approve **Resolution #071123-07** – Prairie Meadows Community Betterment Grant Acceptance-Police, Fire, and Library. City Manager Ben Champ explained that the Prairie Meadows Betterment Grant program annually funds medium to small-sized projects ranging from $100 to $99,999. The City submitted applications to and has been awarded the following grant funding from the Prairie Meadows Betterment Grant Program: 1) to the City of Pleasant Hill Public Library in the amount of $6,100 to be used towards purchasing items to create this Maker Space within the Library which will include an upgraded 3D printer, a CriCut, and more; 2) to the City of Pleasant Hill Fire Department to fulfill their need for medical updated equipment for the ambulance in the amount of $22,284.28 which will be used towards purchasing new Lucas Devices and new replacement batteries for the current Lucas Devices; and 3) to the City of Pleasant Hill Police Department in the amount of $11,000 to be used towards purchasing the initial equipment, and licensing, necessary for the License Plate Reader (LPR) Program. **ROLL CALL:** AYES: Murray, Grooters, Lundstedt, And Konrad. NAYS: None. Motion carried 4-0.

h. **Resolution #071123-08** – Prairie Meadows Legacy Grant Acceptance – Parks and Recreation
Grooters/Konrad moved to approve **Resolution #071123-08** – Prairie Meadows Legacy Grant Acceptance – Parks and Recreation. Parks and Recreation Manager Ryan Merritt explained that the Pleasant Hill Parks and Recreation Department submitted an application for the Prairie Meadows Legacy Grant program, which provides funding for large scale, signature projects in Central Iowa. He was excited to announce that the Hickory Glen Pickleball Courts project application has been selected for award in the amount of $100,000, stating it was a group effort. The City Council has prioritized a Pickleball amenity for Hickory Glen Park. The proposed Pickleball amenity could include 6 Pickleball courts and additional features such as shade structures, wind screens, and seating. Pleasant Hill resident Ray Sears asked where this would be located. Mr. Merritt said it is projected to be placed at Hickory Glen Park. **ROLL CALL:** AYES: Murray, Grooters, Lundstedt, And Konrad. NAYS: None. Motion carried 4-0.

i. **Resolution #071123-09** – Approve Pay App No. 8 and Change Order No. 2 - 2021 Street Patching Project
Murray/Konrad moved to approve **Resolution #071123-09** – Approve Pay App No. 8 and Change Order No. 2 - 2021 Street Patching Project, subject to receiving signatures from the Contractor on said documents. Public Works Director Russ Paul explained the City Council annually works to award a street repair project for concrete patching throughout the community and the work for this construction season is continuing in the southwest portion of the community. The construction contract for the project has been awarded to Hill Contracting and the work is progressing. The City Engineer has prepared the payment application number eight for work completed through June 30, 2023. The contractor, Hill Contracting, had a completion date for this project set for June 30, 2023 and was unable to meet this deadline. Approval of the payment application would serve as the final pay application for Hill Contracting on the work they completed for the 2021 Street Patching Project and the balance of the project would be removed from the contract. Change order number two balances final quantities for the project. This is a resolution approving the payment application and change order. Later on the agenda is an option to complete the remaining work with another contractor. City Manager Ben Champ said the Contractor needs to sign the pay app and change order. **ROLL CALL:** AYES: Murray, Grooters, Lundstedt, And Konrad. NAYS: None. Motion carried 4-0.

j. **Resolution #071123-10** – Approve Pay App No. 3 and Change Orders No. 1 & No. 2 – Hickory Blvd Overlay Phase 1 Project
Grooters/Konrad moved to approve **Resolution #071123-10** – Approve Pay App No. 3 and Change Orders No. 1 & No. 2 with Change Order No. 2 subject to the final approval of resolution #071123-09 as requested by the City Manager–Hickory Blvd Overlay Phase 1 Project. Public Works Director Russ Paul explained the City Council has prioritized and budgeted funds 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 Hickory Blvd and TK Concrete was awarded the contract and work is now substantially complete. The purpose of this agenda item is to begin closeout of the Hickory Boulevard work through a payment application and quantities change order and to consider an option to extend the contract for additional work. Payment Application Number 3 covers the remaining portions of the Hickory Blvd Overlay Phase 1 Project for all work completed through July 5th, 2023 and looks to accept the project following 30 days without a claim. Change Order No 1 is a deduct to the project based on as-built quantities now that the work is done. Change Order Number 2 is an opportunity to extend the contract to complete the remaining work that is part of the 2021 Street Patching Project. The original contractor, Hill Contracting, had a project completion date of June 30th and was unable to meet that deadline. Given the speed and quality of work seen on the Hickory Boulevard Overlay Phase 1 project, city staff is proposing allowing TK Concrete the opportunity to complete the work not done for the 2021 Street Patching Project. The simplest way to bring TK Concrete on to complete the work would be via change order to the Hickory Blvd Overlay Phase 1 Project as the City already has a contract in
place with TK Concrete and the unit items in the Hickory Blvd project are in line with those that remain in the 2021 Street Patching Project. The completion date for TK Concrete to complete the balance of the 2021 Street Patching Project work would be November 10th, 2023. ROLL CALL: AYES: Murray, Grooters, Lundstedt, And Konrad. NAYS: None. Motion carried 4-0.

d. Resolution #071123-11 – Approval of Pay App No. 1 – Youngstown Trail Phase III
Grooters/Lundstedt moved to approve Resolution #071123-11 – Approval of Pay App No. 1 – Youngstown Trail Phase III. City Manager Ben Champ explained the City has approved a preliminary and final plat for Pine Valley development located generally west of Highway 65, south of Schweiker Drive and connecting on the south to Pine Valley Drive. The plat included construction of a portion of Youngstown Trail on the development property and the City entered into a development agreement regarding the construction of the trail including on outlots that have since been dedicated to the City as considered during the platting process. The developer was responsible for the engineering design and the physical construction of the trail within the development and the City approved a development agreement with The Ridge Partners, LLC to include the construction of additional portions of the trail to fully connect the Youngstown Trail and the development from East Oakwood Drive to SE 6th Avenue/Parkridge Avenue. The agreement outlines the responsibility of construction, observation, payment, and future maintenance of the trail. Construction of the trail is well underway and the attached payment application has been prepared and reviewed by the City Engineer. This is a resolution approving the partial payment application for Youngstown Trail Phase 3 with The Ridge Partners, LLC. ROLL CALL: AYES: Murray, Grooters, Lundstedt, And Konrad. NAYS: None. Motion carried 4-0.

l. Update on RAGBRAI Route – July 27th, 2023
Assistant City Manager/Community Development Director Madeline Sturms gave an update on RAGBRAI 2023, which will pass directly through Pleasant Hill on the morning of Thursday, July 27th. Communication has been put out on the City’s website and social media, and mailed to residents living along the route, along with being included in their water bills. Facebook and Google Maps will have alerts of closures. The route will travel from Des Moines into Pleasant Hill on Fairview Dr. to Oakwood Dr. to 56th Street. 56th St. takes riders through unincorporated Polk County to NE 27th Ave. to Altoona. Altoona is the first official pass-through town of that day. Pleasant Hill is not an official pass-through town according to RAGBRAI, therefore they have discouraged us from creating a stopping point for riders, other than support, as they have official stops planned in towns such as Ankeny, Des Moines, and Altoona, and are to be out of Altoona by 1:00pm that day to continue receiving support. Pleasant Hill has been coordinating with their partners like Polk County and the DOT on route management, and the Pleasant Hill Fire Department will provide first-aid care, water, and restrooms at Sunrise Park to be welcoming and supportive as they pass through town to their next official destination. They even created a playlist for them with all songs containing the word “Hill” in them for a fun music experience, and will have art posted along the route. The City has a dedicated website containing all of the latest information at www.pleasanthilliowa.org/ragbrai, as does Catch Des Moines at www.catchdesmoines.com/ragbrai-des-moines-faqs along with a support phone number available for questions and help with navigation @ 515-699-3469. Councilmember Grooters added that DART will be providing transportation until 11:00pm the night before to riders to shuttle from downtown to their sleeping quarters at DSM Waterworks. Pleasant Hill resident Ray Sears encouraged additional participation by businesses and the City to have riders stop in the community. Assistant City Manager Madeline Sturms said although the City is not hosting an event at the recommendation of RAGBRAI, they are not preventing businesses or residents from having lemonade stands or other events on private property.

7. CLOSING COMMENT
Councilmember Ross Grooters said the big item for DART is the announcement of hiring former staff member, Amanda Wanke, as their new CEO, and their excitement to welcome her back.

Public Works Director Russ Paul introduced their new Public Works Manager Steve Landers, saying he came from the City of Urbandale and has made great strides hitting the road running. Everyone welcomed him aboard.

8. ADJOURNMENT
Lundstedt/Konrad moved to adjourn the Council meeting. ROLL CALL: AYES: Murray, Grooters, Lundstedt, And Konrad. NAYS: None. Motion carried 4-0. The meeting was adjourned at 6:50 p.m.

Sara Kurovski, Mayor

ATTEST:

Dena Spooner, City Clerk/Finance Director
### A C C O U N T S   P A Y A B L E

**REPORTING: PAID, UNPAID, PARTIAL**

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** TOTAL **  -City of Pleasant Hill  899,086.63

FUND TOTALS

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<td>740</td>
<td>3,208.75</td>
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GRAND TOTAL  899,086.63
Calls for Service

In April through June 2023, Officers responded to 3,075 calls for service.

![Calls for Service graph]

 Arrest/Criminal Charges

Second quarter arrest information was retrieved from the Tyler and TraCs reporting systems. 69 adults were arrested from April through June 2023. This includes warrant arrests made by Officers. 124 charges were filed on adult offenders. 18 juveniles were arrested from April through June 2023. 23 charges were filed on juvenile offenders.
Incident Reports

Incident Reports reflect the number of cases that are filed by the Police Department. In the second quarter of 2023, 304 cases were filed.
Traffic Enforcement

Accidents

In the second quarter of 2023, Officers took 51 accident reports. This is a 17% decrease from the 62 accident reports that were taken in the second quarter of 2022.

DEA Taskforce Investigations

An officer has been assigned to the DEA taskforce and his stats follow:

- Search warrants served: 3
- Call outs: 0
- Department assists: 0
- Interviews: 0
- Surveillance: 17
- Reports: 24
- Technical assistant/translations/jail calls: 0
- Subpoenas: 0

Training: Task Force Officer School June 5-9 in Virginia.
### Investigations

<table>
<thead>
<tr>
<th>Category</th>
<th>Count</th>
</tr>
</thead>
<tbody>
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<td>Arrests/Charges</td>
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<tr>
<td>Call Outs</td>
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<tr>
<td>Department Assists</td>
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<tr>
<td>Inactive Cases (cleared by arrest, Closed, Suspended, Unfounded)</td>
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<tr>
<td>Interviews</td>
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<tr>
<td>Investigative Follow-up</td>
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<td>Meetings</td>
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<td>Special Assignment</td>
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<tr>
<td>Subpoenas</td>
<td>1</td>
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<tr>
<td>Surveillance</td>
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<td>Training</td>
<td>17</td>
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<tr>
<td>Court</td>
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</tr>
</tbody>
</table>

### K-9 Program

As of April 2023 to June 2023, there has been seven recordable K-9 requests, all active deployments. The calls vary between detection tracking and perimeter security. The detection calls seized 7.5 gm of Methamphetamine/ice totaling $750. Total drug seizures total $750.

There were no recorded tracks for this reporting period.

K-9 Red has completed June’s sustainment training with Canine Tactical.

### Training

- Blood borne Pathogens
- Behavioral Health for LE
- Haz-Mat awareness
- Implicit/ bias
- Domestic Counterterrorism FBI Course

### SRO Program

<table>
<thead>
<tr>
<th>Category</th>
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<tr>
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<td>Harassment</td>
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<td>Theft</td>
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<tr>
<td>Tobacco</td>
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<td>Alcohol</td>
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<tr>
<td>Drug Narcotics</td>
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<tr>
<td>MV Accidents</td>
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<td>Misc. Contacts</td>
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<td>Charges</td>
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<td>Special Events</td>
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<td>Alarm/Drills</td>
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</table>
RESOLUTION #072523-01

A RESOLUTION APPROVING THE TRANSFER OF FUNDS, EMERGENCY FUND TO EQUIPMENT REPLACEMENT FUND

WHEREAS, the Pleasant Hill City Council recognizes the need to approve the transfer of funds, as follows:

    Emergency Fund to Equipment Replacement Fund $ 302.86

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

ADOPTED this 25th day of July, 2023.

______________________________________________
Sara Kurovski, Mayor

ATTEST:

______________________________________________
Dena Spooner, City Clerk/Finance Director
RESOLUTION #072523-02

A RESOLUTION APPROVING THE TRANSFER OF FUNDS, EMPLOYEE BENEFITS FUND TO THE GENERAL FUND

WHEREAS, the Pleasant Hill City Council recognizes the need to approve the transfer of funds, as follows:

Employee Benefits Fund to General Fund $ 6,991.26

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

ADOPTED this 25th day of July, 2023.

______________________________________________
Sara Kurovski, Mayor

ATTEST:

______________________________________________
Dena Spooner, City Clerk/Finance Director
RESOLUTION #072523-03

A RESOLUTION ACCEPTING PROJECT IMPROVEMENT AND RELEASING OF RETAINAGE FOR THE MONUMENT SIGNS IMPROVEMENTS PROJECT

WHEREAS, the City has awarded the Monument Signs Improvements Project to Edge Commercial; and

WHEREAS, the Landscape Architect has prepared the attached Letter recommending Final Acceptance of the project and Release of the Retainage in the amount of $10,052.70 for the Project;

THEREFORE, BE IT RESOLVED, that the City Council of Pleasant Hill, Iowa, in Polk County, Iowa, does hereby accept the project and approve the retainage release for the Monument Signs Improvements Project.

ADOPTED this 25th day of July, 2023.

____________________________
Sara Kurovski, Mayor

ATTEST:

____________________________
Dena Spooner, City Clerk / Finance Director
July 11, 2023

Ben Champ  
City of Pleasant Hill  
5160 Maple Drive, Suite A  
Pleasant Hill, IA 50327  
bchamp@pleasanthilliowa.org

RE: Pleasant Hill Monument Signage, 17235-01  
Final Acceptance

Dear Mr. Ben Champ:

I hereby certify that all improvements to the above-referenced project and all components of the Landscape Plans have been built in compliance with the approved plans and specifications on file. The project is hereby awarded final acceptance. We petition the release of retainage for project closeout.

It has been a pleasure working with you on your project and we look forward to future opportunities!

Sincerely,

Devon Moody, PLA, SITES AP, ASLA  
Associate  
Confluence  
525 17th Street  
Des Moines, Iowa 50309
REQUEST FOR PAYMENT

To: City of Pleasant Hill
5160 Maple Dr.
Ste. A
Pleasant Hill, IA 50327

From: Edge Commercial, LLC
3155 SE Miehe Dr, Ste 2
Grimes, IA 50111

Project: S-14104-22
Pleasant Hill Monument

Invoice: 141042201
Draw: 141042201
Invoice date: 10/20/2022
Period ending date: 10/20/2022
Contract date:

Contract For:

Request for payment:
Original contract amount $198,500.00
Approved changes $2,554.00
Revised contract amount $201,054.00
Contract completed to date $201,054.00
Add-ons to date $0.00
Taxes to date $0.00
Less retainage $10,052.70
Total completed less retainage $191,001.30
Less previous requests $0.00
Current request for payment $191,001.30
Current billing $201,054.00
Current additional charges $0.00
Current tax $0.00
Less current retainage $10,052.70
Current amount due $191,001.30
Remaining contract to bill $10,052.70

The Undersigned Contractor certifies that to the best of the Contractor’s knowledge, information and belief the Work covered by this application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificated for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR:
By: ___________________________ Date: 10/24/22

Subscribed and sworn to before me this day of July 2020

Notary Public

Architect’s Certificate for Payment:

In accordance with the contract documents, based on on-site observations and the data comprising this application, the Architect certifies to the Owner that to the best of 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………………….. $191,001.30

Paid 11-09-22

CHANGE ORDER SUMMARY

<table>
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<th>CHANGES approved in previous months by Owner</th>
<th>ADDITIONS</th>
<th>DEDUCTIONS</th>
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<tr>
<td>TOTALS</td>
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<tr>
<td>NET CHANGES by Change Order</td>
<td>2,554.00</td>
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(Attach explanation if amount certified differs from the amount applied for. Initial all figures on this Application and on the Continuation sheet that are change to confirm the AMOUNT CERTIFIED.)

Architect: ___________________________ Date: 11-2-2022

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable on to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.
# REQUEST FOR PAYMENT DETAIL

**Project:**  S-14104-22 / Pleasant Hill Monument  
**Invoice:**  141042201  
**Draw:**  141042201  
**Period Ending Date:**  10/20/2022  

<table>
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<th>Work Completed This Period</th>
<th>Presently Stored Materials</th>
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<th>Balance To Finish</th>
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**Totals**  
| **Total Contract Amount** | **201,054.00** | **Previously Completed Work** | **201,054.00** | **Work Completed This Period** | **201,054.00** | **Presently Stored Materials** | **201,054.00** | **Completed And Stored To Date** | **100.00** | **Balance To Finish** | **10,052.70** | **Retainage Balance** |
DATE: JULY 25, 2023
TO: MAYOR & CITY COUNCIL
FROM: MADELINE STURMS, AICP, CPM
ASSISTANT CITY MANAGER/COMMUNITY DEVELOPMENT DIRECTOR
SUBJECT: SETTING PUBLIC HEARING FOR THE DISPOSITION OF PROPERTY NE 62nd STREET RIGHT-OF-WAY

BACKGROUND
The City has received a preliminary plat for approximately 23.51 acres of vacant land generally located east of NE 60th Street, north of Martha L. Miller Drive, and south of University Avenue. The Crossing at Pleasant Hill, LLC is the applicant for the project with the intention of subdividing the property for commercial development. City Council recommended approval of the Preliminary Plat for the project at a previous meeting which included the developer constructing a portion of NE 62nd Street with an updated alignment. In order to complete this, the existing right of way will need to be vacated and new right of way will be dedicated with the final plat for The Crossing at Pleasant Hill. The property can be vacated from its status as street right-of-way and excess right-of-way can be disposed to the adjacent owner The Crossing at Pleasant Hill, LLC.

The following resolution sets the public hearing to consider the disposal of property to the adjacent owner. The excess property is not needed by the City for public purposes and the private entity would utilize the property to facilitate development on the site. Following is a resolution to set the public hearing to consider the disposal of right-of-way of NE 62nd Street.

ALTERNATIVES
Not approve the resolution; however, the resolution only sets the public hearing and the delay may negatively impact the project.

FINANCIAL CONSIDERATIONS
NA

RECOMMENDATION
Approve the attached resolution to set the public hearing to consider the disposal of right-of-way for NE 62nd Street related to the preliminary plat for The Crossing at Pleasant Hill, LLC.
RESOLUTION #072523-04

RESOLUTION FIXING A DATE FOR A PUBLIC HEARING TO CONSIDER THE APPROVAL AND AUTHORIZATION OF THE DISPOSITION OF REAL PROPERTY FROM THE CITY OF PLEASANT HILL TO THE CROSSING AT PLEASANT HILL, LLC

WHEREAS, the City of Pleasant Hill owns certain real estate which is legally described as:

A PARCEL OF LAND IN LOT 'D', PLEASANT HILL CENTRE I, AN OFFICIAL PLAT RECORDED IN BOOK 10511, PAGE 621 AT THE POLK COUNTY RECORDER'S OFFICE, CITY OF PLEASANT HILL, POLK COUNTY, IOWA THAT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NW CORNER OF SAID LOT 'D', SAID NW CORNER ALSO BEING THE NE CORNER OF LOT 6 OF SAID PLEASANT HILL CENTRE I AND ALSO BEING ON THE SOUTH RIGHT-OF-WAY LINE OF NE UNIVERSITY AVENUE AS IT IS PRESENTLY ESTABLISHED; THENCE S87°51'30"E, 60.05 FEET ALONG THE NORTH LINE OF SAID LOT 'D' AND SAID SOUTH RIGHT-OF-WAY LINE TO THE NE CORNER OF SAID LOT 'D', SAID NE CORNER ALSO BEING THE NW CORNER OF LOT 7 OF SAID PLEASANT HILL CENTRE I; THENCE S00°05'58"E, 475.29 FEET ALONG THE EAST LINE OF SAID LOT 'D' AND THE WEST LINE OF SAID LOT 7 TO A POINT; THENCE NORTHWESTERLY ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 829.45 FEET AND A CHORD BEARING N69°03'01"W, AN ARC LENGTH OF 64.31 FEET TO THE NE CORNER OF THE ACQUISITION PLAT RECORDED IN BOOK 17866, PAGE 223 AT THE POLK COUNTY RECORDER'S OFFICE, SAID POINT ALSO BEING ON THE WEST LINE OF SAID LOT 'D' AND THE EAST LINE OF SAID LOT 6; THENCE N00°05'58"W, 454.55 FEET ALONG SAID WEST LINE OF LOT 'D' AND SAID EAST LINE OF LOT 6 TO THE POINT OF BEGINNING AND CONTAINING 0.64 ACRES MORE OR LESS.

WHEREAS, The Crossing at Pleasant Hill, LLC has presented a Preliminary Plat to subdivide property and construct NE 62nd Street under a new alignment which requires the vacation and existing right-of-way and new property will be deeded with the platting process to make the highest and best use of their property;

WHEREAS, the Code of Iowa requires that, before the City of Pleasant Hill may dispose of an interest in real property by sale, it must set forth its proposal in a resolution and public notice as provided in Section 362.3, of the resolution and of a date, time and place of a public hearing on the proposal; and

WHEREAS, the Code of Iowa also requires that, before the City of Pleasant Hill may enter into a proposed agreement for the real property that a public hearing must be held on the proposed agreement.

NOW, THEREFORE, IT IS RESOLVED by the Council of the City of Pleasant Hill, as follows:

Section 1. The Council of the City of Pleasant Hill will hold a public hearing on the proposal to dispose the real property and to enter into an agreement as set out in the preamble hereof at 6:00 o’clock p.m., on the 8th day of August, 2023, at the City Council Chambers, 5160
Maple Drive, Pleasant Hill, IA 50327.

Section 2. The City Clerk is hereby authorized and directed to give notice of this resolution and of the public hearing on the proposal to dispose of the real property and to enter into an agreement, by publication at least once, not less than four nor more than twenty days before the date of the hearing, in a newspaper of general circulation in the City of Pleasant Hill. Such notice shall be substantially in the form which is attached to this Resolution.

Section 3. All resolutions or parts thereof which are in conflict herewith are hereby repealed.

PASSED AND APPROVED this ____ day of ___________________ 2023.

______________________________
Sara Kurovski,
Mayor

ATTEST:

______________________________
Dena Spooner, City Clerk/Finance Director
NOTICE OF PUBLIC HEARING

Notice is hereby given that the City Council of the City of Pleasant Hill, Iowa, hereby proposes to dispose of a portion of right-of-way described as follows:

A PARCEL OF LAND IN LOT 'D', PLEASANT HILL CENTRE I, AN OFFICIAL PLAT RECORDED IN BOOK 10511, PAGE 621 AT THE POLK COUNTY RECORDER'S OFFICE, CITY OF PLEASANT HILL, POLK COUNTY, IOWA THAT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NW CORNER OF SAID LOT 'D', SAID NW CORNER ALSO BEING THE NE CORNER OF LOT 6 OF SAID PLEASANT HILL CENTRE I AND ALSO BEING ON THE SOUTH RIGHT-OF-WAY LINE OF NE UNIVERSITY AVENUE AS IT IS PRESENTLY ESTABLISHED; THENCE S87°51'30"E, 60.05 FEET ALONG THE NORTH LINE OF SAID LOT 'D' AND SAID SOUTH RIGHT-OF-WAY LINE TO THE NE CORNER OF SAID LOT 'D', SAID NE CORNER ALSO BEING THE NW CORNER OF LOT 7 OF SAID PLEASANT HILL CENTRE I; THENCE S00°05'58"E, 475.29 FEET ALONG THE EAST LINE OF SAID LOT 'D' AND THE WEST LINE OF SAID LOT 7 TO A POINT; THENCE NORTHWESTERLY ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 829.45 FEET AND A CHORD BEARING N69°03'01"W, AN ARC LENGTH OF 64.31 FEET TO THE NE CORNER OF THE ACQUISITION PLAT RECORDED IN BOOK 17866, PAGE 223 AT THE POLK COUNTY RECORDER'S OFFICE, SAID POINT ALSO BEING ON THE WEST LINE OF SAID LOT 'D' AND THE EAST LINE OF SAID LOT 6; THENCE N00°05'58"W, 454.55 FEET ALONG SAID WEST LINE OF LOT 'D' AND SAID EAST LINE OF LOT 6 TO THE POINT OF BEGINNING AND CONTAINING 0.64 ACRES MORE OR LESS.

A Public Hearing will be held on the 8th day of August, 2023 at 6:00 p.m. in the City Council Chambers, 5160 Maple Drive, Pleasant Hill Iowa, at which time the Council will hear objections to the disposition of said right-of-way from any interested party.

City of Pleasant Hill Iowa
Dena Spooner, City Clerk/Finance Director
CITY OF PLEASANT HILL, IOWA
CITY COUNCIL AGENDA COMMUNICATION

DATE: JULY 25, 2023

TO: MAYOR & CITY COUNCIL

FROM: ROSE E. SCHRODER, AICP
PLANNING MANAGER

SUBJECT: SET PUBLIC HEARING FOR THE ZONING ASSIGNMENT OF PROPERTY COMMONLY KNOWN AS 876 N. SHADYVIEW BOULEVARD

BACKGROUND:
The City Council passed Resolution #071123-03 on July 11, 2023 to refer the matter of rezoning property commonly known as 876 Shadview Boulevard to the Planning and Zoning Commission. The Planning and Zoning Commission will consider the matter at the regular scheduled meeting to be held on August 7, 2023. The Planning and Zoning Commission will forward their recommendation to the City Council following the meeting.

The City of Pleasant Hill entered into an agreement with John O. and Ellen Sunblad concerning the extension of Maple Drive in a document dated August 10, 1981. In part, the agreement stated that the City would initiate a change in zoning of the property commonly known as 876 Shadyview Boulevard from R-1 to C-1. The City Council passed and approved Ordinance 583 on February 11, 2003 rezoning the property. However, the amendment was not mapped at that time and the official zoning map of the City has been repealed and replaced since that time. At this time, it is appropriate for the City Council to request that the Planning and Zoning Commission consider the rezoning of said property.

The future Land Use Plan identifies the property as Local Commercial and the Council now needs to take action to approve a zoning classification that is consistent with this classification. The attached resolution formally requests of the Planning and Zoning Commission to consider the zoning assignment as detailed in the attached application. Following consideration by the Planning and Zoning Commission, the item will be forwarded to City Council to consider an ordinance and map update following a public hearing.

ALTERNATIVES:
Not approve the resolution. However, the resolution only sets the public hearing for the August 8th City Council meeting and does not make the zoning assignment.

FINANCIAL CONSIDERATIONS:
N/A

RECOMMENDATION:
Consider the attached resolution setting the public hearing for August 8, 2023 to consider a change in zoning for property commonly known as 876 N. Shadyview Boulevard from R-1 Single Family Detached to C-1 Neighborhood Commercial in accordance with the Future Land Use Plan.
RESOLUTION #072523-05

RESOLUTION TO SET A PUBLIC HEARING FOR REZONING CERTAIN PROPERTY FROM R-1 SINGLE FAMILY DETACHED DISTRICT TO C-1 NEIGHBORHOOD COMMERCIAL DISTRICT

BE IT RESOLVED that the City Council of Pleasant Hill, in Polk County, Iowa will hold a public hearing on August 8, 2023 at 6:00 p.m. in the Pleasant Hill City Council Chambers, 5160 Maple Drive, Pleasant Hill, Iowa, for the purpose of a zoning assignment from R-1 Single Family Detached District to C-1 Neighborhood Commercial District for property generally described as 876 Shadyview Boulevard more particularly described as:

The North 110 feet, of the South 180 feet of the East 190 feet of Lot 17, Bechtold Heights, Pleasant Hill, Polk County, Iowa.

Adopted this 25th day of July 2023.

________________________________
Sara Kurovski, Mayor

ATTEST:

_______________________________
Dena Spooner, City Clerk/Finance Director
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the City Council of the City of Pleasant Hill will hold a public hearing at 6:00 p.m. on the 8th day of August 2023, in the City Council Chambers, 5160 Maple Drive, Pleasant Hill, Iowa, concerning a rezoning request R-1 Single Family Detached District to C-1 Neighborhood Commercial District for property generally described as 876 Shadyview Boulevard more particularly described as:

The North 110 feet, of the South 180 feet of the East 190 feet of Lot 17, Bechtold Heights, Pleasant Hill, Polk County, Iowa.

Comments from citizens will be heard at the hearing. Written comments must be filed at the City Clerk’s Office no later than 4:00 p.m. on Tuesday, August 8th 2023.

Dena Spooner
City Clerk/Finance Director
City of Pleasant Hill
DATE: JULY 25, 2023
TO: MAYOR & CITY COUNCIL
FROM: MADELINE STURMS, AICP, CPM
ASSISTANT CITY MANAGER/COMMUNITY DEVELOPMENT DIRECTOR
SUBJECT: SET PUBLIC HEARING FOR VACATION OF SURFACE WATER FLOWAGE EASEMENT FOR 1851 LAKEVIEW DRIVE

BACKGROUND
City Council approved Copper Creek Plat 19 final plat at the October 13, 2020 City Council meeting which subdivided property and provided easements as needed. A residential home is under construction at 1851 Lakeview Drive and the property owner wishes to relocate the existing surface water flowage easement to accommodate property development. In order to do so, the City must vacate its interest in the existing surface water flowage easement before it can approve a newly relocated easement. The following resolution sets a public hearing to consider vacating the City’s interest in the surface water flowage easement before a new easement can be considered.

ALTERNATIVES
Not approve the resolution; however, the attached item is only setting the public hearing and does not approve the vacation.

FINANCIAL CONSIDERATIONS
NA

RECOMMENDATION
Approve the attached resolution set the public hearing to consider the vacation of the surface water flowage easement for Lot 1 of Copper Creek Plat 19.
RESOLUTION #072523-06

SET PUBLIC HEARING TO CONSIDER THE VACATION OF SURFACE WATER FLOWAGE EASEMENT FOR LOT 1 OF COPPER CREEK PLAT 19

BE IT RESOLVED that the City Council of Pleasant Hill, in Polk County, Iowa will hold a public hearing on August 8, 2023 at 6:00 p.m. in the Pleasant Hill City Council Chambers, 5160 Maple Drive, Pleasant Hill, Iowa, to consider the vacation of a surface water flowage easement on property legally described as Lot 1 of Copper Creek Plat 19 and locally known as 1851 Lakeview Dr.

Adopted this 25th day of July 2023.

________________________________
Sara Kurovski, Mayor

ATTEST:

________________________________
Dena Spooner, City Clerk/Finance Director
NOTICE OF PUBLIC HEARING

Notice is hereby given that the City Council of the City of Pleasant Hill, Iowa, hereby proposes to dispose of a surface water flowage easement described as follows:

AN EASEMENT LYING ENTIRELY WITHIN LOT 1 COPPER CREEK PLAT NO. 19, AN OFFICIAL PLAT, NOW IN AND FORMING PART OF PLEASANT HILL, POLK COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 1 COOPER CREEK PLAT NO. 19; THENCE N 00°01'20" W, FOR A DISTANCE OF 7.28 FEET; THENCE N 89°58'40" E, FOR A DISTANCE OF 109.63 FEET; THENCE N 34°26'35" E, FOR A DISTANCE OF 71.15 FEET; THENCE S 00°01'20" E, FOR A DISTANCE OF 44.18 FEET; THENCE S 34°26'35" W, FOR A DISTANCE OF 54.65 FEET; THENCE N 78°56'45" W, FOR A DISTANCE OF 121.23 FEET TO THE POINT OF BEGINNING;

CONTAINING 3,681 SQ. FT. (0.085 ACRES) MORE OR LESS

A Public Hearing will be held on the 8th day of August, 2023 at 6:00 p.m. in the City Council Chambers, 5160 Maple Drive, Pleasant Hill Iowa, at which time the Council will hear objections to the vacation of said easement from any interested party.

City of Pleasant Hill Iowa
Dena Spooner, City Clerk/Finance Director
EASEMENT VACATION

LEGAL DESCRIPTION:
AN EASEMENT LYING ENTIRELY WITHIN LOT 1 COPPER CREEK PLAT NO. 19, AN OFFICIAL PLAT, NOW IN AND FORMING PART OF PLEASANT HILL, POLK COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 1 COPPER CREEK PLAT NO. 19;
THENCE N 00°01'20" W, FOR A DISTANCE OF 7.28 FEET;
THENCE N 89°58'40" E, FOR A DISTANCE OF 109.63 FEET;
THENCE N 34°26'35" E, FOR A DISTANCE OF 71.15 FEET;
THENCE S 00°01'20" E, FOR A DISTANCE OF 44.18 FEET;
THENCE S 34°26'35" W, FOR A DISTANCE OF 54.65 FEET;
THENCE N 78°56'45" W, FOR A DISTANCE OF 121.23 FEET TO THE POINT OF BEGINNING;

CONTAINING 3,681 SQ. FT. (0.085 ACRES) MORE OR LESS.
CITY OF PLEASANT HILL, IOWA  
CITY COUNCIL AGENDA COMMUNICATION

DATE: JULY 25, 2023

TO: MAYOR & CITY COUNCIL

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

SUBJECT: THIRD READING FOR THE VACATION OF A PORTION OF NE 62nd STREET – THE CROSSING AT PLEASANT HILL

BACKGROUND
The City has received a preliminary plat for approximately 23.51 acres of vacant land generally located east of NE 60th Street, north of Martha L. Miller Drive, and south of University Avenue. The Crossing at Pleasant Hill, LLC is the applicant for the project with the intention of subdividing the property for commercial development. City Council recommended approval of the Preliminary Plat for the project at a previous meeting which included the developer constructing a portion of NE 62nd Street with a updated alignment. In order to complete this, the existing right of way will need to be vacated and new right of way will be dedicated with the final plat for The Crossing at Pleasant Hill. The property can be vacated from its status as street right-of-way and excess right-of-way can be disposed to the adjacent owner The Crossing at Pleasant Hill, LLC.

The next council meeting will have an item to consider the disposal through an agreement with the property owner. The excess property is not needed by the City for public purposes and the private entity would utilize the property to facilitate development on the site.

ALTERNATIVES
Not approve the third reading of the ordinance; however, it could delay or terminate the project

FINANCIAL CONSIDERATIONS
NA

RECOMMENDATION
Approve the third reading of the ordinance to vacate a portion of right of way for NE 62nd Street north of Martha L Miller Drive and south of University Avenue.
ORDINANCE NO. 929

AN ORDINANCE VACATING A PORTION OF PUBLIC RIGHT-OF-WAY KNOWN AS NE 62ND STREET LOCATED WITHIN THE CITY OF PLEASANT HILL, IOWA

WHEREAS, on the 27th day of June 2023, pursuant to published notice as required by law, the City Council has held a public hearing on a proposal to vacate public right-of-way located within the City of Pleasant Hill, Iowa, known as NE 62nd Street and legally described as follows:

R.O.W. VACATION
A PARCEL OF LAND IN LOT 'D', PLEASANT HILL CENTRE I, AN OFFICIAL PLAT RECORDED IN BOOK 10511, PAGE 621 AT THE POLK COUNTY RECORDER'S OFFICE, CITY OF PLEASANT HILL, POLK COUNTY, IOWA THAT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NW CORNER OF SAID LOT 'D', SAID NW CORNER ALSO BEING THE NE CORNER OF LOT 6 OF SAID PLEASANT HILL CENTRE I AND ALSO BEING ON THE SOUTH RIGHT-OF-WAY LINE OF NE UNIVERSITY AVENUE AS IT IS PRESENTLY ESTABLISHED; THENCE S87°51'30"E, 60.05 FEET ALONG THE NORTH LINE OF SAID LOT 'D' AND SAID SOUTH RIGHT-OF-WAY LINE TO THE NE CORNER OF SAID LOT 'D', SAID NE CORNER ALSO BEING THE NW CORNER OF LOT 7 OF SAID PLEASANT HILL CENTRE I; THENCE S00°05'58"E, 475.29 FEET ALONG THE EAST LINE OF SAID LOT 'D' AND THE WEST LINE OF SAID LOT 7 TO A POINT; THENCE NORTHWESTERLY ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 829.45 FEET AND A CHORD BEARING N69°03'01"W, AN ARC LENGTH OF 64.31 FEET TO THE NE CORNER OF THE ACQUISITION PLAT RECORDED IN BOOK 17866, PAGE 223 AT THE POLK COUNTY RECORDER'S OFFICE, SAID POINT ALSO BEING ON THE WEST LINE OF SAID LOT 'D' AND THE EAST LINE OF SAID LOT 6; THENCE N00°05'58"W, 454.55 FEET ALONG SAID WEST LINE OF LOT 'D' AND SAID EAST LINE OF LOT 6 TO THE POINT OF BEGINNING AND CONTAINING 0.64 ACRES MORE OR LESS.

PUE EASEMENT VACATION
THE 15.00 FOOT PUBLIC UTILITY EASEMENT IN LOT 6, PLEASANT HILL CENTRE 1, AN OFFICIAL PLAT RECORDED IN BOOK 10511, PAGE 621 AT THE POLK COUNTY RECORDER'S OFFICE, LYING DIRECTLY WEST OF AND ADJACENT TO THE WEST LINE OF LOT 'D' OF SAID PLEASANT HILL CENTRE 1 AND NORTH OF THE ACQUISITION PLAT RECORDED IN BOOK 17866, PAGE 223 AT THE POLK COUNTY RECORDER'S OFFICE AND CONTAINING 6,709 SQUARE FEET MORE OR LESS.

AND

THE 15.00 FOOT PUBLIC UTILITY EASEMENT IN LOT 7, PLEASANT HILL CENTRE 1, AN OFFICIAL PLAT RECORDED IN BOOK 10511, PAGE 621 AT THE POLK COUNTY RECORDER'S OFFICE, LYING DIRECTLY EAST OF AND ADJACENT TO THE EAST LINE OF LOT 'D' OF SAID PLEASANT HILL CENTRE 1 AND CONTAINING 6,505 SQUARE FEET MORE OR LESS.

WHEREAS, the City Council of the City of Pleasant Hill, Iowa, has determined that it is in the best interests of the City to vacate said right-of-way.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Pleasant Hill, Iowa, as follows:

Section 1. The City of Pleasant Hill, Iowa, hereby vacates that portion of NE 62nd Street legally described as:
R.O.W. VACATION

A PARCEL OF LAND IN LOT 'D', PLEASANT HILL CENTRE I, AN OFFICIAL PLAT RECORDED IN BOOK 10511, PAGE 621 AT THE POLK COUNTY RECORDER’S OFFICE, CITY OF PLEASANT HILL, POLK COUNTY, IOWA THAT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NW CORNER OF SAID LOT 'D', SAID NW CORNER ALSO BEING THE NE CORNER OF LOT 6 OF SAID PLEASANT HILL CENTRE I AND ALSO BEING ON THE SOUTH RIGHT-OF-WAY LINE OF NE UNIVERSITY AVENUE AS IT IS PRESENTLY ESTABLISHED; THENCE S87°51'30"E, 60.05 FEET ALONG THE NORTH LINE OF SAID LOT 'D' AND SAID SOUTH RIGHT-OF-WAY LINE TO THE NE CORNER OF SAID LOT 'D', SAID NE CORNER ALSO BEING THE NW CORNER OF LOT 7 OF SAID PLEASANT HILL CENTRE I; THENCE S00°05'58"E, 475.29 FEET ALONG THE EAST LINE OF SAID LOT 'D' AND THE WEST LINE OF SAID LOT 7 TO A POINT; THENCE NORTHWESTERLY ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 829.45 FEET AND A CHORD BEARING N69°03'01"W, AN ARC LENGTH OF 64.31 FEET TO THE NE CORNER OF THE ACQUISITION PLAT RECORDED IN BOOK 17866, PAGE 223 AT THE POLK COUNTY RECORDER’S OFFICE, SAID POINT ALSO BEING ON THE WEST LINE OF SAID LOT 'D' AND THE EAST LINE OF SAID LOT 6; THENCE N00°05'58"W, 454.55 FEET ALONG SAID WEST LINE OF LOT 'D' AND SAID EAST LINE OF LOT 6 TO THE POINT OF BEGINNING AND CONTAINING 0.64 ACRES MORE OR LESS.

PUE EASEMENT VACATION

THE 15.00 FOOT PUBLIC UTILITY EASEMENT IN LOT 6, PLEASANT HILL CENTRE 1, AN OFFICIAL PLAT RECORDED IN BOOK 10511, PAGE 621 AT THE POLK COUNTY RECORDER’S OFFICE, LYING DIRECTLY WEST OF AND ADJACENT TO THE WEST LINE OF LOT 'D' OF SAID PLEASANT HILL CENTRE 1 AND NORTH OF THE ACQUISITION PLAT RECORDED IN BOOK 17866, PAGE 223 AT THE POLK COUNTY RECORDER’S OFFICE AND CONTAINING 6,709 SQUARE FEET MORE OR LESS.

AND

THE 15.00 FOOT PUBLIC UTILITY EASEMENT IN LOT 7, PLEASANT HILL CENTRE 1, AN OFFICIAL PLAT RECORDED IN BOOK 10511, PAGE 621 AT THE POLK COUNTY RECORDER’S OFFICE, LYING DIRECTLY EAST OF AND ADJACENT TO THE EAST LINE OF LOT 'D' OF SAID PLEASANT HILL CENTRE 1 AND CONTAINING 6,505 SQUARE FEET MORE OR LESS.

Section 2. All ordinances or parts of ordinances in conflict with the provisions of this Ordinance are hereby repealed.

Section 3. This Ordinance shall be in effect upon its passage, approval and publication as provided by law.

PASSED AND APPROVED this ____ day of ______________, 2023.

_________________________________________
Sara Kurovski, Mayor

ATTEST:

____________________________________
Dena Spooner, City Clerk/Finance Director
PRELIMINARY

EXHIBIT 'A'
PUBLIC UTILITY EASEMENT VACATION PLAT
PLEASANT HILL, IOWA

LEGAL DESCRIPTION: PROPERTY
LOT 6 AND LOT 7, PLEASANT HILL CENTRE I, AN OFFICIAL PLAT RECORDED IN BOOK 1051, PAGE 621 AT THE POLK COUNTY RECORDER'S OFFICE, CITY OF PLEASANT HILL, POLK COUNTY, IOWA.

LEGAL DESCRIPTION: PUBLIC UTILITY EASEMENT VACATION
THE 15,000 FOOT PUBLIC UTILITY EASEMENT IN LOT 6, PLEASANT HILL CENTRE I, AN OFFICIAL PLAT RECORDED IN BOOK 1051, PAGE 621 AT THE POLK COUNTY RECORDER'S OFFICE, LYING WEST AND DIRECTLY ADJACENT TO THE WEST LINE OF LOT 'D' IN SAID PLEASANT HILL CENTRE I AND NORTH OF THE ACQUISITION PLAT ESTABLISHED AND RECORDED IN BOOK 17866, PAGE 223 AT THE POLK COUNTY RECORDER'S OFFICE AND CONTAINING 6,709 SQUARE FEET MORE OR LESS.
AND
THE 15,000 FOOT PUBLIC UTILITY EASEMENT IN LOT 7, PLEASANT HILL CENTRE I, AN OFFICIAL PLAT RECORDED IN BOOK 1051, PAGE 621 AT THE POLK COUNTY RECORDER'S OFFICE, LYING EAST AND DIRECTLY ADJACENT TO THE EAST LINE OF LOT 'D' IN SAID PLEASANT HILL CENTRE I AND CONTAINING 6,505 SQUARE FEET MORE OR LESS.

NOTES
1. THIS PARCEL MAY BE SUBJECT TO EASEMENTS OF RECORD.
   NO TITLE WORK HAS BEEN PROVIDED TO THIS SURVEYOR.
EXHIBIT 'A'

RIGHT-OF-WAY VACATION PLAT

PLEASANT HILL, IOWA

LEGAL DESCRIPTION: PROPERTY
LOT D', PLEASANT HILL CENTRE I, AN OFFICIAL PLAT RECORDED IN BOOK 1051, PAGE 621 AT THE POLK COUNTY RECORDER'S OFFICE, CITY OF PLEASANT HILL, POLK COUNTY, IOWA.

LEGAL DESCRIPTION: RIGHT-OF-WAY VACATION
A PARCEL OF LAND IN LOT D', PLEASANT HILL CENTRE I, AN OFFICIAL PLAT RECORDED IN BOOK 1051, PAGE 621 AT THE POLK COUNTY RECORDER'S OFFICE, CITY OF PLEASANT HILL, POLK COUNTY, IOWA, THAT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NIN CORNER OF SAID LOT D', SAID NIN CORNER ALSO BEING THE NE CORNER OF LOT 6 IN SAID PLEASANT HILL CENTRE I AND ALSO BEING ON THE SOUTH RIGHT-OF-WAY LINE OF NE UNIVERSITY AVE. AS IT IS PRESENTLY ESTABLISHED; THENCE S67°52'54"E, 60.04 FEET ALONG THE NORTH LINE OF SAID LOT D' AND SAID SOUTH RIGHT-OF-WAY LINE TO THE NE CORNER OF SAID LOT D'; SAID NE CORNER ALSO BEING THE NIN CORNER OF LOT 7 IN SAID PLEASANT HILL CENTRE I; THENCE S00°05'58"E, 475.47 FEET ALONG THE EAST LINE OF SAID LOT D' AND THE WEST LINE OF SAID LOT 7 TO A POINT, THENCE NORTHWESTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 829.45 FEET AND A CHORD BEARING N69°03'01"W, AN ARC LENGTH OF 84.31 FEET TO THE NE CORNER OF THE ACQUISITION PLAT ESTABLISHED AND RECORDED IN BOOK 1786, PAGE 222 AT THE POLK COUNTY RECORDER'S OFFICE, SAID POINT ALSO BEING ON THE WEST LINE OF SAID LOT D' AND THE EAST LINE OF SAID LOT 7; THENCE N00°05'58"N, 454.11 FEET ALONG SAID WEST LINE OF LOT D' AND SAID EAST LINE OF LOT 6 TO THE POINT OF BEGINNING AND CONTAINING 0.64 ACRES MORE OR LESS.

NOTES
1. THIS PARCEL MAY BE SUBJECT TO EASEMENTS OF RECORD.
   NO TITLE WORK HAS PROVIDED TO THIS SURVEYOR.

LEGEND

CERTIFICATION

I HEREBY CERTIFY THAT THIS SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DLY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAW OF THE STATE OF IOWA.

My License Number is #78361
My License Renewal Date is December 31, 2022

SCALE: 1"=10'

DATE: February 21, 2023

DRAFTED BY: T.L.

DRAFTED ON: 2/1/20
EXHIBIT 'A'
RIGHT-OF-WAY VACATION PLAT
PLEASANT HILL, IOWA

SCALE: 1"=100'

nite: 160

DATE: February 21, 2023

q: A-FILES/A-2100/A2185_c3d drawings/Exhibits/A2185 ROW VACATION.dwg, 2/21/2023 7:58:17 AM, lhock, 1:1
DATE: JULY 25, 2023

TO: MAYOR & CITY COUNCIL

FROM: MIKE SPORLEDER
SENIOR BUILDING INSPECTOR

SUBJECT: THIRD READING OF ORDINANCES FOR AMENDMENTS TO CODE
CHAPTERS 156 BUILDING CODE AND 163 FIRE CODE

BACKGROUND
The International Code Council updates building codes every three years to clarify and clean up
the language used and to make changes based on safety regulations, new methods and new
products introduced to the construction world. The Central Iowa Code Consortium (CICC), an
organization assembled with the goal of unifying the building codes across the greater Des Moines
area, went through the process of reviewing and proposing amendments to the 2021 cycle for
the Building, Residential Building and Fire codes at this time. The CICC proposed a more
streamlined review this cycle as there was minimal change from the 2018 codes.

The proposed updates include modifications to the City’s Code Chapter 156 Building Code and
Chapter 163 Fire Code. The 2021 codes and recommendations from the CICC have been reviewed
by staff to compile the modifications as presented.

Chapter 156 addresses the building code adoption and amendments enforced by the City’s
Building Department. The proposed chapter modifications update the building codes to adopt the
Residential Code and amendments recommended by the CICC.

Chapter 163 addresses the fire code adoption and the amendments enforced by the City’s Fire
Department and Building Department. The proposed chapter modifications update the fire code
to adopt the 2021 edition of the International Fire Code and amendments recommended by the
CICC. The code proposal would provide lower thresholds to require sprinkler systems be provided
in new buildings. These amendments will help provide safer buildings for the public and aid the
Pleasant Hill Fire Department in controlling and extinguishing fires. Following is the third reading
of the ordinances for consideration of modifications to the building code chapters.

ALTERNATIVES
Not approve the third reading of the ordinances. However, the amendments have been reviewed
by staff with a recommendation for approval.
FINANCIAL CONSIDERATIONS
NA

RECOMMENDATION
Consider approval of the third reading of the ordinances for amendments to Chapter 156 Building Code and Chapter 163 Fire Code for effective date of August 1, 2023.
ORDINANCE NO. 930

AN ORDINANCE AMENDING CHAPTER 156, BUILDING CODE, OF THE CODE
OF THE CITY OF PLEASANT HILL, IOWA

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

THAT Chapter 156, Building Code, of the Code of the City of Pleasant Hill, Iowa, be amended by deleting the present Chapter 156 Building 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 156 Building Code shall be amended as adopted herein.

FURTHER, this Ordinance shall be in effect on August 1, 2023 following 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 156

BUILDING CODE

156.01 Adoption of Building Code

156.02 Amendments, Modifications, Additions and Deletions


156.02 AMENDMENTS, MODIFICATIONS, ADDITIONS AND DELETIONS. The International Building Code, 2021 Edition (hereinafter known as the IBC), and the International Residential Code, 2021 Edition (hereinafter known as the IRC, and referenced as R), are amended as hereinafter set out in this chapter. In the event there are requirements that conflict with these codes, the requirements of this chapter shall prevail:

1. IBC General, Section 101.1, and R101.1 Insert: City of Pleasant Hill

2. IRC Section 101.2 Scope. Replace with and add the following:

R101.2 Scope. The provisions of this code shall apply to the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, removal and demolition of the following:

1. Detached one- and two-family dwellings and townhouses not more than three stories above grade plane in height with a separate means of egress and their accessory structures not more than three stories above grade plane in height.

2. Owner-occupied lodging houses with five or fewer guestrooms.

3. Detached one- and two-family dwellings and townhouses that contain offices of up to 20 percent of the dwelling unit area.
4. Live/work units within detached one- and two-family dwellings and townhouses that comply with the requirements of Section 419 of the International Building Code.

5. Care facilities within detached one- and two-family dwellings and townhouses with eight or fewer persons receiving care who have the ability to respond to emergency situations and evacuate.

6. In-home child care facilities within detached one- and two-family dwellings and townhouses where in-home child care is provided to no more than eight children, and of these eight children no more than six are five years old or younger, no more than four are twenty-four months old or younger, and no more than three are eighteen months old or younger.

7. In-home child care facilities that provide custodial care for 16 or fewer persons in detached one- and two-family dwellings and townhouses that were registered with the State of Iowa Department of Human Services as child development homes and have held such registration continuously in good standing since on or before January 1, 2017.

8. Care facilities within detached one- and two-family dwellings and townhouses that are provided with a residential fire sprinkler system complying with Section P2904 or NFPA 13D with eight or fewer persons receiving care who have impairments that prevent them from responding to emergency situations and evacuating.

3. **IBC Section 101.4 Referenced Codes.** Shall be amended as follows:

   **Section 101.4.3 Plumbing** shall be amended by the following:
   
   The reference to the International Plumbing Code shall be deleted, and replaced with the Pleasant Hill Plumbing Code.
   
   The reference to the International Private Sewage Disposal Code shall be deleted, and replaced with the Polk County Health Department.

4. **IBC Section 105.2 and R105.2 Work exempt from permit** are hereby amended by deleting the following items and adding a sentence to said sections as follows:

   **Delete**
   
   IBC - Item #1 Detached structures not exceeding 120 sq. ft.
   
   IBC - Item #2 Fences not over 7 feet high
   
   IBC - Item #4 Retaining walls not over 4 feet
   
   IBC - Item #9 Prefabricated swimming pools
Add: Exemption from permit requirements of this chapter shall not preclude requirements for permitting of plumbing, electrical and mechanical installations and systems.

5. IBC Section 105.5 and R105.5 Expiration are hereby amended by deleting said section and inserting in lieu thereof the following:

Section 105.5 and R105.5 Expiration. Every permit issued under the provisions of this Code shall expire one hundred eighty (180) days from the date of issue, unless the application is accompanied by a construction schedule of specific longer duration, in which instance the permit may be issued for the term of the construction schedule, with approval of the Building Official. If the work has not been completed by the expiration date of the permit, no further work shall be done until the permit shall have been renewed by the owner, or his or her agent, and by payment of the renewal fee as established by resolution of the City Council, and provided no changes have been made in plans or location.

6. IBC Section 109 and R108 Fees shall be amended by adding the following section:

IBC Section 109.7 and R108.7 Additional Fees. Additional fees may be assessed in accordance with the following:

1. If an inspection is requested and performed, and the building official determines that the work was not ready for the inspection, or fails an inspection two or more times, a re-inspection fee may be charged at the discretion of the building official in the amounts set in the schedule of fees adopted by the city council by resolution.

2. In addition to other fees required in this section, a fee shall be paid to the city for the review of plans for code compliance. The amount of such fee is set in the Schedule of Fees adopted by the city council by resolution. Code compliance plan check procedure shall be as follows:

   A. When a plan is submitted, a non-refundable code compliance plan check fee in accordance with the Schedule of Fees shall be paid to the city at the time of submitting plans and/or specifications for checking.
Exception: One and two family dwelling occupancies and related accessory structures. Other simple structures that in the determination of the Building Official do not warrant an initial code review to meet fire and life safety code compliance for construction.

B. Where plans are incomplete or changed so as to require additional plan checking, an additional plan-check fee shall be charged at the rate set in the Schedule of Fees adopted by the city council by resolution.

C. Applications for which no permit is issued within 180 days following the date of application shall expire by limitation, and plans submitted for checking may thereafter be returned to the applicant or destroyed by the building official. The building official may extend the time for action by the applicant for a period not exceeding 180 days upon written request by the applicant showing that circumstances beyond the control of the applicant have prevented action from being taken. In order to renew action on an application after expiration, the applicant shall resubmit plans and pay a new plan-check fee.

7. Section R202 Definitions: Replace the definition for Accessory Structure, and add the following:

ACCESSORY STRUCTURE. A structure that is accessory to and incidental to that of the dwelling(s), is located on the same lot and which meets the district zoning regulations for accessory structures.

CARE FACILITY. A building or structure where care is provided to persons who need some level of assistance or supervision.

IN-HOME CHILD CARE. A dwelling where care is provided to children by a person other than the child’s parent, guardian, or custodian for periods of less than twenty-four hours per day per child on a regular basis.

8. Table R301.2(1) Climatic and Geographic Design Criteria is hereby amended by modifying said table as follows:

<table>
<thead>
<tr>
<th>Ground Snow Load</th>
<th>Wind Speed MPH</th>
<th>Seismic Design Category</th>
<th>Subject to Damage From:</th>
<th>Weathering</th>
<th>Winter Design Temp</th>
<th>Ice Barrier Required</th>
<th>NFIP Adoption</th>
<th>Air Freezing Index</th>
<th>Mean Annual Temp</th>
</tr>
</thead>
<tbody>
<tr>
<td>30 PSF</td>
<td>90</td>
<td>A</td>
<td>Severe</td>
<td>42&quot;</td>
<td>Moderate-Heavy</td>
<td>-5° F</td>
<td>Yes</td>
<td>2019</td>
<td>1833</td>
</tr>
</tbody>
</table>
9. **Section R302.1 Exterior Walls.** Delete all exceptions, and replace with the following exception:

Accessory structures less than 10 feet from a dwelling shall be provided with 5/8 Type X fire rated sheetrock or equivalent throughout the interior, including the walls and ceiling. Any openings in the walls of the dwelling or accessory structure parallel to and less than 10’ from the walls of the other structure shall be fire protected in accordance with this code.

10. **Table R302.6 Dwelling-Garage Separation** shall be amended by replacing with the following:

<table>
<thead>
<tr>
<th>SEPARATION</th>
<th>MATERIAL</th>
</tr>
</thead>
<tbody>
<tr>
<td>From the residence and attics</td>
<td>Not less than 5/8 inch gypsum board or equivalent applied to the garage side</td>
</tr>
<tr>
<td>From habitable rooms above the garage and structure(s) supporting floor/ceiling assemblies used for separation required by this section</td>
<td>Not less than 5/8 inch gypsum board or equivalent</td>
</tr>
<tr>
<td>Garages located less than 10 feet from a dwelling unit on the same lot</td>
<td>Not less than 5/8 inch gypsum board or equivalent applied to the interior side of exterior walls and ceilings within a garage</td>
</tr>
</tbody>
</table>

11. **Section R302.13, exception 4** shall be deleted and replaced with the following:

   **Exception**

   4. Approved floor assemblies demonstrating equivalent fire performance by an approved testing company showing length and time duration for exposure to fire. It shall be defined by performance equivalent to 26 minutes using ASTM E119 standard fire endurance testing with a superimposed load simulating a maximum load condition (i.e. 100% design load).

12. **Section R303.3 Bathrooms** is hereby amended by deleting said section and exception, and inserting in lieu thereof the following section and exception:

   **Section R303.3 Bathrooms** shall be provided with a mechanical ventilation system. The minimum ventilation rates shall be 50 cfm for intermittent ventilation or 20 cfm for continuous ventilation. Ventilation air from the space shall be exhausted directly to the outside.

   **Exception:** Toilet rooms containing only a water closet and/or lavatory may be provided with a recirculating fan.

13. **Section R205.1.1** Replace exception with the following:
Exception: Existing basements not having a height as specified in this section are allowed to be finished with a ceiling height that is not decreased more than the minimal measurement created by applying a finished ceiling of gypsum board or acoustical ceiling tiles.

14. Section R308.4.2 Glazing Adjacent to Doors is replaced by the following (existing exceptions remain):

Section R308.4.2 Glazing Adjacent To Doors. Glazing in an individual fixed or operable panel adjacent to a door where the nearest vertical edge of the glazing is within a 24-inch (610 mm) arc of either vertical edge of the door in a closed position and where the bottom exposed edge of the glazing is less than 60 inches (1524 mm) above the walking surface shall be considered to be a hazardous location.

15. IBC Section 308.5.4 shall be replaced with and add the following:

308.5.4 Eight or fewer persons receiving care in a dwelling unit. Eight or fewer persons receiving care in a dwelling unit. A facility such as the above within a dwelling unit and having eight or fewer persons receiving custodial care shall be classified as a group R-3 occupancy or shall comply with the International Residential Code.

Exception: Day care facilities that provide custodial care for 16 or fewer persons for less than 24-hours per day in a single-family dwelling, and where registered with the State of Iowa Department of Human Services as child development homes on or before January 1, 2017, are permitted to comply with the International Residential Code.”

16. Section R310.1 exception 2 shall be deleted

17. Section R310.2.2 add the following exception:

1. A landing may be provided to meet the maximum sill height of forty-four (44) inches above the floor or landing provided. The landing shall be not less than thirty-six (36) inches wide, not less than twelve (12) inches out from the exterior wall, and not more than twenty-four (24) inches in height. The landing shall be permanently affixed to the floor below or the wall under the window it serves.

18. Section IBC 310.4.1 replace and add the following:

310.4.1 Care facilities within a dwelling. Care facilities within a dwelling refer to 308.5.4.

19. Section R310.4.4 replace with the following:
Section R310.4.4 Bars, grilles, covers and screens. Where bars, grilles, covers, screens or similar devices are placed over emergency escape and rescue openings, bulkhead enclosures or area wells that serve such openings, the minimum net clear opening size shall comply with Sections R31.2 through R310.2.2 and R310.4.1. Such devices shall be releasable or removable from the inside without the use of a key, or tool, or special knowledge, or force greater than that required for the normal operation of the escape and rescue opening.

20. Section R310.7 replace the following exception:

Exception: New habitable spaces created in an existing basement shall be provided with emergency escape and rescue openings in accordance with Section R310.1.

21. Section R310.7.1 delete exceptions 1 & 2

22. Section R311.3.2 replace the following exception:

Exception: A top landing is not required where a stairway of not more than four risers is located on the exterior side of a door, provided the door does not swing over the stairway.

23. Section R311.7.5.1 insert the following exception #3

Exception 3. The dimension of the top and bottom riser of a stair may vary up to 1-inch (25.4 mm) from the stairway riser dimension; however, in no case shall the riser height exceed seven and three-quarter inches.

24. Section R311.7.7 delete exception

25. Section R311.7.8.2 insert the following exception #2

Exception 2. Handrails within a dwelling unit or serving an individual dwelling unit 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.

26. Section R312.1.1 replace with following and add exception:

R312.1.1 Where required. Guards shall be provided for those portions of open-sided walking surfaces, including stairs, ramps and landings, driveways, sidewalks, patios, and decks that are located more than 30 inches (762 mm) measured vertically to the floor or grade below at any point within
36 inches (914 mm) horizontally to the edge of the open side. Insect screening shall not be considered as a guard.

Exception: Portions of retaining wall where the horizontal distance between the edge of the walking surface and the face of the wall is greater than 36-inches.

27. **Section R313.1** Replace with the following:

**313.1 Townhomes automatic fire sprinkler systems.** An automatic residential fire sprinkler system shall be installed in townhouses.

**Exceptions:**
1. An automatic residential fire sprinkler system shall not be required where additions or alterations are made to existing townhouses that do not have an automatic residential fire sprinkler system installed.
2. Townhouse structures that contain eight (8) or less dwelling units.
3. Townhouse structures less than eighteen thousand (18,000) square feet floor space, exclusive of any garages.

28. **Section R313.2** Replace with the following:

**313.2 One- and two-family dwelling automatic fire sprinkler systems.** An automatic residential fire sprinkler system shall be installed in one- and two-family dwellings.

**Exceptions:**
1. An automatic residential fire sprinkler system shall not be required where additions or alterations are made to existing buildings that are not already provided with an automatic residential fire sprinkler system.
2. One-and two-family dwellings containing less than eight thousand (8,000) square feet of floor space, excluding attached garages and other unenclosed areas.

29. **Section R401.3** Drainage shall add the following to the end of paragraph

Compliance with the final grade requirements of this section shall be the sole responsibility and legal responsibility of the permit holder.

30. **Section R403.1.4.1** replace exception #1 and # 3 with the following:

**Exception**
1. Detached garages of light frame wood construction with an area of 1024 square feet or less and located more than 10 feet from a dwelling or attached garage may be provided with a floating slab; where all the following conditions are met:

   1.1 The bottom portion of the thickened slab area shall be twelve (12) by twelve (12) inches with one (1) number four (4) bar placed near the top and bottom of the edge.
1.2 The slab floor shall be not less than four (4) inches thick with one (1) number four (4) bar placed every two (2) feet on center or in a 6 by 6 mesh.

1.3 The slab pour shall be continuous.

3. Decks less than 30" above grade (measured at any point within 36" horizontally to the edge of any side), or decks not supported by a dwelling, shall not require footings that extend below the frost line.

31. Section IBC 403.3.2 replace with the following:

403.3.2 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.

32. Section R404.1 Concrete and masonry foundation walls replaced by the following:

Section R404.1 Concrete and masonry foundation walls. Concrete foundation walls shall be selected and constructed in accordance with the provisions of Section R404.1.3. Masonry foundation walls shall be selected and constructed in accordance with the provisions of Section R404.1.2. If backfill prior to a poured in place floor slab is desired, one of the following methods to provide bottom lateral support shall be completed: (1) a full depth (minimum 1-1/2") nominal 2" x 4" keyway may be formed into the footings to secure the bottom of the foundation wall -or- (2) 36" long vertical # 4 rebar may be embedded a minimum of 6" into the footings not to exceed 7’ on center spacing.

33. Section R404.1.3.2.3 insert language and table as follows:

R404.1.3.2.3 Foundation Walls for Conventional Light Frame Wood Construction. Concrete and masonry foundation walls shall be permitted to be designed in accordance with the following Table ‘Foundation Walls for Conventional Light Frame Construction’ may be used:
### Table R404.1.3.2.3

<table>
<thead>
<tr>
<th>Gross</th>
<th>Net</th>
<th>Concrete</th>
<th>Masonry</th>
<th>Concrete</th>
<th>Masonry</th>
<th>Masonry</th>
</tr>
</thead>
<tbody>
<tr>
<td>8</td>
<td>7’8”</td>
<td>7.5”</td>
<td>8”</td>
<td>$\frac{3}{4}”$ horizontal bars, placement in the middle, and near the top &amp; bottom – $\frac{1}{2}”$ bars @ 6’ max. vertically</td>
<td>0.075 square inch bar 8’ o.c. vertically in fully grouted cells. If block is 12” nominal thickness, may be unreinforced.</td>
<td>Type M or S. Grout &amp; Mortar shall meet provisions of Chapter 21 IBC</td>
</tr>
<tr>
<td>9</td>
<td>8’8”</td>
<td>8”</td>
<td>See Chapt 18 IBC</td>
<td>$\frac{3}{4}”$ bars 2’ o.c. horizontally &amp; 20” vertically o.c. (5/8” bars 2’ o.c. horizontally &amp; 30” vertically o.c.)</td>
<td>See Chapt 18 IBC</td>
<td>Same as above</td>
</tr>
</tbody>
</table>
See Chapt 18 IBC

½” bars 2’ o.c. horizontally & 20” vertically o.c. (5/8” bars 2’ o.c. horizontally & 30” vertically o.c.)

See Chapt 18 IBC

Same as above

*Concrete floor slab to be nominal 4”. If such floor slab is not provided prior to backfill, provide 1) 36” vertical #4 rebar embedded in the footing @ maximum 7’ O.C. spacing -and/or- 2) full depth nominal 2”depth x 4”width keyway in footing

** All reinforcement bars shall meet ASTM A6175 grade 40 minimum and be deformed. Placement of bars shall be in center of wall and meet the provisions of chapters 18, 19, and 21 of the International Building Code.

NOTE: Cast in place concrete shall have a compressive strength of 3,000 lbs @ 28 days. Footings shall contain continuous reinforcement of minimum 2 – ½” diameter rebar throughout. Placement of reinforcement and concrete shall meet the requirements of Chapter 19 of the International Building Code.

NOTE: Material used for backfilling shall be carefully placed granular soil of average or high permeability and shall be drained with an approved drainage system as prescribed in Section 1805.4 of the International Building Code. Where soils containing a high percentage of clay, fine silt or similar materials of low permeability or expansive soils are encountered or where backfill materials are not drained or an unusually high surcharge is to be placed adjacent to the wall, a specially designed wall shall be required.

Note: Foundation plate or sill anchorage shall be installed in accordance with the respective codes as applicable.

34. Section IBC 419.1 replace with the following:

**419.1 General.** A live/work unit shall comply with Sections 419.1 through 419.9

**Exceptions:** 1. Dwelling or sleeping units that include an office that is less than 10 percent of the area of the dwelling unit are permitted to be classified as dwelling units with accessory occupancies in accordance with Section 508.2

2. Detached one- and two-family dwellings and townhouses that include an office that is less than 20 percent of the area of the dwelling unit and constructed in accordance with the International Residential Code are not required to comply with Sections 419.1 through 419.9.

35. Section IBC 419.1.1 replace item #3 with the following:
3. The nonresidential area function shall be limited to floors of the live/work unit with exit at the 1st story or a basement walkout of the live/work unit.

36. Section IBC 419.2 add exception as follows:

2. Live/work units located within detached one- and two-family dwellings and townhouses may be constructed in accordance with the International Residential Code.

37. Section IBC 423.5 (including 423.5.1 and 423.5.2) replace with the following:

**423.5 Group E occupancy.** In areas where the shelter design wind speed for tornadoes in 250 mph in accordance with Figure 304.2 (1) of ICC 500, all Group E occupancies with a program occupant load of 50 or more shall have a storm shelter constructed in accordance with Chapters 1 through 5 & 8 of ICC 500. The installation of portable buildings for utilization on the campus or site for educational purposes is considered new construction and classified as Group E occupancies.

**Exceptions:**

1. Group E day care facilities.
2. Group E occupancies accessory to place of religious worship.
3. Buildings meeting the requirements for shelter design in ICC 500.
4. Accessory structures to existing group E sites where the occupancy classification of said structures are classified as Groups A-5 and U

**423.5.1 Required Occupant Capacity.** The required occupant capacity of the storm shelter shall include all buildings classified as a Group E occupancy on the campus or site (whichever is larger) and shall be the greater of the following:

1. The total occupant load of the classrooms, vocational rooms and offices in the Group E occupancy.
2. The occupant load of any indoor assembly space that is associated with the Group E occupancy.

**Exceptions:**

1. Where a new building is being added on an existing Group E site, and where the new building is not of sufficient size to accommodate the required occupant capacity of the storm shelter for all of the buildings on-site, the storm shelter shall at a minimum accommodate the required capacity for the new building.
2. Where approved by the code official, the required occupant capacity of the shelter shall be permitted to be reduced by the occupant capacity of any existing storm shelters on the campus or site.

**423.5.2 Location.** Storm shelters shall be located within the buildings they serve, or shall be located where the maximum distance of travel from not
fewer than one exterior door of each building to a door of the shelter serving that building does not exceed 1,000 feet.

38. Section IBC 502.1 Replace with the following:

**502.1 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 502.1 Minimum Height and Stroke Width**

<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>0</td>
<td>100</td>
<td>4</td>
</tr>
<tr>
<td>100</td>
<td>199</td>
<td>6</td>
</tr>
<tr>
<td>200</td>
<td>299</td>
<td>8</td>
</tr>
</tbody>
</table>

For each additional 100 | Increase 2 | Increase 1/2

*a* Exterior suite identification, minimum height shall be 4 inches and stroke width shall be ½ inch.

*b* Interior suite identification, minimum height shall be 2 inches and stroke width shall be ¼ inch.

39. Section R506.2.4 insert following language and exception:

**Section R506.2.4. Reinforcement Support.** Where provided in slabs-on-ground, reinforcement shall be supported to remain in place from the center to upper one-third of the slab for the duration of the concrete placement.

**Exception:** Non-structural slabs

40. Section IBC 707.5 add the following exception

3. Shafts required to be constructed as per section 713.3.2 having exterior walls that are not required to be fire rated per section 707.4
shall be permitted to be constructed of materials permitted by the building type of construction so long as a complete noncombustible separation of 2 hours is provided between the shaft and adjoining structure. In addition, the provisions of section 1023.7 shall be met.

41. **Section IBC 713.3** replace with the following and add 713.3.1 and 713.3.2:

**713.3 Materials.** Shaft enclosures shall be as described in Sections 713.3.1 and 713.3.2.

**713.3.1 – 1 Hour Shafts.** Shafts that are allowed to have a fire resistance rating of 1 hour or less are allowed to be constructed of materials permitted by the building type of construction.

**713.3.2 – 2 Hour Shafts.** Shafts that are required to have a fire resistance rating of 2 hours or more serving Interior exit stairs or Interior exit ramps shall be constructed of concrete or masonry. All other shafts that are required to have a fire resistance rating of 2 hours or more shall be constructed of non-combustible materials.

42. **Section IBC 902.1.1.1** add language as follows:

**902.1.1.1 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 accessed from the electrical room, but the electrical room may be accessed from the fire riser room.

43. **Section IBC 903.1.2** add language as follows:

**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.

44. **Section IBC 903.4.2** shall be replaced with the following:

**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.

45. **Section IBC 905.3.9** insert language as follows:

**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.

46. **Section 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.

47. **Section IBC 907.1.4** add language as follows:

**907.1.4 FACP (Fire Alarm Control Panels)** Each building shall have no more than 1 FACP. Installation of fire alarm panel shall be 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.

48. **Section IBC 907.6.6** Replace with language as follows:

**907.6.6 Monitoring** Fire alarm systems required by this chapter or by the International Building Code shall be monitored 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.

49. **Section IBC 910.2.1** replace with language as follows:

**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.
50. **Section IBC 1008.3.3** replace with language as follows:

**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.

51. **Section IBC 1009.2** add item #11 as follows:

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

52. **Section IBC 1010.1.5.1** insert language as follows:

**1010.1.5.1 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 per section 1809.5.1.

53. **Section IBC 1010.2.2** replace with language as follows:

**1010.2.2 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.

54. **Section IBC 1013.1.1** insert language as follows:

**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.

55. **Section IBC 1014.4** insert item #6 as follows:

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.

56. **Section IBC 1015.9** insert language as follows:
**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.

57. **Section IBC 1028.5.1 insert language as follows:**

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

58. **Section IBC 1030.4.3 insert language as follows:**

**1030.4.3 Window well drainage.** All window wells shall be provided with approved drainage.

59. **IRC Chapter 11 Energy Efficiency shall be deleted in its entirety. Residential energy efficiency shall be in accordance with the 1012 International Energy Conservation Code.**

60. **Section IBC 1301.1 replace with language as follows:**

**Section 1301.1 Scope.** The provisions of the International Energy Code as currently adopted and amended by the Iowa State Building Code Bureau shall apply to all matters governing the design and construction of buildings for energy efficiency. Administration shall be as prescribed in chapter 1 of the currently State adoption of the IECC and these regulations shall be known as the City of Pleasant Hill.

61. **Section M1305.1.1 replace with language as follows:**

**M1305.1.1 Appliances in rooms.** Appliances installed in a basement or similar space shall be accessed by an opening or door and an unobstructed passageway measuring not less than 24 inches (610 mm) wide and large enough to allow removal of the largest appliance in the space, provided there is a level service space of not less than 30 inches (762 mm) deep and the height of the appliance, but not less than 30 inches (762 mm), at the front or service side of the appliance with the door open.

62. **Section M1305.1.1.1 insert language as follows:**

**M1305.1.1.1 Appliances in Closets, Alcoves, or similar compartments.** Appliances installed within a closet, alcove or compartment, such space shall measure no less than 30 inches wide and the opening into such space shall also be no less than 30 inches wide.
63. **Section M1502.4.2** replace with language and exception as follows:

**M1502.4.2 Duct installation.** Exhaust ducts shall be supported at intervals not to exceed 4 feet, (3658 mm) and shall be secured in place. The insert end of the duct shall extend into the adjoining duct or fitting in the direction of airflow. Exhaust duct joints shall be sealed in accordance with Section M1601.4.1 and shall be mechanically fastened. Ducts shall not be joined with screws or similar fasteners. Where dryer exhaust ducts are enclosed in wall or ceiling cavities, such cavities shall be of sufficient size to allow the installation of the duct, without changing the configuration of the duct.

**Exception:** Dryer duct sections that are longer than 4 feet shall be supported minimally every 6 feet.

64. **Section M1601.3** insert language as follows:

5. The use of air-inflated/encapsulated duct wrap to achieve required R-values shall be prohibited.

65. **Section M1602.3** insert language as follows:

4. Return air openings shall be a minimum four (4) feet measured in any direction from Supply Air Diffusers.

66. **Section 1608.2** Ground snow load replace with language as follows:

**1608.2 Ground Snow Load.** The ground snow load to be used in determining the design snow load for roofs is hereby established at 30 pounds per square foot. Subsequent increases or decreases shall be allowed as otherwise provided by code, except that the minimum allowable flat roof snow load may be reduced to not less than 80 percent of the ground snow load.

67. **IBC Section 1612.3 Establishment of Flood Hazard Areas** Insert: City of Pleasant Hill

68. **IBC Section 1612.3 Establishment of Flood Hazard Areas** Insert: 2019

69. **Section G2414.5.3** replace with language as follows:

**G2414.5.3 (403.5.4): Corrugated Stainless Steel Tubing.** Arc resistant corrugated stainless steel tubing shall be listed in accordance with ANSI LC 1 (Optional Section 5.16)/CSA 6.26.

70. **Section G2415.5.2** replace with language as follow:

**G2415.2 (404.2) CSST.** Only CSST with an Arc Resistant Jacket or Covering System listed in accordance with ANSI LC-1 (Optional Section 5.16)/CSA 6.26-2016 shall be installed in accordance with the terms of its approval, the conditions of listing, the manufactures instructions and this code including electrical bonding requirements in Section G2411. CSST
shall not be used for through wall penetrations from the point of delivery of the gas supply to the inside of the structure. CSST shall not be installed in locations where subject to physical damage unless protected in an approved manner.

71. Section 2901.1 Scope shall be amended by the following:

The reference to International Plumbing Code shall be deleted, and replaced with Pleasant Hill Plumbing Code.

The reference to the International Private Sewage Disposal Code shall be deleted, and replaced with Polk County Health Department.

72. Section 3401.3 Compliance with Other Codes shall be amended by deleting said section and inserting in lieu thereof the following:

Section 3401.3 Compliance with other codes. Alterations, repairs, additions and changes of occupancy to existing structures shall comply with the provisions for alterations, repairs, additions and changes of occupancy as required by the codes adopted as amended by the City of Pleasant Hill.

73. Section E3704.7.1 insert language as follows:

3704.7 Prohibited Locations. Feeders supplying townhomes shall not extend through any townhome unit other than the unit served. For the purposes of this provision, the term townhome shall mean a single-family dwelling unit constructed in a group of two or more attached units in which each unit extends from foundation to roof and with a yard or public way on not less than two sides.

Exception: If a recorded easement is established in a concealed space or attic within a townhome unit, feeders are allowed within that easement.
ORDINANCE NO. 931

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 August 1, 2023 following 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 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 (7924.8mm), 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

<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>

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

b 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>
<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 shutdown 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.

3206.2.2 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, k-factor, 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 motorcraft 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
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 (284gL) 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.
4006.2. 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. [B] 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.
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.

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

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.

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.

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.

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

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.

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.

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.

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.

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>
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<tbody>
<tr>
<td>Minimum</td>
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<td>Minimum</td>
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<td>40</td>
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</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: JULY 25, 2023
TO: MAYOR & CITY COUNCIL
FROM: MADELINE STURMS, AICP, CPM
ASSISTANT CITY MANAGER/COMMUNITY DEVELOPMENT DIRECTOR
SUBJECT: SITE PLAN
SOUTHEAST POLK SKILLED TRADES BUILDING

BACKGROUND
The attached site plan has been submitted by Southeast Polk Community School District for a skilled trades building to be added to the campus south of E University Avenue and east of NE 80th Street. The property is located within the City’s A-1 Agricultural Zoning District which permits public schools and the skilled trades building is considered ancillary to the overall use of the property as a school campus.

The site plan for the project shows the construction of a new building on approximately 0.5 acres of ground located between the recently considered building and grounds project and the junior high building. Site improvements include a 2,880 SF building with drive access from private frontage road and sidewalk connections to existing parking located to the east of the project site. No parking is proposed with the project and a sidewalk connection has been added to utilize existing parking on the campus for any visitors to the site. The applicant has provided detail on the circulation proposed for building use and students and staff will be bussed to and from the skilled trades building during class hours.

Utility connections are being made from existing sanitary and water lines in the area. No stormwater improvements are proposed as the site does not exceed 10,000 SF of impervious surface per Chapter 102.21 Stormwater Management Design Criteria. The proposed landscaping on site exceeds the City’s requirements for open space and landscaping requirements. The project proposes to add two shade trees, 4 ornamental trees and 7 shrubs.

The attached architectural elevations display the proposed size, height and façade of the skilled trades building. The building is proposed as metal wall panel system using multiple color variations in order to meet the requirements for Non-residential buildings in a non-residential zoning district. Landscaping is proposed to screen the mechanical units for the building. The architectural elevations also provide details for a dumpster enclosure that is designed to screen the solid waste and recycling containment from adjacent roadways. Planning and Zoning Commission recommended approval of the site plan at the July 10, 2023 meeting.

ALTERNATIVES
Not approve the site plan, however, it could delay or terminate the project.

FINANCIAL CONSIDERATIONS
NA

RECOMMENDATION
Consider approval of the attached resolution which approves the site plan for the Southeast Polk Skilled Trades Building.
RESOLUTION #072523-07

A RESOLUTION APPROVING THE SITE PLAN FOR SOUTHEAST POLK SKILLED TRADES BUILDING

WHEREAS, the Pleasant Hill City Council and the Planning and Zoning Commission have received and reviewed a site plan for Southeast Polk Skilled Trades Building generally located south of E University and east of NE 80th Street; and

WHEREAS, the Planning and Zoning Commission recommended approval of the item subject to remaining staff comments at their July 10, 2023 meeting; and

THEREFORE, BE IT RESOLVED, that the City Council of Pleasant Hill, Iowa, in Polk County, Iowa, does hereby approve the Site Plan for Southeast Polk Skilled Trades Building.

ADOPTED this 25th day of July 2023.

Sara Kurovski, Mayor

ATTEST:

Dena Spooner, City Clerk/Finance Director
SOUTHEAST POLK COMMUNITY SCHOOL DISTRICT
SKILLED TRADES BUILDING
8375 NE UNIVERSITY AVE
PLEASANT HILL, IOWA 50327

CONTACT INFORMATION
ARCHITECT
FEH DESIGN
OSU DRIVE SUITE 300
P.O. BOX 7700
PH: (515) 243-2900
SF

PLANNED UNIT DEVELOPMENT ZONING DISTRICT - BULK REGULATIONS

The PUD zoning district is intended to provide for the development or redevelopment of land under the control and in accordance with the Comprehensive Plan. The development density and intensity criteria for the PUD district consist of the minimum area and density requirements shown below for a PUD. A PUD shall consist of at least five (5) acres and the building unit density of the land developed shall not be in excess of 5.0 per acre of land, with varying setbacks and variances based on the type of use and area and with a minimum of five acres of land area. A PUD shall be subject to the provisions of the Comprehensive Plan of the City. The City Council shall then take such appropriate action on the proposed modification and their decision shall be final. No modifications of the PUD zoning shall be utilized to reduce or provide relief from an existing zoning regulation or requirement.

- Application Required:
  - Process for City Review of Master Plan of Planned Unit Development:
    - Master Plan Requirements:
      - Minimum Size and Density:
        - After a complete review by the Planning and Zoning Commission, a written recommendation and report giving reasons as to their conclusion, shall be submitted to the City Council. The report shall include an analysis of the following:
          - As part of a proposed PUD rezoning, the property owner or developer shall prepare a master plan for the proposed PUD that shall be a complete review that includes the following:
            - General relationship to surrounding area.
            - Building types, functions, architecture, buffers, and arrangements.
            - Characteristics.
            - Existing and proposed streets, driveways, parking areas and other paved areas and anticipated uses.
            - Proposed privately owned common areas and public ownership areas, including open space, parkland, and school sites.
            - PUD boundary, development phasing plan, and all existing and proposed property lines, street rights of way, and easements.
          - The City Council shall determine if such proposal is in compliance with the Comprehensive Plan.

- SPECIAL Districts
  - A8.1 CEILING AND FLOOR FINISH PLANS
  - A7.1 INTERIOR ELEVATIONS
  - A6.1 DETAILS
  - A5.1 BUILDING SECTIONS AND DETAILS
  - A4.1 EXTERIOR ELEVATIONS
  - A3.1 DOOR SCHEDULE
  - A2.1 PLANTING AND HARDSCAPE PLANS
  - A1.1 FLOOR PLANS
  - S7.1 TRASH ENCLOSURE
  - S6.2 FRAMING DETAILS
  - S5.1 FOUNDATION DETAILS
  - S4.1 FRAMING DETAILS
  - S3.1 FOUNDATION DETAILS
  - S2.1 FOUNDATION DETAILS
  - S1.1 FOUNDATION DETAILS
  - R.1 EROSION CONTROL AND PLANTING PLAN
  - S0.2 GENERAL NOTES
  - S0.1 GENERAL NOTES

- DESIGN-BUILD
  - DESIGN-BUILD
  - DESIGN-BUILD
SITE PLAN
SE POLK COMMUNITY SCHOOL DISTRICT
SKILLED TRADES BUILDING
8375 NE UNIVERSITY AVE
PLEASANT HILL, IA 50327

TOTAL IMPERVIOUS SURFACE ADDED 725 SY * = Included into this Total

TOTAL CUT 6.22 CY
TOTAL FILL 2225.42 CY 30% Shrink factor inclued
TOTAL EXCAVATION 2229.64 CY
TOTAL PROJECT AREA 0.49 ACRES

TOTAL QUANTITIES

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<tr>
<th>TYPE</th>
<th>AMOUNT</th>
<th>NOTES</th>
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<tr>
<td>BUILDING PAD</td>
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<td></td>
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<tr>
<td>DRIVEWAY</td>
<td>163 SY</td>
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<tr>
<td>SIDEWALK 4&quot;</td>
<td>213 SY</td>
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<tr>
<td>SIDEWALK 6&quot;</td>
<td>23 SY</td>
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<tr>
<td>FLUME</td>
<td>5 SY</td>
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</table>

TOTAL IMPERVIOUS SURFACE ADDED 725 SY * = Included into this Total

NOTES
VEHICLE AND BUS CIRCULATION WILL NOT BE CHANGED FOR CURRENT CONFIGURATION.
EXISTING EASEMENTS WILL NOT BE IMPACTED.

LEGAL DESCRIPTION
EXCEPT COMMENCING 131.40 W & 181.17 S OF N 3/4 COR TO BEGINNING
THENCE W 295 ALONG EAST ROW LINE THENCE 906.48 FT
N 112.81" TO POINT OF BEGINNING & EXCEPT ROAD EASEMENT 8K 12593 PG 721
EXCEPT ROAD ON W SIDE & N 179.79 FT MEASURED ON W LINE & N
181.2' MEASURED ON E LINE M #163 N 82.51 ACRES DOCT VLT
3.4 FT FRAC TIV(AL) DEC 5-7-22

ZONING
A-1 AGRICULTURAL DISTRICT
### Landscaping and Buffering Requirements

<table>
<thead>
<tr>
<th>Item</th>
<th>Requirement</th>
<th>N/A per Design</th>
</tr>
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<tbody>
<tr>
<td><strong>Buffering: 30 ft wide buffer option</strong></td>
<td>For every 325 ft of required buffer along public street right of way:</td>
<td>N/A per 168.06.1.A-D</td>
</tr>
<tr>
<td>1</td>
<td>Overstory Tree</td>
<td></td>
</tr>
<tr>
<td>2</td>
<td>Evergreen Trees</td>
<td></td>
</tr>
<tr>
<td>5</td>
<td>Shrubs</td>
<td></td>
</tr>
<tr>
<td>3</td>
<td>Foot BERMING</td>
<td>2 feet, 3 feet tall</td>
</tr>
<tr>
<td>** Buffering: 60 ft wide buffer option**</td>
<td>For every 325 ft of required buffer along public street right of way:</td>
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<tr>
<td>2</td>
<td>Overstory Trees</td>
<td></td>
</tr>
<tr>
<td>5</td>
<td>Evergreen Trees</td>
<td></td>
</tr>
<tr>
<td>10</td>
<td>Shrubs</td>
<td></td>
</tr>
<tr>
<td>3</td>
<td>Foot BERMING</td>
<td>3 feet tall</td>
</tr>
<tr>
<td><strong>Landscaping Required (168.05)</strong></td>
<td>Recommended open space - 15%</td>
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<tr>
<td><strong>Disturbed Area</strong></td>
<td>14,856 sqft @ 20% = 2,971 sqft</td>
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<tr>
<td><strong>Minimum Site Open Space (168.05 3.)</strong></td>
<td>1 Deciduous Shade Tree (per every 2,000 sq ft of required open space)</td>
<td>2 shade trees required</td>
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<tr>
<td>2</td>
<td>Deciduous Ornamental Trees (per every 2,000 sq ft of required open space)</td>
<td>4 ornamental trees provided</td>
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<tr>
<td>2</td>
<td>Shrubs (per every 2,000 sq ft of required open space)</td>
<td>7 shrubs provided</td>
</tr>
</tbody>
</table>

**Parking Lot Design (168.05 4.B.)**

- All rows of parking shall be terminated with a curbed landscape island that is a minimum of 9 ft wide and no less than 16 ft in length.

**Parking Lot Screening (168.05 4.D.)**

- When off-street parking fronts along a public street:
  - 1 Deciduous Shade Tree (every 50 ft of parking setback)
  - 2 Deciduous Ornamental Trees (every 50 ft of parking setback)
SPECIAL CONDITIONS:
- Does not include curb
- Acceptable Construction Range

SIDEWALK DESIGNATION: POINT TO POINT

REMARKS:
- TYPICAL SECTION A-A
- NOT TO SCALE
- CONSTRUCTED 2" LIP CURB
- EXISTING ROAD
- LIP CURB SECTION B-B
- NOT TO SCALE
- SLOPE VANGES
- 6" SLOPE VANGES
- 4:1 MAX
- 2" SLOPE VANGES
- 7.5" SLOPE VANGES

LEGEND:
- TURNTABLE & TURNING SPACE
- SIDEWALK
- OPIOAULT WARNING
- WATER
### SIDEWALK COMPLIANCE (P230-E1)

<table>
<thead>
<tr>
<th>POINT</th>
<th>NORTHING</th>
<th>EASTING</th>
<th>ELEVATION</th>
<th>POINT TO POINT</th>
<th>SIDEWALK DESIGNATION</th>
<th>Distance</th>
<th>Elev. Difference</th>
<th>Slope</th>
<th>Acceptable Construction Range</th>
<th>Remarks</th>
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<tbody>
<tr>
<td>1401</td>
<td>1582918.94</td>
<td>1203472.91</td>
<td>910.62</td>
<td>1402 1401</td>
<td>Landing/Turning Space</td>
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<td>6.60</td>
<td>0.09</td>
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<td>0.1% to 2.0%</td>
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<td>Landing/Turning Space</td>
<td>4</td>
<td>6.60</td>
<td>0.09</td>
<td>1.00</td>
<td>0.1% to 2.0%</td>
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<td>1403</td>
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<td>1203472.91</td>
<td>910.62</td>
<td>1404 1403</td>
<td>Landing/Turning Space</td>
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<td>6.60</td>
<td>0.09</td>
<td>1.00</td>
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<td>1203472.91</td>
<td>910.62</td>
<td>1405 1404</td>
<td>Landing/Turning Space</td>
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<td>6.60</td>
<td>0.09</td>
<td>1.00</td>
<td>0.1% to 2.0%</td>
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<tr>
<td>1405</td>
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<td>1203472.91</td>
<td>910.62</td>
<td>1406 1405</td>
<td>Landing/Turning Space</td>
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*Does not include curb

SIDEWALK AND PAVEMENT DETAILS

COORDINATE SPACE: WADDLE STATE, N, AND SOUTH
A4.1

STANDING SEAM METAL ROOFING BY P.E.M.B. MANUFACTURER

A5.1

EXPOSED FASTENER METAL WALL PANELS SIMILAR TO BUILDING, FASTEN TO STEEL FRAMING

STEEL FRAMING PER STRUCTURAL

STEEL POST FRAMING PER STRUCTURAL

STEEL FRAMED DOORS ON CONTINUOUS HINGES MOUNTED TO STEEL POST FRAMING. FACE WITH EXPOSED FASTENER WALL PANELS SIMILAR TO BUILDING. PROVIDE WITH TYPICAL GATE LATCHING HARDWARE.

CONCRETE PIERS PER STRUCTURAL

PAVE INTERIOR OF ENCLOSURE PER CIVIL

* SEE CIVIL PLANS FOR LOCATION OF TRASH ENCLOSURE
EXTERIOR ELEVATION - NORTH

1. Exterior Elevation - North

2. Exterior Elevation - West

3. Exterior Elevation - South

4. Exterior Elevation - East

5. Exterior View

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

EXTERIOR ELEVATION - EAST

ADDRESS NUMBERS 6 INCH TALL

DIRECT METAL SIDING

COLOR: WHITE
COLORS: MATCH FRONT FACADE

SHELF GRAY

COLOR SIMILAR TO BUTLER COLORS

TO MATCH ROOF COLOR

HOLLOW METAL WINDOW

COLOR SIMILAR TO METAL WALL PANEL SYSTEM

CONCEALED FASTENER

COLOR SIMILAR TO METAL WALL PANEL SYSTEM

CONCEALED FASTENER

COLOR SIMILAR TO METAL WALL PANEL SYSTEM

TRIM: ROOF: STANDING SEAM METAL ROOFING

FRONT FACADE: FACADE MATERIALS:

COLOR: WHITE
COLOR: WHITE
COLORS: MATCH FRONT FACADE
COLORS: SIMILAR TO BUTLER COLORS

PROJECT NUMBER

DATE ISSUED

REV. NO. DATE

SHEET TITLE

PROJECT TITLE

SOUTHEAST POLK COMMUNITY SCHOOL DISTRICT

EXTERIOR ELEVATIONS

8979 UNIVERSITY AVE

PLEASANT HILL, IOWA 50327

(712) 252-3889

DES MOINES, IA

(515) 288-2000

DUBUQUE, IA

(262) 968-2055

OCONOMOWOC, WI

(563) 583-4900

FEH DESIGN

DESIGN.COM©
### General

- "X" bracing or portal frames
- ASTM F436
- Anchor Bolts
- Studs
- Washers
- Nuts
- Bolted Connections:
  - Deflection and Drift Requirements: use 20 psf in calculations
  - Use 125 psf (non-structural) in calculations

See concrete notes for slab on grade construction details.

### ASTM A992, Fy = 50ksi

### Concrete

Concrete depth is necessary to resist effects of frost and/or seasonal water content variations. For sloping ground, concrete piles shall be Southern Pine (SP) or Douglas Fir.

### Soil Properties

#### Subsurface Requirements

- Contractor shall verify all dimensions and conditions at the job site before commencing work and shall report any changes to the configuration of main frames.
- Changes to the configuration of main frames shall be documented on the plan.
- Addition or removal of columns shall be approved by the engineer of record.
- Excavations shall extend 9" laterally in each direction beyond the foundation edges for each foot of overhang.
- Use 4x4, 4x6 and 6x6 columns as shown on plans. Built-up sections of 2x studs shall not be substituted for timber framing requirements.
- All framing in direct contact with water, soil, concrete, masonry, or permanently exposed to weather shall be resistive treatment shall be pressure treated according to AWPA Standard No. E2 or E16.
- Aluminum fasteners and flashing shall not be in contact with pressure treated lumber.
- Metal connectors and associated fasteners used for the applications indicated shall meet the following minimum requirements:
  - All plywood or oriented strand board (OSB) panels shall meet the strength requirements in Department of Commerce (DOC) PS 1 and PS 2 or ANSI/APA PRP 210.
  - All exterior posts shall be Western Red Cedar No. 2 or better.
  - Sawn lumber shall be grade stamped and visually graded with maximum 19% moisture content.
  - Structural Composite Lumber blocks shall be #1 D2 or better.
  - Steel connections shall be clean and free of laitance. Immediately before new concrete is placed, construction joints shall be wetted and concrete shall be consolidated to a depth of 2 inches from the top of the joint.
  - Dowels shall be securely tied and placed with the lower member. Placing reinforcing after placement of concrete is prohibited.

### Aggregate

- All aggregate source(s) and gradation(s) are based on uncoated bars assuming center bar distance (db) of 1.0. Normal weight concrete as well as no transverse reinforcing are permitted.

### Steel

- Any reinforcing to be welded shall be ASTM A706 and welded with E80 electrodes.
- Reinforcing, including dowels, shall be securely tied and cast with the lower member. Placing reinforcing after placement of concrete is prohibited.

### Concrete Reinforcing

- Concrete Reinforcing shall be clean and free of laitance. Immediately before new concrete is placed, construction joints shall be wetted and concrete shall be consolidated to a depth of 2 inches from the top of the joint.
- Steel connections shall be clean and free of laitance. Immediately before new concrete is placed, construction joints shall be wetted and concrete shall be consolidated to a depth of 2 inches from the top of the joint.
- All reinforcing shall be securely tied and placed with the lower member. Placing reinforcing after placement of concrete is prohibited.

### Roof Drains

- Roof Drains shall utilize adjustable fittings. Fittings must be adjusted at the completion of construction and prior to any snow load testing.

### Changes to the Configuration of Main Frames

- Changes to the configuration of main frames shall be documented on the plan.
- Addition or removal of columns shall be approved by the engineer of record.

### Steel Connections

- Any reinforcing to be welded shall be ASTM A706 and welded with E80 electrodes.

### Modes of Failure

- Mode of failure shall be documented on the plan.

### Engineering Intent

- Drawing items referenced in the plans shall accurately reflect the engineering intent they convey, or for which there is transmittal of responsibility. Written comments shall be included in this section for each drawing item in parenthesis.
STANDARD OF SPECIAL INSPECTIONS

STATEMENT OF SPECIAL INSPECTIONS

The Contractor shall be responsible for the quality of workmanship, materials and performance of the work in accordance with the approved plans and specifications, and shall be responsible for the contractor's work in the event of any subsequent defects or failures. Special inspections shall be performed by a registered professional engineer or an agent of the architect, in accordance with the approved plans and specifications.

1. Special Inspections include:
   - Foundation elements
   - Concrete construction
   - Structural steel construction
   - Masonry construction
   - Architectural testing

Special Inspections shall be performed in accordance with the approved plans and specifications. The Contractor shall provide the Special Inspector with a complete and accurate record of all inspections performed, including the results of the inspections and any corrective actions taken.

2. The Special Inspector shall be responsible for:
   - Verifying the use of proper materials and methods of construction
   - Verifying that the work is in accordance with the approved plans and specifications
   - Verifying that the work is in accordance with all relevant codes and standards

3. The Special Inspector shall be responsible for:
   - Verifying that the work is in accordance with the approved plans and specifications
   - Verifying that the work is in accordance with all relevant codes and standards

4. The Special Inspector shall be responsible for:
   - Verifying that the work is in accordance with the approved plans and specifications
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   - Verifying that the work is in accordance with the approved plans and specifications
   - Verifying that the work is in accordance with all relevant codes and standards

10. The Special Inspector shall be responsible for:
    - Verifying that the work is in accordance with the approved plans and specifications
    - Verifying that the work is in accordance with all relevant codes and standards

SIGNATURE:

[Signature]

DATE:

[Date]

ARCHITECT:

[Name]

PROJECT MANAGER:

[Name]
**NOTES:**
1. Use 10d nails for 2- and 30d for rest.
2. Adjacent nails are to be driven from opposite sides of column.

**LEGEND**
- **Nail from this side**
- **Nail from opposite side**

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<tr>
<th>Distance</th>
<th>Notes</th>
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<tr>
<td>1 1/4&quot;</td>
<td>1 1/4&quot;</td>
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<tr>
<td>2&quot;</td>
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<tr>
<td>1 1/4&quot;</td>
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</tr>
<tr>
<td>2 1/2&quot; END</td>
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**Field Nailing**
- Edge nailing
- Stagger joints

**Wood Joist**
- See framing note 5 on S1.1 for sheathing type & nailing schedule

**Construction Notes**
- Double stud at the end of each wall panel
- Treated sill plate
- Solid blocking at all horizontal joints
- Orient long edge of sheathing panels vertically

**Special Conditions**
- S6.1:
  - Wall plate splice
  - Top plate splice
  - Double top plate
  - Triple top plate

**Joint Spacing**
1. For wall lengths less than 4'-0", install 1/4"x3"x3" washer in lieu of standard washer.

**Expiry**
- IOWA CERTIFICATE OF AUTHORITY
  - No. 26887
  - Expires: December 31, 2023

**Certification**
- I hereby certify that this engineering document was prepared by me or under my direct personal supervision and that I am a duly licensed professional engineer under the laws of the state of Iowa.

**Contact Information**
- McClure Engineering Co.
- 1360 NW 121 Street
- Clive, IA 50326
- P: 515-964-1229

**Project Details**
- School District: Southeast Polk Community School District
- Address: 8375 NE University Ave, Pleasant Hill, IA 50327
- Framing Details: Skilled Trades Building
1. STAIR CROSS SECTION
2. STAIR TOP SUPPORT
3. MEZZANINE FLOOR @ COLUMN
4. MEZZANINE LANDING DETAIL
5. MEZZANINE JOIST PARALLEL TO WALL
6. MEZZANINE JOIST PERPENDICULAR TO WALL
7. MEZZANINE FLOOR @ COLUMN
8. MEZZANINE FLOOR @ WALL

**NOTES:**
- Blocking and (6) 0.148x1 Ply Stringer.
- Optionally 2-stringer top support
- Blocking and (6) 0.162x3
- Guardrail.
- Wood screws (6 total).
- Two rows of three #8x2 2x4 x 10" long ledger.
- PL3/8x4 1/2x0'
- (4) 1/2"Ø A307 CARRIAGE BOLT 2 1/2"
- Rim joist.
- Connect to stringer with 2"x2" washer centered on guardrail (3) 2x8 blocking.
- Building triple ply 1 1/2" centered on guardrail.
- Guardrail supports.
- Rim joist.
- 4 1/2" 3/4"x14" lvl
- 2"x2" Washer of 16d nails @ 12" O.C. nails into stringer.
- 8 1/16" minimum.
- Simpson LUS28 blocking nailing: (2) toes.
- Steel column per plan
- 4" 2x10 blocking. Attach ends to floor joists with (8) 8d toe nailing.
- 1/2" nails into beam and 1/2" to stringer.
- 3" offset right hanger.
- (4) Simpson A23 angle (2) Simpson A23 - 1/2" nails per leg.
- 6" long blocking.
- Beam per plan.
- Stud wall per plan.
- W/ (8) 8d toe nailing.
- Attach ends to supports.
- (3) 2x8 x 2'
- 2"x2" Washer of 16d nails @ 12" O.C.
- Guardrail supports.
- Rim joist.
- PL3/8x4 1/2x0'
- 6" long blocking.
- Beam per plan.
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- Guardrail supports.
- Rim joist.
- PL3/8x4 1/2x0'
- 6" long blocking.
- Beam per plan.
- Stud wall per plan.
NOTES:
1. ALL STEEL SHAPES AND PLATES SHALL BE HOT-DIP GALVANIZED.
2. ALL BOLTS SHALL BE GALVANIZED.

VENT HOLE PER GALVANIZER TO REMAIN OPEN

PLATE 3/16
PLATE 3/16
C4x4.5 (TOES DOWN)
HSS 4x4x1/4 HOT-DIP GALVANIZED, TYP.
1'-6" DIA x 5'-0" DEEP PIER, TYP.

(2) 1/2" Ø A307 BOLTS. LONG SLOTTED HOLES IN PLATE.
STANDARD HOLE IN CHANNEL.

3/4" 1 1/2" 3/4" 1 1/2"
PL 1/4x3x0"
DATE: JULY 25, 2023

TO: MAYOR AND CITY COUNCIL

FROM: JAMIE XAYAVONG – FIRE CHIEF

SUBJECT: AWARD THE REQUEST OF PROPOSAL TO SEAGRAVE FOR TENDER TRUCK REFURBISHMENT PROJECT

BACKGROUND:
The City approved during budget year to refurbish the 2000 Toyne Tender Pumper Fire Truck during the FY24. Refurbishing the tender will extend the life for another ten plus years of service. Do to this apparatus specialized use, refurbishing this fire truck will save the city money by reducing costs for a new fire truck when this vehicle capable of being used for another 10 years.

Seagrave Fire Apparatus, LLC responded with the lowest request for proposal. Seagrave Fire Apparatus, LLC has been the apparatus of choice for the fire department. The fire department has a great working relationship with Seagrave Fire Apparatus, LLC. The fire department has been pleased with the quality of work that Seagrave Fire Apparatus, LLC has done on our apparatus’s. Seagrave Fire Apparatus, LLC has a moto of “Do it right the first time”, which reassures that the apparatus will be handled with care and properly refurbished.

ALTERNATIVES:
Not approve the resolutions for the project. However, this would delay and possible increase in price in the future.

FINANCIAL CONSIDERATIONS:
The project was budgeted to be refurbished during the FY24.

RECOMMENDATION:
Consider approval of the attached resolution for the award RFP to Seagrave to refurbish the tender truck.
RESOLUTION #072523-08

A RESOLUTION TO APPROVE REQUEST OF PROPOSAL FOR THE TENDER FIRE TRUCK REFURBISHMENT PROJECT

WHEREAS, the City of Pleasant Hill has sent out request of proposal to refurbish the tender fire truck; and

WHEREAS, a request of proposal was requested for the tender fire truck refurbishment project was held on July 11th and two bids were received; and

WHEREAS, the City Council wishes to award the request of proposal to Seagrave Fire Apparatus, LLC in the amount of $227,691.49;

NOW, THEREFORE, BE IT RESOLVED, the City Council of Pleasant Hill, Iowa, in Polk County, Iowa, does hereby award the request of proposal to Seagrave Fire Apparatus, LLC to complete the project.


_______________________________
Sara Kurovski, Mayor

ATTEST:

_______________________________
Dena Spooner, City Clerk/Finance Director
REPAIR/REFURBISHMENT AGREEMENT

THIS REPAIR/REFURBISHMENT AGREEMENT (this "Agreement"), dated as of this 29 day of June 2023, is made by and between Seagrave Fire Apparatus, LLC ("Seagrave"), a Delaware limited liability company, with an address of 105 E. 12th Street, Clintonville, Wisconsin 54929, and PLEASANT HILL FIRE DEPARTMENT ("Customer"), with an address of 5151 MAPLE DRIVE, PLEASANT HILL IA 50327.

WHEREAS, Customer owns and controls the apparatus and equipment (the "Equipment") set forth on Schedule A (the "Equipment Schedule") attached hereto;

WHEREAS, Customer desires to have repaired and Seagrave desires to repair the Equipment in accordance with the terms hereof.

NOW, THEREFORE, in consideration of the foregoing recitals, the mutual covenants contained herein, and intending to be legally bound hereby, Seagrave and Customer hereby agree as follows:

1. **Services:** Seagrave hereby agrees to (a) repair equipment as set forth on Schedule A attached hereto and (b) repair the Equipment in accordance with the terms and provisions set forth on Schedule B – Repair/Refurbishment Services attached hereto, (collectively, "Services"). Customer hereby authorizes Seagrave to perform the Services and to take any and all actions in connection therewith, including, without limitation, the operation of the Equipment.

2. **Pricing and Payment:** Customer agrees to pay Seagrave $227,691.49 as specified in Schedule B – Repair/Refurbishment Services, attached hereto. Customer shall pay Seagrave $136,614.89 within Twenty (20) business days of the Effective Date. An additional $68,307.45 is due from Customer within Ten (10) business days of delivery of Seagrave’s seventy-five percent completion report to Customer. The balance of $22,769.15 is due from Customer prior to release of the Equipment from Seagrave’s facilities. The Parties hereto will execute a written change order to cover any additional fees for any expenses due to unforeseen items that were not previously discussed or estimated, and such change orders shall be added to and become part of this Agreement. Any such change orders shall be invoiced separately and shall include a description of the Services provided. Payment for any such change orders shall be due prior to shipment of the Equipment. All invoices must be paid in full by Customer prior to the Equipment leaving Seagrave’s facilities. In the event Customer fails to pay an invoice within the time period specified herein, Seagrave shall automatically, and without any further action of the parties, have a lien attached to the Equipment, which lien shall remain on the Equipment until such invoice is paid in full by Customer. Customer agrees to pay all costs and expenses, including, but not limited to, reasonable attorney’s fees and court costs, incurred by Seagrave in connection with the collection of any past due invoices hereunder.

3. **Taxes:** Unless Customer provides Seagrave with a valid tax-exempt certificate, Customer will be charged applicable sales tax in connection with the Services provided hereunder. Customer hereby agrees to pay any such sales tax. Invoices shall separately identify any sales tax and shall include either Seagrave’s sales tax or use tax permit number.

4. **Removal of Equipment: Storage Fees:** Customer agrees to remove the Equipment from Seagrave’s facilities within thirty (30) calendar days after Seagrave notifies Customer that all Services have been completed. If Customer fails to remove the Equipment within such time period, Customer agrees to pay Seagrave $300.00 per calendar day for the storage of the Equipment in the event that the Equipment remains on Seagrave property for more than thirty (30) calendar days after the date of notification that the Services have been completed.

5. **Time for Performance:** Unless otherwise provided on the Equipment Schedule, all Services shall be provided within one hundred and fifty (150) business days from the date of delivery to Seagrave’s facility of said Equipment as set forth on Schedule A; provided, however: (i) the Equipment is delivered to Seagrave on a timely basis, (ii) such time for performance may be extended in the event the Services set forth on the Equipment Schedule are modified or amended by the parties hereto, including, but not limited to change orders.
6. **Place of Performance:** Performance by Seagrave of the Services shall take place at Seagrave's facility in Clintonville, Wisconsin (the "Facility"). Unless otherwise provided on the Equipment Schedule, Seagrave shall be responsible for the transportation of the Equipment to and from the Facility and all costs related thereto, including, but not limited to, any physical damage occurring in transit to and from the Facility. Customer shall be responsible for the costs of any inspection trips.

7. **Parts:**

   (a) **Replacement Part Costs:** Unless the Equipment Schedule indicates that parts are included, Customer will pay Seagrave for any replacement parts necessary for the performance of the Services. The parts used by Seagrave to perform the Services will be new.

   (b) **Inspection Date:** The pricing for the services is based, in part, on the condition of the Equipment as of the time in which Seagrave conducted its initial inspection of the Equipment and generated a quote price for the Services (such time, "Inspection Date"). Customer covenants and agrees that no parts shall be removed or damaged on the Equipment during the period after the Inspection Date and the date on which the Equipment is delivered to Seagrave for the Services. Any parts that are found to be missing or damaged on the Equipment since the Inspection Date shall be the responsibility of the Customer and shall be added to the price of the Services.

   (c) **Ownership of Removed Parts:** Any parts that are removed by Seagrave in connection with the services and not reused on the Equipment shall become the property of Seagrave, unless as otherwise noted on the Equipment Schedule.

8. **Term and Termination:**

   (a) **Term:** The term of this Agreement shall commence on the Effective Date of this Agreement and will remain in force unless terminated in accordance with provisions of this Agreement.

   (b) **Termination for Convenience:** Unless otherwise provided herein, Customer or Seagrave may terminate this Agreement without cause, by providing at least thirty (30) days’ written notice of such termination to the other party. Within thirty (30) days of termination, Seagrave shall recover from Customer, as its sole remedy, payment for the Services completed and not previously paid, as well as, any costs of collection needed thereto. After Customer fully pays for the completed Services, Seagrave will make the Equipment available for removal by Customer at any time within thirty (30) calendar days of such payment. If Customer fails to remove the Equipment within such time period, Customer agrees to pay Seagrave $300.00 per calendar day in storage fees for the Equipment, in the event that the Equipment remains on Seagrave property for more than thirty (30) days after the date of notification that the Equipment is available for removal.

   (c) **Termination for Default:** Either party may terminate this Agreement for cause upon a material default by the other party, which default remains uncured thirty (30) days after written notice thereof is given to the defaulting party.

9. **Incorporation by Reference; Conflict:** The terms and conditions of the Equipment Schedule are incorporated by reference herein. If there is a conflict between the terms and conditions of this Agreement and the terms and conditions of the Equipment Schedule, the terms and conditions of the Equipment Schedule shall prevail.

10. **Independent Contractor:** The Services of Seagrave shall be rendered as an independent contractor.

11. **Limited Warranty:** The Equipment is subject to Schedule C – Limited Warranty attached hereto.

12. **Insurance Responsibilities:**

   (a) Seagrave shall evidence Commercial Property Insurance, including Property of Others covering the Equipment, owned by Customer, during the performance of this repair/refurbishment by Seagrave at the Facility. Commercial property insurance shall cover the perils insured under the ISO all risk coverage form CP 10 30 or equivalent coverage. Commercial property insurance shall cover the actual cash value of the Equipment insured up to $300,000.
b) Transit Insurance shall be provided by: (i) Seagrave when Equipment is being transported to and from the Facility by Seagrave representative or personnel (ii) Customer during Customer arranged shipment of Equipment, and (iii) shipping company when Equipment is being transported by a contracted carrier.

13. Limitation of Liability:

(a) Customer Articles: Seagrave shall not be liable for any damage or loss to any articles or personal property of Customer left in or on the Equipment.

(b) NO CONSEQUENTIAL DAMAGES: NOTWITHSTANDING ANY OTHER PROVISION OF THIS AGREEMENT OR THE EQUIPMENT SCHEDULE, SEAGRAVE SHALL NOT BE LIABLE TO CUSTOMER FOR ANY CONSEQUENTIAL, PUNITIVE, INCIDENTAL OR SPECIAL DAMAGES OF ANY KIND OR NATURE, INCLUDING, BUT NOT LIMITED TO, ANY CLAIM FOR LOSS OF ANTICIPATED PROFITS, ON ACCOUNT OF OR ARISING OUT OF ANY BREACH OR ALLEGED BREACH OF ANY OBLIGATIONS UNDER THIS AGREEMENT.

(c) LIMITATION OF REMEDIES: SEAGRAVE'S LIABILITY FOR DAMAGES UNDER THIS AGREEMENT AND THE EQUIPMENT SCHEDULE SHALL BE LIMITED TO, AT SEAGRAVE'S OPTION, EITHER RE-PERFORMANCE OF ANY DEFECTIVE SERVICES OR REFUND OF THE FEES PAID FOR SUCH SERVICES. IN NO EVENT WILL SEAGRAVE'S LIABILITY EXCEED THE AMOUNT RECEIVED BY SEAGRAVE FOR ANY SERVICES PROVIDED HEREUNDER. SEAGRAVE SHALL NOT BE LIABLE FOR ANY DAMAGES TO THE EXTENT ANY SUCH DAMAGES WERE CAUSED BY THE ACTS OR OMISSIONS OF CUSTOMER, ITS EMPLOYEES, AGENTS, CONSULTANTS OR REPRESENTATIVES.

(d) SEAGRAVE SHALL NOT BE LIABLE FOR ANY LOSSES INCURRED PERTAINING TO ANY ISSUES NOTED THAT THE CUSTOMER Chooses NOT TO HAVE REMEDIED.

14. Governing Law: This Agreement shall be governed by and construed in accordance with the laws of the State of Wisconsin, without regard to principles of conflicts of laws. Each party hereby consents to the exclusive personal jurisdiction of the federal courts located in the state courts sitting in Waupaca County, Wisconsin, or the U.S. Federal Court for the Eastern District of Wisconsin.

15. Entire Agreement: This Agreement, the Schedules and other writings referred to herein or delivered pursuant hereto that form a part hereof, contain the entire understanding of the parties with respect to its subject matter. This Agreement supersedes and replaces all prior understandings and agreements or representations by or between Seagrave and Customer with respect to the subject matter.

16. Notice: Any notices required or made hereunder shall be provided in writing by overnight delivery service, certified mail, return receipt requested, or confirmed facsimile transmission to the address of the party set forth in the preamble of this Agreement. Such address may be changed from time to time by either party by providing written notice to the other in the manner set forth above.

17. Amendments: This Agreement may be amended only by a written instrument duly executed by both the parties.

18. Counterparts: This Agreement may be executed in one or more counterparts, each of which shall be deemed to be an original and all of which taken together constitute a single instrument.
19. **Force Majeure:** If the performance of any obligation under this Agreement by Seagrave is prevented or delayed, in whole or in part, by reason of force majeure, or the consequence thereof, affecting Seagrave, such force majeure to include, but not limited to, acts of God, fire, flood, terrorism, war, civil unrest, government restrictions, lack of materials, lockouts, labor disputes or other causes not within the control of Seagrave, then Seagrave shall be given such additional time as is reasonable to perform in view of the nature and extent of the force majeure.

IN WITNESS WHEREOF, the parties hereto, through their duly authorized representatives, have executed this Agreement effective as of the last day and year set forth below (“Effective Date”).

**CUSTOMER**

By: ____________________________  
(Signature)

Name: ____________________________  
(Print)

Title: ____________________________

Date: ____________________________

**NOTICES:**

Company: ____________________________

Address: ____________________________

Attention: ____________________________

Telephone: ____________________________

Facsimile: ____________________________

Email: ____________________________

**SEAGRAVE FIRE APPARATUS, LLC**

By: ____________________________  
(Signature)

Name: Ulisses D. Parmeziani

Title: President & CEO

Date: ____________________________

**NOTICES:**

Seagrave Fire Apparatus, LLC  
105 E. 12th Street  
Clintonville, WI 54929-1518  
Attention: Tim Miller  
Telephone: 715-823-1932  
Facsimile: 715-823-5768  
E-mail: tim.miller@seagrave.com
## Schedule A – Equipment Schedule

| Customer       | PLEASANT HILL FIRE DEPARTMENT  
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>5151 MAPLE DRIVE</td>
</tr>
<tr>
<td></td>
<td>PLEASANT HILL IA 50327</td>
</tr>
<tr>
<td>Equipment</td>
<td>Spartan/Toyne</td>
</tr>
<tr>
<td></td>
<td>Fire Engine</td>
</tr>
<tr>
<td></td>
<td>Model #  GA41M-2142</td>
</tr>
<tr>
<td></td>
<td>VIN #  4S7AU4093YC036689</td>
</tr>
<tr>
<td></td>
<td>SO #  36689</td>
</tr>
<tr>
<td>Cost of Services</td>
<td>Schedule B – Repair/Refurbishment Services: $227,691.49</td>
</tr>
</tbody>
</table>
**Schedule "B" Estimate - Repair/Refurbishment Services**

**PLEASANT HILL FIRE DEPARTMENT**

Address: 5151 MAPLE DRIVE, PLEASANT HILL, LA 50327

Estimate Date 2-23-23 / Repair Order # / VIN= 4S7AU4093YC036689

Original Sales Order 36689 WSD= N/A Customer Code # 060395

Estimates are an approximation of charges, they are based on the anticipated details of the work to be done. It is possible for additional findings to cause some deviation from the estimate. If additional parts and or labor are required, the customer will be contacted. **ALL ESTIMATES ARE GOOD FOR A PERIOD OF THIRTY (30) DAYS FROM THE DATE THIS PROPOSAL WAS SENT TO THE CUSTOMER. THIS ESTIMATE EXPIRES** July 30, 2023

**SCOPE OF WORK DESCRIPTION; NOTE: Only below specified work will be performed.**

<table>
<thead>
<tr>
<th>ITEM</th>
<th>OPER.</th>
<th>DESCRIPTION</th>
<th>PRICE</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Transport</td>
<td>TRANSPORTATION OF EQUIPMENT TO THE SEAGRAVE FACTORY - Transportation of the equipment to the Seagrave factory shall be arranged by the customer.</td>
<td>$ -</td>
</tr>
<tr>
<td>2</td>
<td>Transport</td>
<td>TRANSPORTATION OF EQUIPMENT TO THE CUSTOMER - Transportation of the equipment to the Customer shall be arranged by the customer.</td>
<td>$ -</td>
</tr>
<tr>
<td>3</td>
<td>Inspect</td>
<td>INCOMING INSPECTION A complete inspection of the equipment received shall be performed at the arrival of the equipment. A ground inspection as well as on lifts shall be performed. Oil samples shall be taken and recorded. An incoming inspection report shall be completed listing all discrepancies identified during the incoming inspection. A detailed list shall be compiled and sent to customer for review. Any repairs generated by list shall be performed via a change order approved by the customer</td>
<td>$ 2,111.43</td>
</tr>
<tr>
<td>4</td>
<td>Inspect</td>
<td>Customer Inspection A customer inspection for one day, shall be the responsibility of the customer.</td>
<td>$ -</td>
</tr>
<tr>
<td>5</td>
<td>LineX</td>
<td>LineX right and left side pump panels and pump step assemblies that contain diamond plate. Completely disassemble both pump panels and remove pump module steps that are constructed with diamond plate and LineX and reassemble.</td>
<td>$ 16,275.00</td>
</tr>
<tr>
<td>6</td>
<td>Rebuild</td>
<td>Fire pump HALE - Rebuild the fire pump and pump transmission including a new shaft assembly with autolube and gearbox bearing replacement, new lube fluids.</td>
<td>$ 30,839.66</td>
</tr>
<tr>
<td>7</td>
<td>Replace</td>
<td>Intake/Discharge valves - Replace and or rebuild all intake and discharge valves on fire pump.</td>
<td>$ 24,925.12</td>
</tr>
<tr>
<td>8</td>
<td>Replace</td>
<td>Replace discharge drain valves</td>
<td>$ 7,557.23</td>
</tr>
<tr>
<td>9</td>
<td>Refurbish</td>
<td>Refurbish the hydraulic ladder rack - Rebuild the hydraulic cylinder, replace hydraulic hoses, rebuild/replace pneumatic lock solenoid, replace required hardware.</td>
<td>$ 7,135.71</td>
</tr>
</tbody>
</table>
### Schedule "B" Estimate - Repair/Refurbishment Services

**PLEASANT HILL FIRE DEPARTMENT**

Address: 5151 MAPLE DRIVE, PLEASANT HILL, IA 50327

Estimate Date 2-23-23 / Repair Order #: VIN= 4S7AU4093YC036689

Original Sales Order 36689  WSD= N/A  Customer Code # 060395

Estimates are an approximation of charges, they are based on the anticipated details of the work to be done. It is possible for additional findings to cause some deviation from the estimate. If additional parts and/or labor are required, the customer will be contacted. **ALL ESTIMATES ARE GOOD FOR A PERIOD OF THIRTY (30) DAYS FROM THE DATE THIS PROPOSAL WAS SENT TO THE CUSTOMER. THIS ESTIMATE EXPIRES** — July 30, 2023

---

**SCOPE OF WORK DESCRIPTION; NOTE: Only below specified work will be performed.**

<table>
<thead>
<tr>
<th>ITEM</th>
<th>OPER.</th>
<th>Price</th>
</tr>
</thead>
<tbody>
<tr>
<td>10</td>
<td>Replace</td>
<td>Replace 3 newton dump valves with extendable chutes with new of same type.</td>
</tr>
<tr>
<td>11</td>
<td>Replace</td>
<td>New flood lights, pole</td>
</tr>
<tr>
<td>12</td>
<td>Replace</td>
<td>Install a roto ray in grill area</td>
</tr>
<tr>
<td>13</td>
<td>Replace</td>
<td>Replace strobe lights, Incandescent warning lights with LED of same color</td>
</tr>
<tr>
<td>14</td>
<td>Remove</td>
<td>Delete Generator assembly</td>
</tr>
<tr>
<td>15</td>
<td>Decline</td>
<td>Customer requests new seats and seat status indicators</td>
</tr>
<tr>
<td>16</td>
<td>Install</td>
<td>Install a diamond plate cover over cross lays</td>
</tr>
<tr>
<td>17</td>
<td>Install</td>
<td>Install reflective chevron on rear face of vehicle</td>
</tr>
</tbody>
</table>
Schedule "B" Estimate - Repair/Refurbishment Services

PLEASANT HILL FIRE DEPARTMENT

Address: 5151 MAPLE DRIVE, PLEASANT HILL, LA 50327

Estimate Date: 2-23-23 / Repair Order #: VIN: 4S7AU4093YC036689
Original Sales Order: 36689  WSD: N/A  Customer Code #: 060395

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**July 30, 2023**

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<table>
<thead>
<tr>
<th>ITEM</th>
<th>OPER.</th>
<th>Price</th>
</tr>
</thead>
</table>

**Rear body bulkhead shall be chevron full height, right and left side**

**These surfaces are smooth**

**Only place chevron strip to this point both sides, inside rear step area**

**The customer wants the rear face chevroned (Diamond-Plate)**

**Place chevron dots to match striping on diamond-plate to these surfaces**

**Will need 436 installed on door in same location.**
### Schedule "B" Estimate - Repair/Refurbishment Services

**PLEASANT HILL FIRE DEPARTMENT**

Address: 5151 MAPLE DRIVE, PLEASANT HILL, IA 50327

**Estimate Date 2-23-23 / Repair Order # / VIN= 4S7AU4093YCO36689**

**Original Sales Order 36689 / WSD= N/A / Customer Code # 060395**

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**SCOPE OF WORK DESCRIPTION; NOTE: Only below specified work will be performed.**

<table>
<thead>
<tr>
<th>ITEM</th>
<th>OPER.</th>
<th>PRIMING PUMP</th>
</tr>
</thead>
<tbody>
<tr>
<td>AA</td>
<td>Install</td>
<td><strong>Install a trident air primer system</strong></td>
</tr>
<tr>
<td></td>
<td></td>
<td>A Trident Model #31.001.11 multi-location air operated priming system shall be installed. The unit shall be of all brass and stainless steel construction and designed for fire pumps of 1,250 GPM (4,690 LPM) or more. Due to corrosion exposure no aluminum or vanes shall be used in the priming design. The priming system shall be three-barrel design with ¾” NPT connection to the fire pump. A Class 1 quarter turn 1/4” drain valve shall be provided and labeled on the operator's panel. The priming system shall be mounted above the pump impeller so that the priming line will automatically drain back to the pump. The priming system shall automatically drain when the control actuator is not in operation. The inlet side of the primer shall include a brass ‘wye’ type strainer with removable stainless steel fine mesh strainer to prevent entry of debris into the primer body. <strong>Performance, Safety, and NFPA Compliance</strong> The priming system shall be capable to a vertical lift to 22 inches of mercury and shall be fully compliant to applicable NFPA standards for vertical lift. The system shall create vacuum by using air from the chassis air brake system through a three-barrel multi-stage internal &quot;venturi nozzles&quot; within the primer body. The noise level during operation of the primer shall not exceed 75 Db. The primer shall require a minimum of 15.6 cubic foot per minute air compressor and shall be capable of meeting draft requirements at high idle engine speed. The air supply shall be from a chassis supplied ‘protected’ air storage tank with a pressure protection valve. The air supply line shall have a pressure protection valve set between 70 to 80 PSIG. <strong>Primer Controls</strong> The pump primer control shall have a manually operated, panel mounted “push to prime” air valve, which will direct air pressure from the air brake storage tank to the primer body. To prevent freezing, no water shall flow to and from the panel control.</td>
</tr>
</tbody>
</table>
**Schedule "B" Estimate - Repair/Refurbishment Services**

**PLEASANT HILL FIRE DEPARTMENT**

Address: 5151 MAPLE DRIVE, PLEASANT HILL, IA 50327

Estimate Date 2-23-23 / Repair Order # / VIN= 487AU0493YC036689

Original Sales Order 36689  WSD= N/A  Customer Code # 060395

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<thead>
<tr>
<th>ITEM</th>
<th>OPER.</th>
<th>Price</th>
</tr>
</thead>
<tbody>
<tr>
<td>BB</td>
<td>Paint</td>
<td>Repaint the cab and body. Paint cab and body outer painted surfaces only. Delfleet 709470 Red to be used. Full color change on cab, cab doors and body doors. Remove Lettering and striping. R&amp;I Body doors. Prep for refinish. Mask stainless trim and A1P. Mask Roof Mounted light bar. Refinish single color 709470 ALT Red and clear coat. Cut and Buff complete.</td>
</tr>
<tr>
<td>18</td>
<td>Testing</td>
<td>Pre pump test performance test. The pump shall be pre pumped to identify any leaks or performance issues before the third party test is performed. This test will only be performed if the customer has the pump repaired and intake/discharge valves replaced.</td>
</tr>
<tr>
<td>19</td>
<td>Inspect and Advise</td>
<td>3RD PARTY PUMP TEST. A 3rd Party performance test shall be performed at the time repairs have been completed to verify proper function of the pump.</td>
</tr>
<tr>
<td>20</td>
<td>Testing</td>
<td>Road test. All refurbished/Repaired apparatus shall have a minimum of a fifty (50) mile road test performed prior to all final inspections.</td>
</tr>
<tr>
<td>21</td>
<td>Insp &amp; Adv</td>
<td>A complete final inspection of repairs shall be performed on ground level at the time all repairs have been completed to verify proper function and customer acceptance.</td>
</tr>
<tr>
<td>22</td>
<td>Clean</td>
<td>Upon completion of the repairs, the truck shall be washed, cleaned of soil and debris from repairs, and fueled (full tank) for inspection and/or delivery.</td>
</tr>
</tbody>
</table>

**ESTIMATED TOTAL COST OF SERVICES**

$227,691.49

**TERMS OF PAYMENT:**

TERMS OF PAYMENT WILL BE "PROGRESS PAYMENTS" AS SET FORTH IN REPAIR/REFURBHISHMENT AGREEMENT

Grand Total $227,691.49

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FWD Seagrave Holdings, LP, its subsidiaries, successors and/or assigns (collectively “Seagrave” or “Company”) owns proprietary rights in and to the information contained in these materials. The materials are Company property and are not to be removed from Company property, or used, reproduced or photographed for any purpose whatsoever without the expressed prior written consent of Seagrave.
Schedule C – Limited Warranty. SEAGRAVE FIRE APPARATUS, LLC
One Year Manufacturer’s Limited Warranty for Truck Refurbishments

Subject to the limitations and exclusions set forth below, Seagrave Fire Apparatus, LLC (“Seagrave”) warrants to the original owner that each refurbished Seagrave fire apparatus shall be free from defects in material and workmanship under normal use and service for a period of one (1) year from the date on which the vehicle is first delivered (“Warranty Start Date” or “WSD”) to the original end user established by Seagrave (collectively, “Warranty Period”), as established by Seagrave’s records.

This limited warranty shall apply only if the vehicle is properly maintained in accordance with Seagrave’s maintenance instructions and manuals, and is used in service, which is normal to the particular vehicle model. All maintenance performed must be documented for proof of compliance. Such documentation must be provided to Seagrave within fourteen (14) days upon request.

Seagrave’s obligation under this warranty is subject to the conditions precedent: (a) Purchaser must notify Seagrave in writing of the claimed defect or perforation within thirty (30) days of discovery, but in any event prior to the expiration of the warranty period; (b) written approval must be obtained from Seagrave’s Customer Service Department prior to any repair or replacement of any materials covered within this Limited Warranty; (c) unless Seagrave directs otherwise, the claimed defective or perforated item(s) shall be returned to Seagrave, or to Seagrave’s desigee, promptly after the notification. Original Purchaser shall be responsible for the cost of transportation and for risk of loss or damage to the vehicle or materials during transportation; (d) Seagrave reserves the right to thoroughly examine the vehicle or parts thereof, prior to conducting or approving any repair or replacement, to determine whether the claimed defect or perforation is covered by this warranty; and (e) repair or replacement must be made by a facility approved in advance, in writing, by Seagrave. Failure to obtain all of the above approvals voids this warranty. Coverage under this warranty of labor for repair or replacement is limited to the time or amounts reasonably necessary, as determined by Seagrave, to make the repair or replacement. Labor time or amounts deemed excessive by Seagrave are not covered under this warranty.

This warranty terminates upon transfer of possession or ownership of the vehicle from the Purchaser.

This limited warranty covers repair or replacement of only the parts or repairs performed per the Repair/Refurbishment Agreement for the Seagrave refurbished vehicle, in which a defect in materials or workmanship appears within the limited warranty period. This warranty is void if Seagrave determines that the warranty claim is false or misrepresented. Examples of items not covered include, but are not limited to:

I. Major components or trade accessories such as purchased chassis, engines, signaling devices, batteries, generators, tires, rims or transmissions that have a separate warranty by the original manufacturer, or to equipment used in fire fighting.

II. Normal maintenance services or adjustments, including but not limited to, fuel system cleaning, wheel alignment and balancing, engine tune-up, brake inspection or adjustment, the replacement of fluids, light bulbs, oil seals or filters, rust/corrosion repair, or any items not worked on during the refurbishment process.

III. Any apparatus which shall have been repaired or altered in any way outside of the Company’s factory, so as in its judgment would affect the stability or reliability, nor which has been subjected to misuse, abuse, negligence or accident, or to any apparatus which shall have been operated at a speed exceeding the factory rated speed or loaded beyond the factory rated capacity of the components and any problems that occur as a result of such alterations or modifications.

IV. Damage caused by collision, fire, theft, freezing, vandalism, riot, explosion, acts of nature, war or objects striking the vehicle or any damage covered by owner insurance.

V. Damage caused by misuse, neglect or improper operation of the vehicle such as driving over curbs, overloading, racing or off-road use.

VI. Damage caused by failure to follow the requirements of the maintenance schedule, failure to maintain proper fluid and lubricant levels and failure to follow operating instructions.

Purchaser’s Exclusive Remedy

If the vehicle fails to conform to the warranty set forth in the limited warranty on this page during the warranty period, and such nonconformity is not due to misuse, neglect, accident or improper maintenance, purchaser must notify Seagrave within the time period specified in the first paragraph and shall make the vehicle and all maintenance records available for inspection by Seagrave or its designated agent. At the request of Seagrave, any allegedly defective vehicle shall be returned to Seagrave or an authorized Seagrave representative by the Purchaser for examination and/or repair. Purchaser shall be responsible for the cost of all such transportation including loading and unloading and for loss of or damage to the vehicle during transportation. Within a reasonable time, Seagrave shall repair or replace (at Seagrave’s option and expense) any nonconforming or defective parts. Repair or replacement shall be made only by a facility approved in advance, in writing, by Seagrave. THIS REMEDY SHALL BE THE EXCLUSIVE AND SOLE REMEDY FOR ANY BREACH OF WARRANTY.

Exclusion of CONSEQUENTIAL AND INCIDENTAL DAMAGES

Notwithstanding anything to the contrary hereunder or in any agreement between Seagrave and Purchaser, IN NO EVENT SHALL SEAGRAVE BE LIABLE FOR ANY CONSEQUENTIAL, INCIDENTAL, SPECIAL, INDIRECT, OR PUNITIVE DAMAGES WHATSOEVER, WHETHER ARISING OUT OF BREACH OF CONTRACT, WARRANTY, TORT (INCLUDING NEGLIGENCE AND STRICT LIABILITY) OR OTHER THEORY OF LAW OR EQUITY, WITH RESPECT TO VEHICLES OR OTHER PRODUCTS SOLD BY SEAGRAVE OF THEIR OPERATOR OR FAILURE TO OPERATE, OR ANY DEFECTS THEREIN, OR ANY UNDERTAKINGS, ACTS OR OMISSIONS RELATED THERETO, REGARDLESS OF WHETHER SEAGRAVE HAS BEEN INFORMED OF THE POSSIBILITY OF ANY SUCH DAMAGES. Without limiting the generality of the foregoing, Seagrave specifically disclaims any liability for property or personal injury damages, penalties for lost profits or revenues, losses of vehicles or products or any associated equipment, cost of substitute vehicles or products, down-time, delay damages, any other types of economic loss, or for any claims by any third party for any such damages.

Disclaimer of Warranties

THE WARRANTY SET FORTH IN THE PREVIOUS PARAGRAPHS IS THE SOLE AND EXCLUSIVE WARRANTY GIVEN BY SEAGRAVE. THIS WARRANTY IS IN LIEU OF ALL OTHER WARRANTIES, WHETHER EXPRESS, IMPLIED OR STATUTORY, INCLUDING, BUT NOT LIMITED TO, THE IMPLIED WARRANTY OF MERCHANTABILITY AND WARRANTIES ARISING BY OPERATION OF LAW, ANY WARRANTY OF FITNESS FOR A PARTICULAR PURPOSE, AND ANY WARRANTIES ARISING FROM COURSE OF DEALING OR USAGE OF TRADE. NO PERSON IS AUTHORIZED TO MAKE ANY REPRESENTATIONS OR WARRANTIES ON BEHALF OF SEAGRAVE FIRE APPARATUS, LLC. OTHER THAN SET FORTH HEREIN. ANY MODIFICATION TO THIS WARRANTY MUST BE IN WRITING AND APPROVED AND SIGNED BY THE CEO OF SEAGRAGE FIRE APPARATUS, LLC.

No claim, suit, or other proceeding arising out of or related to Seagrave’s products, services, or this warranty may be brought by the Owner after (1) one (1) year from the date it accrues. No discovery, estoppel, or other similar action shall apply to extend this limitations period.

This warranty shall be considered to have been made in the State of Wisconsin and shall be governed by and interpreted according to Wisconsin law, without giving effect to conflict of law principles. By accepting this warranty, the parties agree to the exclusive jurisdiction of the federal and state courts in or governing Winnebago County, City of Cliftonville, for all claims arising out of or relating to this warranty.

Seagrave reserves the right to make changes to Seagrave’s products without incurring any obligation to modify or improve previously manufactured products.

NOTE: Safety bond, if required, applies only to Seagrave Basic One Year Limited Warranty, and not to this or any other warranty made by Seagrave or any of Seagrave’s suppliers.
DATE: JULY 25, 2023

TO: MAYOR AND CITY COUNCIL

FROM: RUSS PAUL, PUBLIC WORKS DIRECTOR

SUBJECT: UPDATE EQUIPMENT OPERATOR I JOB DESCRIPTION

BACKGROUND:
City staff are looking to update the job description for the Equipment Operator I (EOI) position. The last update to this job description occurred in February 2019 and additional elements of the job description are needing to be included. In February of 2022, new regulations went into effect by the Federal Motor Carrier Safety Administration (FMCSA) for entry level driver training for CDL licenses. These regulations added new layers to the CDL licensing process, where class room work and training by an approved trainer became a requirement to achieve a CDL license in addition to the existing written and skills testing methods. These added layers would make it very difficult for a new employee to obtain a CDL within 30 days, as is currently required in the existing job description.

Updating this job description will allow any new hires or promotions to the Equipment Operator I position a period of 6 months to obtain their CDL. A copy of the Equipment Operator I job description, showing the changes, has been presented to the Teamsters Local Union 238 representative with no comments received back.

ALTERNATIVES:
Not approve the updated job description. However, the current job description would not provide enough time for an employee to obtain their CDL. The existing job description also has not been updated since February of 2019.

FINANCIAL CONSIDERATIONS:
None

RECOMMENDATION:
Consider approval the updated job description for Equipment Operator I.
RESOLUTION #072523-09
A RESOLUTION APPROVING THE UPDATED
JOB DESCRIPTION FOR EQUIPMENT OPERATOR I

WHEREAS, the City Council wishes to update the job description of the Equipment Operator I; and

WHEREAS, the City has developed and reviewed the attached job description for the position;

THEREFORE, BE IT RESOLVED, that the City Council of Pleasant Hill, Iowa, in Polk County, Iowa, does hereby approve the updated job description for the Equipment Operator I.

ADOPTED this 25th day of July, 2023

Sara Kurovski. Mayor

ATTEST:

Dena Spooner, City Clerk/Finance Director
POSITION: EQUIPMENT OPERATOR I
FLSA CLASSIFICATION: NON-EXEMPT
FACILITY AND WORK AREA: CITY OF PLEASANT HILL MAINTENANCE FACILITY AND OTHER LOCATIONS GENERALLY WITHIN THE CITY OF PLEASANT HILL

JOB SUMMARY

Under general supervision of the streets and utilities manager Public Works Operations Manager, performs manual labor and semi-skilled and skilled work often involving the operation of light-to-heavy-duty construction and maintenance equipment. Employee must show fundamental knowledge of how to use the machinery and the general ability to follow instructions. Work hours vary depending on work assignments and weather events, and may include evenings, weekends, holidays.

JOB FUNCTIONS

Examples of Essential Job Functions:

1. Performs duties relating to building and grounds maintenance.
2. Mows grass and weeds, cuts brush, trims trees, and performs site clean up.
3. Constructs and repairs buildings, playground equipment, fences, and other park facilities using manual labor and equipment as needed.
4. Safely operates maintenance and construction equipment, which may include, but is not limited to, dump trucks, tractors, loaders, backhoes, mowers, chain saws, weedeaters, and other equipment as needed.
5. Operates painting equipment to maintain the appearance of facilities and streets.
6. Loads and unloads heavy objects, materials, and supplies as needed.
7. Performs routine maintenance and repairs of equipment.
8. Operates snow removal equipment, plows, sanders, snow blowers, and may manually remove snow using a shovel as needed.
10. Assists other city departments as directed.

Other Job Duties:

1. Operates truck, tractor, loader, backhoe, mower, and street sweeper to construct, maintain, and repair streets.
2. Operates gravel truck, dirt, sand, and other materials.
3. Operates snow plow, sanding and salting equipment. Clears snow and ice from streets and sidewalks, which may include operating a snow blower and shovel to manually remove snow.
4. Repairs, replaces, and maintains street signs and markers.
5. Performs manual labor in the repair and construction of streets and other facilities.
6. Operates painting equipment to paint hydrants, crosswalks, curbs, and other street and sidewalk markings.
7. Operates sewer jet truck to clean sanitary and storm sewers.
8. Performs routine maintenance and repairs on equipment.
9. Mows, weeds, cuts brush, trims trees, and cleans up site by raking and/or hauling to the landfill.
10. Loads and unloads heavy objects and materials as needed.
11. Assists with the repair and installation of sewer and water lines.
12. Performs duties relating to building and grounds maintenance.
13. Constructs and repairs buildings, fences, and other public works facilities, using manual labor and equipment as needed.
14. Assists other city departments as directed.
15. Helps install and remove snow fence and holiday decorations.
16. Attends safety meetings and seminars as required.
17. Working overtime and responding to emergency calls on off-hours, weekends and holidays as needed.
18. Performs other duties as apparent or assigned.

PHYSICAL AND ENVIRONMENTAL CHARACTERISTICS

Required Physical Activities: Carrying, climbing, balancing, stooping, kneeling, crouching, crawling, reaching, standing, walking, pushing, pulling, lifting, grasping, fingering, talking, hearing.

Essential Physical Abilities
- Sufficient clarity of speech and hearing other communications capabilities, with or without reasonable accommodation, which permits the employee to communicate effectively.
- Sufficient vision or other powers of observation, with or without reasonable accommodation, which permits the employee to observe conditions in the field and to review a variety of written material in electronic or hard copy form.
- Sufficient manual dexterity with or without reasonable accommodation, which permits the employee to operate vehicles, tools and equipment necessary to complete given tasks.
- Sufficient personal mobility and physical reflexes, with or without reasonable accommodation, which permits the employee to perform necessary tasks and access various work sites throughout the city.

Physical Characteristics of the Job: Heavy work requiring exertion of up to 100 pounds of force occasionally and exertion of up to 50 pounds of force frequently.

Environmental Characteristics: The work is performed primarily outside and includes seasonal exposure to cold, heat, wind, rain, snow, and other weather conditions. The worker is also
exposed to awkward or confining work space, darkness or poor lighting, dirt/dust, fumes/odors, moving machinery, noise, vibration, visual strain, wetness/humidity, working on uneven ground, mechanical hazards, chemical hazards, and traffic hazards. Also, the work may expose the employee to unpleasant social situations, a significant work pace pressure and irregular work hours.

EQUIPMENT AND MATERIALS USED

Truck and attachments, tractor and attachments, loaders and backhoes, mowers and attachments, trimmers, street sweeper, air compressor, electrical welding equipment, combustible gas welding equipment, pumps, drills, saws, grinders, ladders, generators, chains, extension cords, measuring equipment, jackhammer, sledgehammer, pick-ax, winch, hoses, oils, forklift, concrete and asphalt tools, hydraulic tools, traffic control equipment, calculator, telephone, mobile radio, MSDS information, OSHA regulations, and other equipment as required. Personal Protective Equipment (PPE) including, but not limited to; safety shoes, hard hat, gloves, safety glasses, hearing protection and respirator as required for specific tasks.

EMPLOYMENT STANDARDS

Required Knowledge, Skills, and Abilities:

- Ability to follow one or two-step verbal or demonstrated instructions.
- Ability to perform simple addition and subtraction, copy figures, count, and record numbers.
- Ability to read and write identifying information and request supplies verbally or in writing.
- Ability to operate, or learn how to operate, light-to-heavy construction equipment in a safe and competent manner.
- Ability to perform manual labor for extended periods of time often in inclement weather.
- Ability to use a mobile radio and a telephone.
- Knowledge of traffic laws and regulations involved in equipment operation.
- Knowledge of occupational hazards and safety precautions associated with the operation of hand tools and power equipment.
- Ability to follow written and oral instructions
- Ability to establish and maintain an effective working relationship with co-workers and the public.

Education, Training, and Experience:

Required Education: High school diploma or equivalent G.E.D.

Experience Preferred: Three years of operating light and medium construction equipment or Three years in a mechanical position.
Required Special Qualifications:

1. Candidates must pass a post-employment offer physical examination, background check, CDL required drug screening and participate in ongoing CDL required drug screen policy testing.

2. Shall possess a valid Class A or B Commercial Driver’s License (CDL) and any required endorsements and/or restriction removals issued by the State of Iowa within thirty days six months of appointment and have a good driving record for the past three years.

3. Shall establish residency within twenty-five miles, which takes less than twenty-five minutes to drive to the department maintenance facility within the first three months of employment with the city.

4. Shall be generally available for off-hour emergencies and/or work assignments.

5. Shall possess a commercial applicators’ license issued by the State of Iowa, valid in all categories necessary for the individual department, within thirty days six months of employment if required by the department.

The City of Pleasant Hill retains the authority to change the job duties included in this job description at any time. The list of duties is not exhaustive and various requirements are subject to possible modification as a reasonable accommodation for a qualified individual.
DATE: JULY 25, 2023
TO: MAYOR AND CITY COUNCIL
FROM: RYAN MERRITT, PARKS AND RECREATION MANAGER
SUBJECT: PARKS OPERATOR JOB DESCRIPTION

BACKGROUND:
The City has an opportunity to reformulate the existing Equipment Operator position description to more accurately reflect the position requirements within the Parks and Recreation Department.

The new position, Parks Operator, will expand upon the Equipment Operator position description to include necessary skillsets and preferred experience, in order to better define the position description and ensure continuity of services within the department.

The proposed Parks Operator position will fall on the same salary scale as Equipment Operator, and will serve a vital role in year-round operations of the Parks and Recreation Department. The Park Operator job aligns with departmental staffing plans and there are currently funds available to sustain the position.

This position and the description has been modeled to follow the standard template for Pleasant Hill City positions and following is a resolution approving the job description.

ALTERNATIVES:
Not approve the resolution; however, this will prevent or delay operations within the Parks and Recreation Department.

FINANCIAL CONSIDERATIONS:
N/A

RECOMMENDATION:
Consider approval of the attached resolution approving the job description for Park Operator position.
RESOLUTION #072523-10

A RESOLUTION APPROVING THE JOB DESCRIPTION FOR
PARK OPERATOR POSITION

WHEREAS, the Pleasant Hill City Council wishes to adopt a job description for a Park Operator position within the Parks and Recreation Department; and

WHEREAS, the position will expand upon the Equipment Operator position description to include necessary skillsets and preferred experience, in order to better define the position description and ensure continuity of services within the department;

WHEREAS, the Park Operator is a budgeted position and will serve a vital role in the year-round operations of the Parks and Recreation Department;

THEREFORE, BE IT RESOLVED, that the City Council of Pleasant Hill, Iowa, in Polk County, Iowa, does hereby approve the attached job description for the position of Park Operator.

ADOPTED this 25th day of July, 2023.

__________________________
Sara Kurovski, Mayor

ATTEST:

__________________________
Dena Spooner, City Clerk/Finance Director
POSITION PARKS OPERATOR I

FLSA CLASSIFICATION (NON-EXEMPT)

FACILITY AND WORK AREA CITY OF PLEASANT HILL PARKS AND OTHER MUNICIPAL BUILDINGS AND LOCATIONS GENERALLY WITHIN THE CITY OF PLEASANT HILL

JOB SUMMARY
Under general supervision of the Parks Superintendent within the Parks and Recreation Division. Assists in managing operations and maintenance of the City's parks, trails, open spaces and facilities. Provides technical direction to division staff within the park maintenance functional areas: tree and turf care; trail maintenance; recreational facility and building maintenance. Assignments may include trash and debris pickup, cleaning shelters, sports courts, splash pads, trails, snow removal and related work as required. Acts as project manager for selected construction projects, or on-going or special maintenance objectives. Performs manual labor and semi-skilled and skilled work often involving the operation of light-to-heavy-duty construction and maintenance equipment. Work hours vary depending on work assignments and weather events, and may include working evenings, weekends, holidays.

JOB FUNCTIONS
Examples of Essential Job Functions:

1. Performs general maintenance of City-owned park facilities, and grounds, trails, street rights-of-way including tree plantings, and landscaped facilities such as entry features, and traffic islands
2. Performs general maintenance and cleaning of grounds in all City parks, trails, cemeteries, buildings, street rights-of-ways, and City parking lots and related facilities
3. Plants trees, shrubs, and other plants according to plans and directions
4. Maintains designated landscape areas through pruning, mowing, weeding, and clearing debris
5. Maintains natural areas by seeding, plantings and applying fertilizers, removing invasive species by applying pesticides and herbicide, performing prescribed burns as necessary, improving timber stand and water quality, restoring native prairie plantings at identified locations, maintaining trails, stream bank, pond and lake management. Constructs and repairs parks buildings, playgrounds, and other park facilities
6. Constructs and repairs parks buildings, playgrounds, and other park facilities and equipment.
7. Performs preventative maintenance and minor repairs to parks maintenance equipment, vehicles, hand and power tools.
8. Assisting in set up, maintenance, and removal of equipment and supplies for special events and recreation programs.
9. Operates a variety of light and heavy equipment (i.e. single axle trucks, utility vehicles, trailers, tractors, mowers, trail sweeper, skid steer, tool-cat, loaders, snow removal equipment, chainsaws, wood chippers, skid steer, Tool-cat, trail sweepers, trailers, mowers, loaders, snow removal equipment, tractors, spraying equipment, single axle trucks, hand tools, power tools, trailers, and water equipment) to maintain City parks, trails, building grounds, parking lots, stream banks and open space.
10. Loads and unloads heavy objects and materials as needed.
11. Clears snow and ice from City facilities using snow removal equipment, plows, sanders, snow blowers, and shovel as needed.
12. Attends safety meetings and seminars as required.
13. Working overtime and responding to emergency calls on off-hours, weekends and holidays as needed.
14. Performs other duties as assigned or apparent and assists other city departments as directed

Other Job Duties:

Employees in this position must possess the following knowledge, skills, and abilities:
1. Clears snow and ice from City facilities
2. Mows, weeds, cuts brush, trim trees, and clean-up sites
3. Loads and unloads heavy objects and materials as needed
4. Performs duties relating to building and grounds maintenance
5. Attends safety meetings and seminars as required
6. Performs other duties as apparent or assigned

PHYSICAL AND ENVIRONMENTAL CHARACTERISTICS

Required Physical Activities: Carrying, climbing, balancing, stooping, kneeling, crouching, crawling, reaching, standing, walking, pushing, pulling, lifting, grasping, fingerling, talking, hearing.

Essential Physical Abilities

- Sufficient clarity of speech and hearing other communications capabilities, with or without reasonable accommodation, which permits the employee to communicate effectively.
- Sufficient vision or other powers of observation, with or without reasonable accommodation, which permits the employee to observe conditions in the field and to review a variety of written material in electronic or hard copy form.
- Sufficient manual dexterity with or without reasonable accommodation, which permits the employee to operate vehicles, tools and equipment necessary to complete given tasks.
- Sufficient personal mobility and physical reflexes, with or without reasonable accommodation, which permits the employee to perform necessary tasks and access various work sites throughout the city.

Physical Characteristics of the Job:

- Heavy work requiring exertion of up to 100 pounds of force occasionally and exertion of up to 50 pounds of force frequently.
- Lifting and carrying up to 50 pounds.

Physical and Environmental Characteristics: The work is performed primarily outside and includes seasonal exposure to cold, heat, wind, rain, snow, and other weather conditions. The worker is also exposed to awkward or confining work space, darkness or poor lighting,
dirt/dust, fumes/odors, moving machinery, noise, vibration, visual strain, wetness/humidity, working on uneven ground, mechanical hazards, chemical hazards, and traffic hazards. Also, the work may expose the employee to unpleasant social situations, a significant work pace pressure and irregular work hours.

EQUIPMENT AND MATERIALS USED
Truck and attachments, tractor and attachments, loaders and backhoes, mowers and attachments, trimmers, drills, saws, grinders, ladders, generators, chains, extension cords, measuring equipment, pick-ax, winch, hoses, oils, calculator, telephone, mobile radio, MSDS information, OSHA regulations, and other equipment as required. Personal Protective Equipment (PPE) including, but not limited to; safety shoes, hard hat, gloves, safety glasses, hearing protection and respirator as required for specific tasks.

EMPLOYMENT STANDARDS
Required Knowledge, Skills, and Abilities:

- Knowledge of the principals of horticulture or landscape design, and the ability to engage in ongoing training, as needed.
- Knowledge of various types of soils, plants, grasses, shrubs, and trees; and the proper methods of planting, cultivating, and maintaining them.
- Knowledge of methods of diagnosing and treating diseased trees, plants, and grasses.
- Knowledge of various fertilizers and chemicals and their proper applications.
- Ability to perform simple addition and subtraction, copy figures, count, and record numbers.
- Knowledge of math to calculate square foot applications of materials and product dilution.
- Ability to calibrate and operate turf sprayers and spreaders.
- Ability to read and write identifying information and request supplies verbally or in writing.
- Ability to operate, or learn how to operate, light-to-heavy construction equipment in a safe and competent manner.
- Ability to perform manual labor for extended periods of time often in inclement weather.
- Ability to use a mobile radio and a telephone.
- Knowledge of traffic laws and regulations involved in equipment operation.
- Knowledge of occupational hazards and safety precautions associated with the operation of hand tools and power equipment.
- Ability to follow written and oral instructions.
- Ability to complete required work under minimal supervision.
- Ability to establish and maintain an effective working relationship with co-workers and the public.

Acceptable Experience and Training:

Education: High School Diploma or equivalent required

Experience: Three (3) years’ experience in horticulture, grounds or park maintenance, or forestry is preferred, other such experience including working with trees, shrubs, plants,
flowers, turf, natural resources, and/or the operation of park maintenance and snow removal equipment, and/or basic construction, and facility maintenance and repair.

**Required Special Qualifications:**

1. Candidates must pass a post-employment offer physical examination, background check, CDL required drug screening and participate in ongoing CDL-required drug screen policy testing.

2. Shall possess a valid Class A or B Commercial Driver’s License (CDL) with air brake endorsement issued by the State of Iowa within *six months* of appointment and have a good driving record for the past three years.

3. Shall establish residency within twenty-five miles, which takes less than twenty-five minutes to drive to the department maintenance facility within the first three months of employment with the city.

4. Shall be generally available for off-hour emergencies and/or work assignments.

5. Shall possess a commercial applicators’ license issued by the State of Iowa, valid in all categories necessary for the individual department, within *six months* of employment if required by the department.

The City of Pleasant Hill retains the authority to change the job duties included in this job description at any time. The list of duties is not exhaustive and various requirements are subject to possible modification as a reasonable accommodation for a qualified individual.
DATE: JUL 25, 2023

TO: MAYOR & CITY COUNCIL

FROM: RYAN MERRITT, PARKS AND RECREATION MANAGER

SUBJECT: ESTABLISHMENT OF SALARY MATRIX FOR SEASONAL PARK ATTENDANT

BACKGROUND:
The Pleasant Hill City Council recently approved a job description for the new position of Seasonal Park Attendant. An updated salary schedule is proposed for the new role in the attached matrix. Staff has researched comparable communities and developed the salary schedule to be competitive externally while being internally equitable with other positions.

The updated salary matrix will align the Parks department with metro peers and help with retention of quality personnel. Following is a resolution that would establish the salary matrix for the Seasonal Park Attendant position.

ALTERNATIVES:
Not approve the resolution for the salary matrix of the Seasonal Park Attendant position; however, the Department staffing levels, retention and recruitment may continue to be hampered.

FINANCIAL CONSIDERATIONS:
The adoption of the salary matrix is a reflection of the budget for FY 24 and appropriate funds have been budgeted. The customary annual employment for this position is six months or less.

RECOMMENDATION:
Approval of the resolution to establish the salary matrix for the position of Seasonal Park Attendant.
RESOLUTION #072523-11

A RESOLUTION APPROVING THE SALARY MATRIX FOR THE SEASONAL PARK ATTENDANT POSITION IN THE PARKS AND RECREATION DEPARTMENT

WHEREAS, the City Council has approved a job description for the position of Seasonal Park Attendant; and

WHEREAS, the attached salary matrix has been developed for the position;

WHEREAS, funds have been budget in FY 24 for the positions of which the annual employment is six months or less; and

NOW, THEREFORE, BE IT RESOLVED that the City Council of Pleasant Hill, Iowa, in Polk County, Iowa, that the attached salary matrix for the Seasonal Park Attendant is hereby approved.

ADOPTED this 25th day of July 2023.

______________________________
Sara Kurovski, Mayor

ATTEST:

______________________________
Dena Spooner, City Clerk/Finance Director
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