ANNUAL REPORT

2025



pleasant hill

Community Development

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Director's Report



2025 was a significant year for growth and development in Pleasant Hill. The City added over $14 million in valuation to the community through the addition of residential, commercial and industrial projects.

The City of Pleasant Hill began implementation of the newly adopted 2050 Comprehensive Plan. This included progress on strategies within several chapters including housing, economic development, protecting natural resources, parks and recreation, transportation and mobility, and community facilities and infrastructure. These projects ranged from making accessory dwelling units more accessible, partnering with potential development projects, planning and executing infrastructure projects including sewer extensions, water planning, roadway investment, and pedestrian studies, tree recovery initiatives, expansion of park programming and play structures, and planning for future development of community facilities.

Community Development staff remains a resource to the community, continuously committed to advancing opportunities for businesses and residents alike. This is done through presentations to community members and developers on opportunities, premier customer service through the development and building process, and communication updates on all aspects of city services.

Most notably, the City of Pleasant Hill received the Best Practice award from the American Planning Association Iowa Chapter in 2025. This award recognizes projects that emphasize results and demonstrate how innovating and state of the art planning methods and practices help to create communities of lasting value. The City's work for the 2024 Tornado Recovery and Hazard Mitigation was recognized under this category as a project demonstrating best practice in the planning profession.

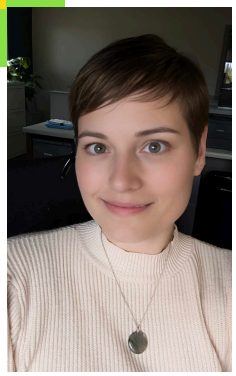
We are thankful for the dedication of our Planning and Zoning Commission, Board of Adjustment, City Council, development partners, and Community Development staff. With their invaluable assistance, we continue to make significant steps toward the strategic growth of the community. This 2025 Annual report will illustrate these steps in detail.

Madeline Sturms, AICP
Assistant City Manager /
Community Development Director

Meet Our Team

Pleasant Hill's 2023 Strategic Plan identified three core values that reflect the character and identity of our community. These core values are foundational to decision making and should be considered in every deliberation and action that Staff and City Council undertake. *Pleasant Hill 2050*, the city's comprehensive plan adopted in December 2024, recognizes how these core values are crucial to the long-term success and vision of Pleasant Hill. "We are intentional and transparent and work with integrity." Everything we do and all decisions we make will be intentional and based on thoughtful consideration. We will engage each other and the community with open and honest dialogue. Our actions will be fair and honest and will maintain high moral character.

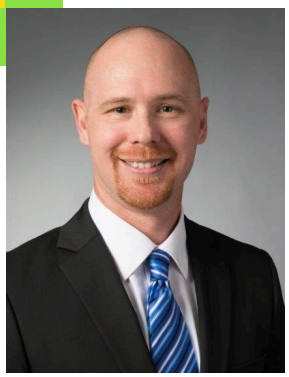
The City of Pleasant Hill Community Development Department is responsible for a wide range of services involving both the built and natural environments, public relations, business retention and expansion, and many more pieces to the puzzle that is Community Development. The Department consists of eight staff members in City Hall and the Parks and Recreation Division based out of the city operations campus along South Pleasant Hill Boulevard.



Jennifer Bartles
Community Development Clerk

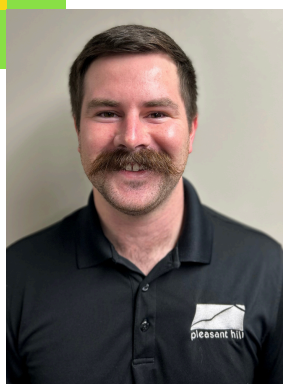
The Assistant City Manager / Community Development Director supports the City Manager by overseeing daily city operations - including parks and recreation, planning and zoning, building, communications, and economic development - while exercising independent judgment, coordinates with diverse stakeholders, and serves as acting City manager when needed.

The Community Development Clerk provides administrative, clerical, technical, and customer support for zoning, permitting, inspections, and many other community development activities, and serves as the recording secretary for boards and commissions.



Mike Sporleder
Senior Building Inspector

The Senior Building Inspector oversees the Building Division, enforces all applicable codes and regulations, manages permitting, building plan review, inspections, zoning and nuisance enforcement, and carries out other assigned duties.



Nolan Bulver
Building Inspector

The Building/Construction Inspectors conduct inspections in all temperatures and weather conditions to ensure compliance with various construction codes and stormwater regulations, collaborate with other departments to address zoning or nuisance issues, and perform other duties as assigned.



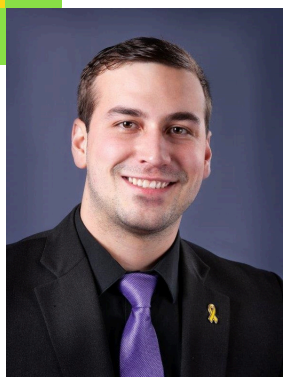
Larry Workman
Construction Inspector



Jolly Omar
Economic Development Specialist

The Economic Development Specialist guides professional economic development efforts by serving as the primary contact for businesses and developers, coordinates with partner agencies, manages business retention and expansion initiatives, and oversees assigned projects, consultants, and events.

The Senior Planner provides leadership in urban planning, facilitates development reviews, serves as the staff liaison for the Planning & Zoning Commission and Board of Adjustment, manages GIS projects, and is responsible for ensuring compliance with state and federal stormwater management requirements.



Brian Dunkelberger
Senior Planner



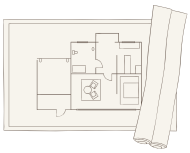
Candace Bell
Communciations Specialist

The Communications Specialist performs professional communications work by managing citywide messaging across all media, advises departments, develops a comprehensive communications strategy, ensures residents and businesses stay informed and engaged, and oversees special projects, consultants, and events.

The Parks and Recreation division is also part of the Community Development Department. A separate annual report for that division is available here.

Boards and Commissions

In addition to the many tasks the Community Development Department handles on a regular basis, the Department also provides staff support to the Planning and Zoning Commission, Board of Adjustment, Parks and Recreation Commission, the Public Arts Advisory Commission, and various temporary or ad hoc committees. These Boards and Commissions are comprised of volunteers who dedicate their personal time and energy to offer input on policies, plan reviews, and other essential matters that shape our community. In 2025, Community Development staff attended, participated in, or helped facilitate a total of 23 Commissions and Board meetings in addition to 35 City Council meetings and workshops.



The **Planning and Zoning Commission** consists of seven members and meetings are held on the first Monday of each month at 5:30 PM in the City Hall Council Chambers. Its primary duty is to provide a recommendation to City Council on each major site plan for new development, preliminary plats, amendments to the zoning map or zoning code regulations, annexation requests, public rights-of-way vacations, urban renewal and urban revitalization plans, and develop and maintain the City's Comprehensive Plan. The data presented below offers a summary of 2025 Planning & Zoning Commission activity.

8
Meetings



4
Preliminary Plats



7
Site Plans



3
Zoning Ordinance Amendments



2
Other votes

Street Name Change & Urban Renewal Amendment



The **Board of Adjustment** consists of five members and meetings are scheduled for the first Thursday of each month at 5:30 PM in the City Hall Council Chambers on an as-needed basis. The Board serves as an appeal body concerning zoning decisions, it hears and considers applications for variances from the terms of the City's zoning ordinance, and it evaluates the merits for granting conditional use permits or special exceptions to allow unique (re)developments of land within our community. The Board of Adjustment is a quasi-judicial body, so all decisions are final and are not forwarded to City Council. The Board met twice in 2025 and voted on three total applications.

2
Meetings



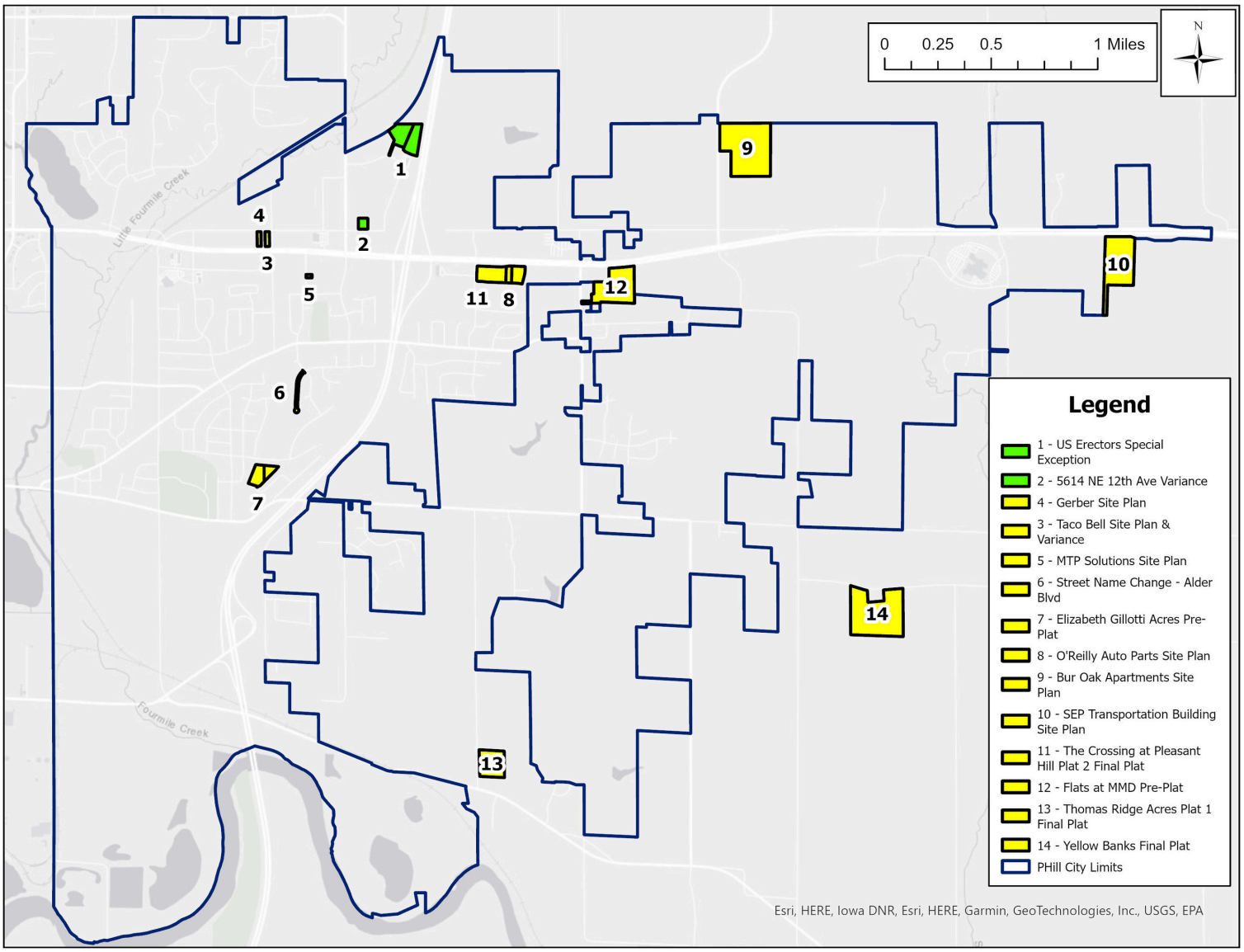
1
Special Exception



2
Variances



2025 Planning & Zoning Commission and Board of Adjustment Project Location Map



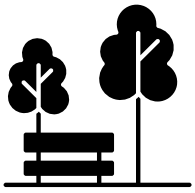


The **Parks and Recreation Commission** consists of seven members and they meet on the second Thursday of each month at 6:00 PM in the City Hall Council Chambers. Its primary duties are to investigate and encourage leisure programs and facilities; promote the health, welfare, and well-being of all citizens; adopt policies and regulations related to parks and recreation in our community; advise the City Council on Parks and Recreation plans and matters; and report to the Council on past activities and future recommendations. The infographics presented below summarize the official business conducted by the Parks and Recreation Commission at their 9 meetings in 2025:

9
Meetings



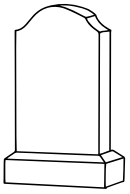
7
Park Spotlight Reports



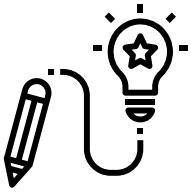
6
Park Project Updates



3
Cemetery Policy Reviews



3
Park Design Reviews





The **Public Arts Advisory Commission** consists of seven members and meetings are held at 6:00 PM in the City Hall Council Chambers on the third Monday of February, May, August, and November of each year. Its principal duties involve recommendations to City Council on annual budgeting for the acquisition, placement, and maintenance of public art, programs, and services on City property; establish guidelines to carry out programs; and explore and advocate for new, non-city funding sources for the arts. The table below summarizes topics considered by this Commission at their three meetings held in 2025.

May 19, 2025	Report: Bravo Greater Des Moines Public Arts Grant
August 18, 2025	Report: Comprehensive Plan Update Report: Review Arts Opportunities/Priorities Report: Bravo Greater Des Moines Public Arts Grant
November 17, 2025	Report: Draft Call to Artists

Additional Staff Impact

As summarized by the previous pages, Community Development Department staff are responsible for a wide range of duties. These efforts play a crucial role in Pleasant Hill remaining an attractive place to live, work, visit, and patronize. In addition to the services provided to City boards and commissions, staff also maintain memberships and/or certifications with various other organizations or volunteer on their boards. The reasoning for this additional involvement ranges from continuing education to better serve our community to representing Pleasant Hill and/or making an impact at a regional, state, or national level. The logos and emblems included below highlight the expansive involvement that this small department maintained during the 2025 calendar year:

ICC INTERNATIONAL CODE COUNCIL

NFPA® National Fire Protection Association

APA IA

American Institute of Certified Planners AICP AICP CERTIFIED

ICMA INTERNATIONAL CITY/COUNTY MANAGEMENT ASSOCIATION

PDI PROFESSIONAL DEVELOPERS OF IOWA

IABO IOWA ASSOCIATION OF BUILDING OFFICIALS

CREW IOWA

DES MOINES AREA MPO

Fourmile Creek Watershed

IOWA STORM WATER EDUCATION PARTNERSHIP ISWEP

Engineers Club of Des Moines

IOWA economic development®

Mid Iowa MICCC Construction Code Council

IPTA IOWA PERMIT TECHNICIANS ASSOCIATION

Regional GIS

PTN PermitTechNation We Permit You To Build

MUD | CAMP | SPRING CREEK WATERSHED

GREATER DES MOINES PARTNERSHIP

Demographics of Pleasant Hill

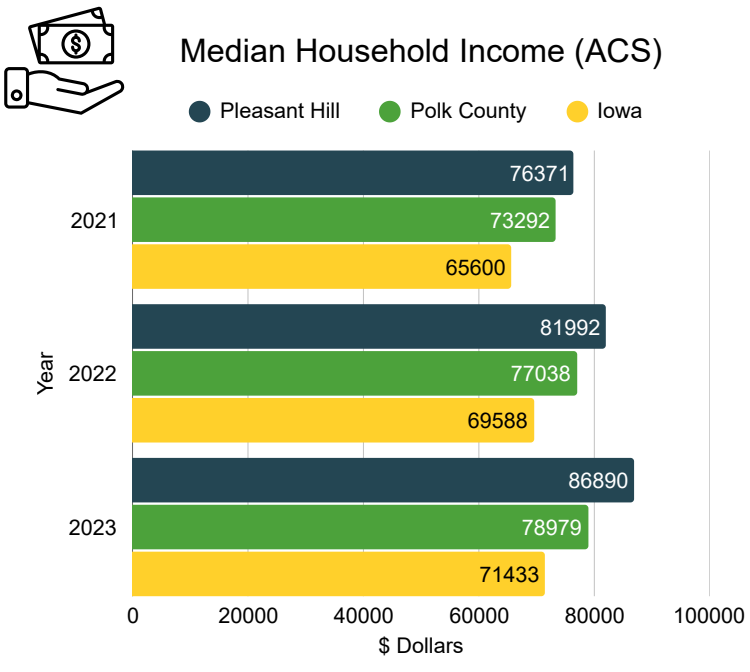
Growth in a community, including an increase in population, has several benefits. One such benefit is an increased allotment of Road Use Tax dollars from the state which can help support Public Works Department operations including street repair and sidewalk improvement projects. An additional benefit is increased Local Option Sales and Service Tax dollars which provides property tax relief for residents. Local governing bodies may also use the data to plan enhancements to infrastructure systems, public safety and facilities, or housing initiatives. Thanks to the residents who choose to call Pleasant Hill home, the Special Census pursued during the summer of 2024 certified a 9.2% increase in total population from 2020 (10,147) to 2024 (11,079), thus resulting in a direct benefit to our community. The infographics below and on the next page offer additional insight into the composition of Pleasant Hill's population:

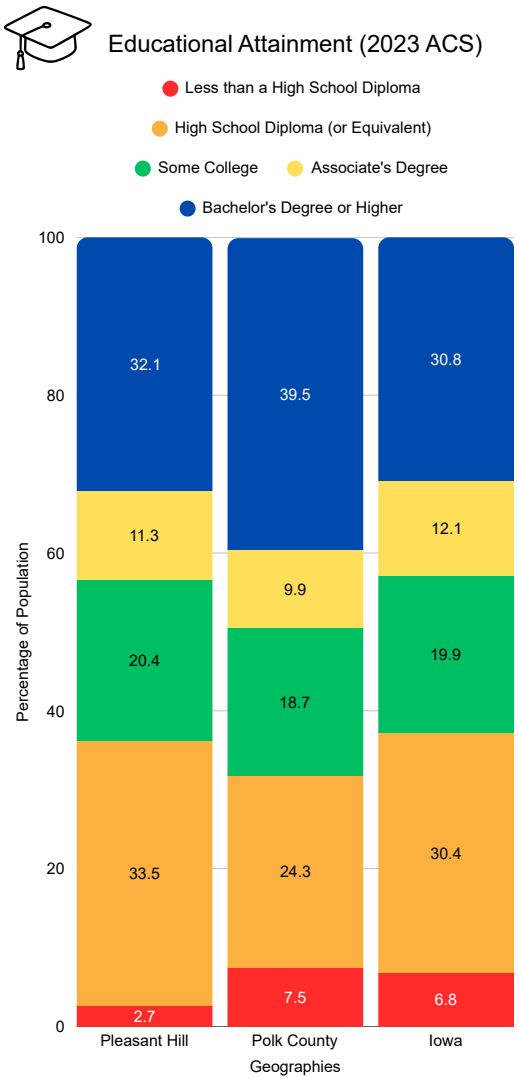
11,079
Population

39.6
Median Age

2.6
Average Household Size

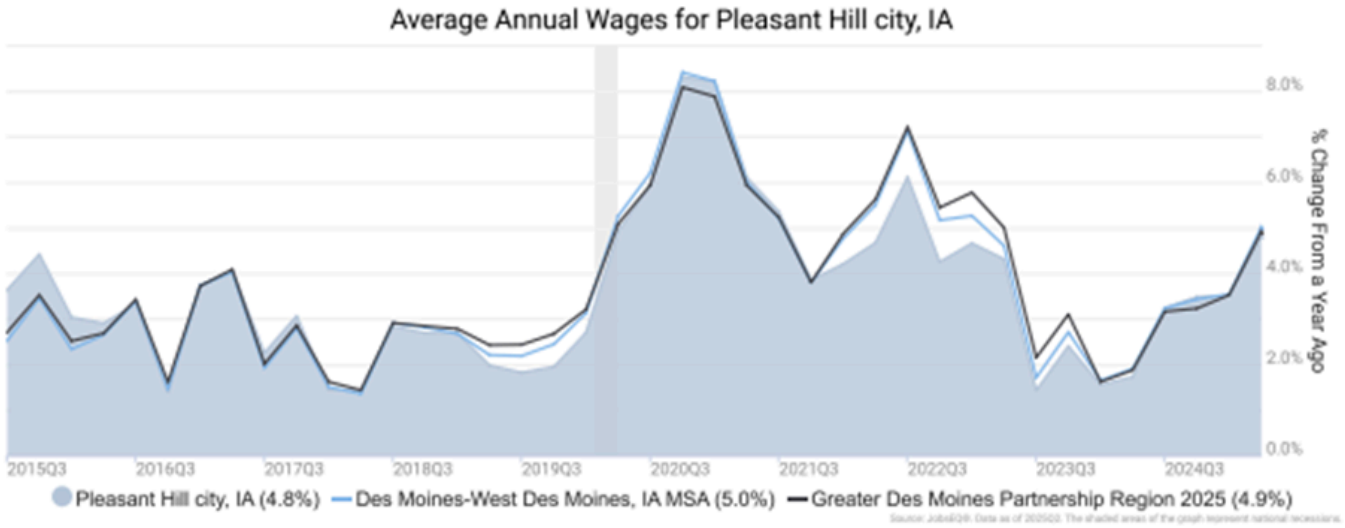
66.7% / 33.3%
Owner / Renter-Occupied Housing Units





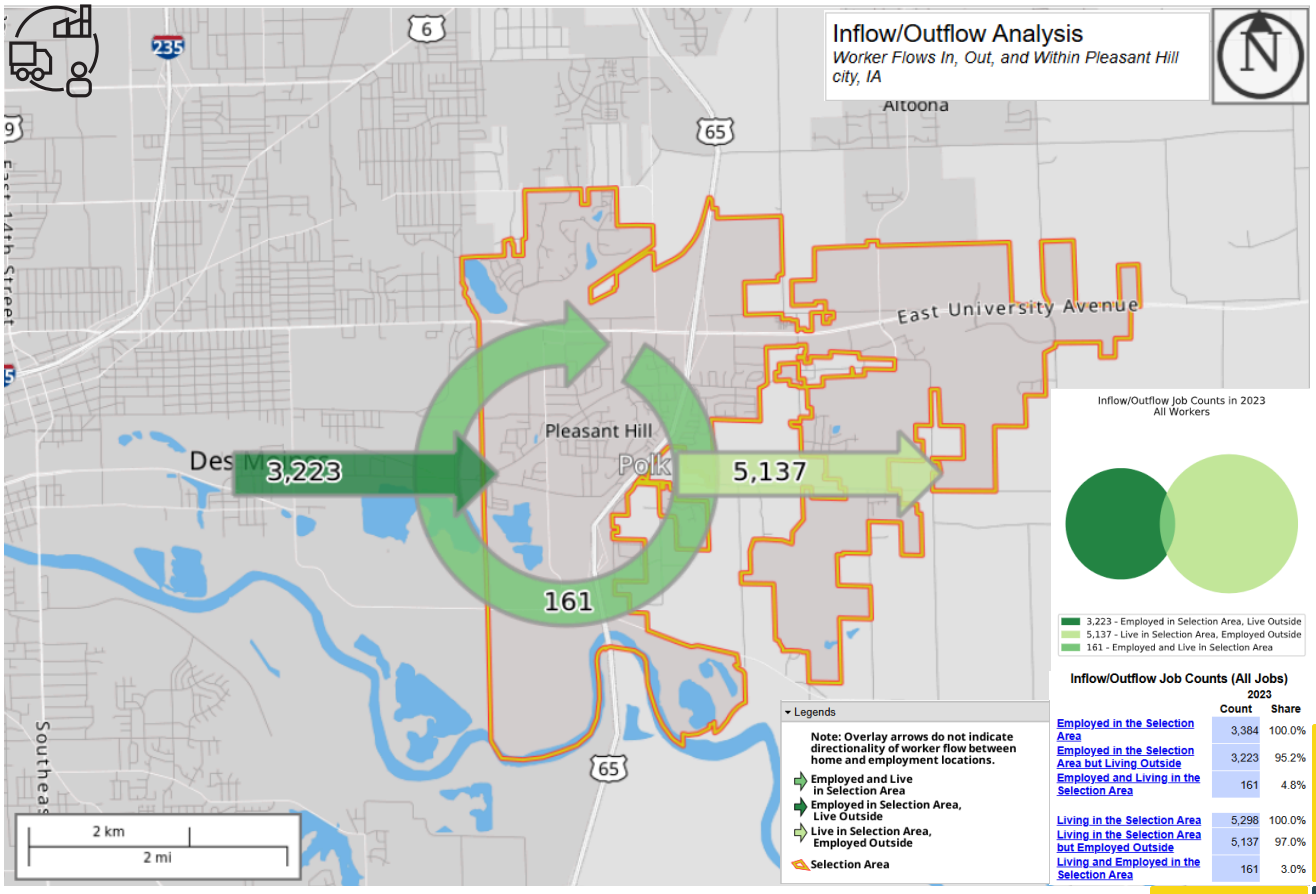
Wage Trends

The average worker in the Pleasant Hill city, IA earned annual wages of $71,984 as of 2025Q2. Average annual wages per worker increased 4.8% in the region over the preceding four quarters. For comparison purposes, annual average wages were $75,686 in the nation as of 2025Q2.



Annual average wages per worker data are derived from the Quarterly Census of Employment and Wages, provided by the Bureau of Labor Statistics and imputed where necessary. Data are updated through 2025Q1 with preliminary estimates updated to 2025Q2.

The US Census Inflow/Outflow Analysis shown below provides an estimate of the total number of employed individuals who commute into, within, and out of Pleasant Hill for work (2023).



2025 Development and Growth

In 2025, Pleasant Hill reached new heights. Despite broader economic headwinds, our city saw steady growth in commercial, industrial, and residential development. We issued over $14 million in new building permits, advanced critical infrastructure projects, and are in the midst of a Hotel Market Study with Leland Consulting Group and subconsultant Embarcadero Hospitality Group (EHG).

The Hotel Market Study is analyzing our local community through stakeholder interviews with existing businesses, developers, and surrounding markets to determine the demand for a new hotel in Pleasant Hill. The final report is expected in 2026 and will help shape future hospitality and economic development strategies.

In 2025, Pleasant Hill continued its commitment to regional workforce and industry collaboration through the second annual East Polk County Industrial forum with businesses and educational institutions from Pleasant Hill, Bondurant, and Altoona represented for the purpose of connecting employers with education partners and workforce development resources. Dialogue centered on improving talent pipelines, bolstering apprenticeship programs, and discussing the future of workforce needs. A special thank you to Dee Zee manufacturing and Elder Corporation for serving as panelists for the forum.





Industry Growth in Pleasant Hill

In 2025, City of Pleasant Hill staff underwent a comprehensive effort to update and strengthen the due diligence documentation for the Pleasant Hill Commerce Park as part of the Certified Site recertification process. This program, administered by the Iowa Economic Development Authority (IEDA) in partnership with Quest Site Solutions, ensures that development-ready sites meet rigorous standards related to infrastructure, environmental conditions, ownership, zoning, and market readiness.

City staff coordinated updated surveys, reviewed and refreshed technical and site documentation, and worked closely with state and third-party partners to ensure the Commerce Park remains positioned as a competitive, shovel-ready location for industrial and commercial investment. Maintaining Certified Site status is a key tool in reducing development timelines and risk for prospective employers while enhancing Pleasant Hill's visibility in regional and statewide site selection efforts.

Additionally, the City actively pursued business recruitment efforts targeted toward advanced manufacturing, warehousing, logistics, and other related industrial uses that align with the Commerce Park's infrastructure and long-term economic development goals. Throughout 2025, the City responded to eight formal inquiries from site selectors, coordinated through the Greater Des Moines Partnership and the Iowa Economic Development Authority. These inquiries reflect continued market interest in Pleasant Hill as a viable location for job-creating industrial development.

Together, these efforts demonstrate the City's commitment to proactive economic development, regional collaboration, and ensuring Pleasant Hill Commerce Park remains competitive for future investment and employment opportunities.



Major Employers

Prior to sharing the data and analytics associated with this section of the report, City Staff felt it is imperative to recognize the major employers located within our community who contribute to our quality of life. In no particular order, the following entities employ the largest number of individuals in Pleasant Hill:

- Southeast Polk Community School District
- MercyOne Pleasant Hill
- Elder Corporation
- Dee Zee, Inc.
- Cintas

New Businesses

In addition to recognizing the established employers listed above, this report is also an ideal medium to acknowledge the businesses that opened in Pleasant Hill in 2025:

- Air-Con Mechanical Corporation
- Champions Training Academy
- 327 Fitness
- Pizza Bar by Taste of New York
- Bubbies BBQ
- Stella J Designs
- CC's Flowers
- Epiphany Dermatology
- Uptown Gaming & Collectibles
- Black Flag Tattoo

Business Retention Program

The City's Economic Development team annually conducts Business Retention and Expansion (BRE) visits with local employers to:

1. Establish and build relationships to accurately assess business needs, challenges, or opportunities for expansion and growth.

2. Provide resources and assistance to businesses from the city or connecting them with regional partners.

3. Improve the local and regional business climate.

4. Provide updates on investment taking place in Pleasant Hill.

In 2025, the city conducted **22 BRE visits** with local employers focusing on key sectors like healthcare, manufacturing, industrial, finance, educational institutions, and key retail drivers.

Key findings from the annual BRE visits:

1. Despite labor shortages and macroeconomic challenges, about 40% of businesses anticipate expanding in the next three years.

2. Workforce attraction continues to be a challenge for local employers. Accessing young talent that are equipped with the skills and abilities to succeed in the workforce was identified as a need. This has been a recurring theme and reason for the creation of the East Polk County Regional Industrial forum to connect educational institutions with employers.

3. The businesses interviewed in 2025 expressed overall satisfaction with the Pleasant Hill community citing location/access, and the addition of more restaurant options as key drivers for their organizations.



Property Value Growth

From 2024 to 2025, Pleasant Hill experienced an increase in assessed value of:

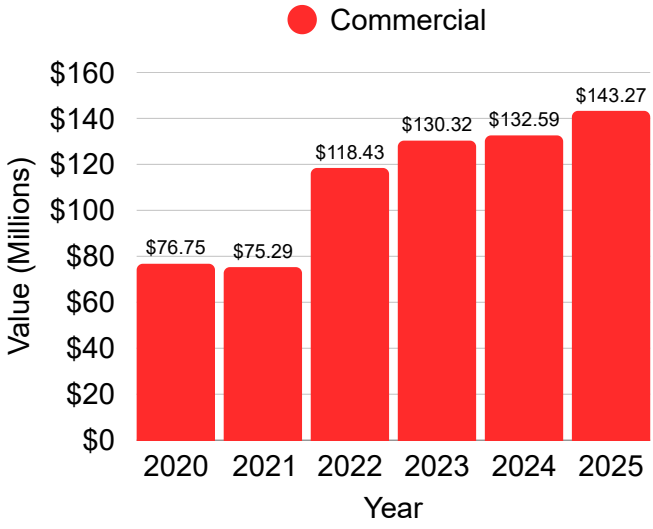
- ***11.0%*** in residential growth ($105,001,730)
- ***8.1%*** in commercial growth ($10,683,570)
- ***1.7%*** in industrial growth ($135,200)

This growth added ***$115.8 million*** in total valuation and represented a total increase of ***10.57%***!

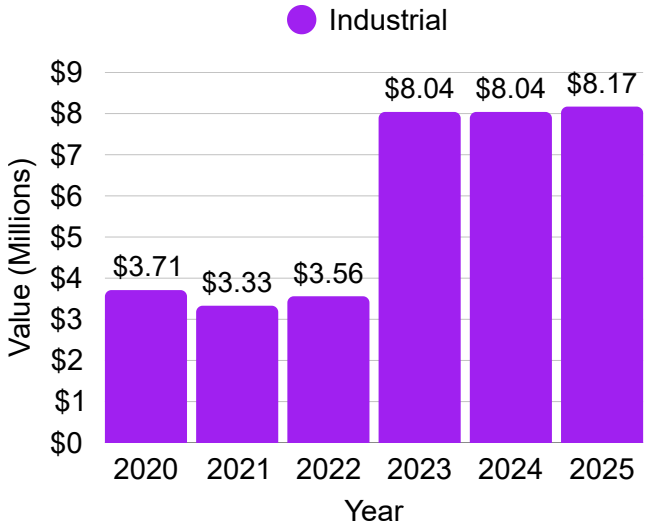
Residential Property Assessed Value



Commercial Property Assessed Value



Industrial Property Assessed Value



Since 2020, Pleasant Hill has experienced an increase in assessed value of:

- ***76.26%*** in residential growth ($458,680,265)
- ***86.66%*** in commercial growth ($66,516,845)
- ***120.17%*** in industrial growth ($4,460,900)

This growth added ***$529.6 million*** in total valuation and represented a total increase of ***77.67%***!

Stormwater and Infrastructure Projects



Parkridge Avenue Culvert and Road Improvements

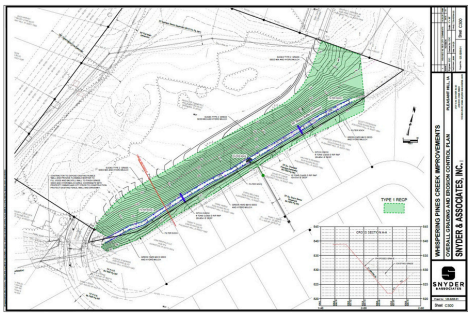
Substantially completed in October 2025, this project included the demolition and removal of outdated infrastructure and replaced it with a new box culvert, storm sewer, relocated water main, relocated sanitary sewer mains, a completely reconstructed road from Doanes Park Road to east of South Hickory Boulevard, and approximately 1,950 feet of shared use path and sidewalk. Upon completion, an approximate 6-mile trail loop was established in the community for all to enjoy. This project was funded with the use of Federal dollars from the American Rescue Plan Act (ARPA) , stormwater utility funds, and Capital Improvement project funds. It ultimately enhanced a tributary that flows through several residential neighborhoods, southerly along Highway 65, and eventually outlets into the Des Moines River near Fourmile Creek.

Storm Sewer Infrastructure Improvements

In October 2024, the City of Pleasant Hill approved a professional service agreement to design and plan a project that included the reconstruction and maintenance of storm sewer intakes throughout the community along with the resurfacing of two streets. Over the course of the 2025 construction season, a contractor rebuilt at least 131 storm sewer intakes that were identified as dilapidated by the City's inspection program and by utilizing GIS data. Upon completion of this project, it will bring all of the City's storm sewer intakes into an acceptable and 'good' operating condition which will allow City Staff to maintain them each year as issues arise. By using a contractor for this project and utilizing ARPA dollars to fund the project, it allowed the City to complete a significant amount of work that otherwise would not be possible in-house.



Whispering Pines Creek Stabilization



The City received funding from the USDA Natural Resource Conservation Service (NRCS) Emergency Watershed Protection (EWP) Program for repair of the stream bank along Evans Boulevard to protect adjacent infrastructure and the surrounding properties. This project was coordinated alongside a single-family residential development immediately adjacent to the streambank, with the creek alignment and stabilization work occurring in the fall of 2025 and plat improvements and development of seven new single-family homes starting in 2026. This project resolves substantial streambank erosion that compromised public infrastructure along with several residential properties and structures.

Cemetery Creek Stabilization

This project involved a small section of a Fourmile Creek tributary that is located between Parkridge Avenue and Oakwood Drive. It was previously recognized in the City's Capital Improvements Program for streambank stabilization as the creek bends and meanders behind the City Cemetery and several residential lots in the adjacent subdivision. Flash flooding caused significant bank erosion that compromised several properties and yards. Due to a tornado that traveled through Pleasant Hill in April 2024, the project timeline was expedited and a collaborative effort also involving property recovery efforts was pursued. Streambank stabilization and armoring then occurred after debris and tree removal was completed. Upon final seeding and acceptance of the work in early 2025, this project seemed to carry a bit more significance than other projects due to it representing the resilience of the Pleasant Hill community.



Other Notable Projects

Copper Creek Lake Trail Improvements

This project involved surface crack repairs, an asphalt overlay on the existing trail, backfill along the trail edge with seeding and stabilization, and the installation of energy-efficient LED trail lights to provide enhanced safety at Copper Creek Lake Park. This work was substantially completed in October 2025. The trail improvements covered the entire 1.2 mile trail loop, including the section of the Gay Lea Wilson Trail along University Avenue to Copper Creek Drive.



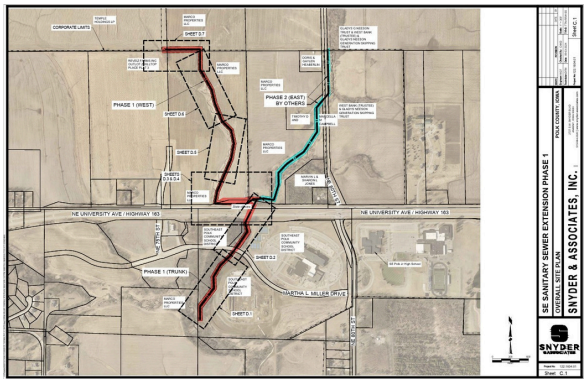


Doanes Park Playground Reconstruction

City Council prioritized the update of playground equipment at Doanes Park during the annual budgeting process. The playground, originally installed in 1999, was also identified in the 2012 Doanes Park Master Plan as in need of updates and safety improvements. The playground will be located in an area aligned with identified park plans, and will include more play amenities with the expansion of the playground surface area. The playground installation deadline will be March 27, 2026, with the understanding that weather could impact the project timeline due to specific temperatures needed for fall surface installation.

SE Sanitary Sewer Extension

The Phase 1 Trunk Sewer began at the existing Pleasant Hill sanitary sewer system and extended northerly to the north side of University Ave. The Phase 1 West Sewer branch extended northwesterly from University Ave. to the Altoona-Pleasant Hill Urban Service Area Limit. The work included approximately 6,600 linear feet of 12", 15", and 18" gravity sanitary sewer main, including approximately 680 linear feet of trenchless sewer construction, access structures, and associated construction. The entire project, including final site stabilization, was substantially completed by November 2025.



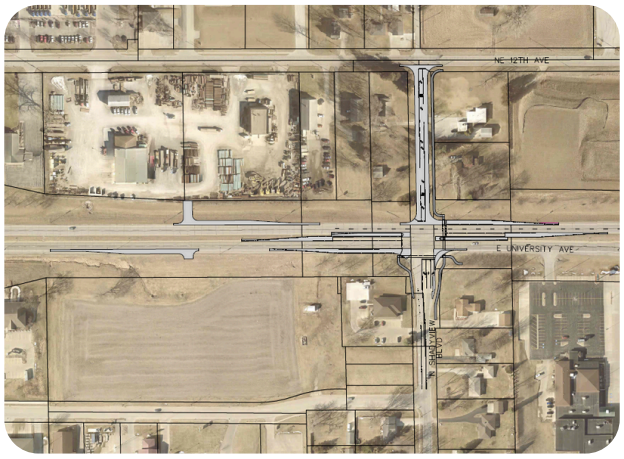
Southeast Connector

The City of Pleasant Hill, Des Moines, and the Iowa Department of Transportation (IaDOT) recognized the need to establish a new transportation corridor to serve projected travel demand in the southeast metropolitan area. The Southeast Connector project is the culmination of many years of planning, real estate acquisition, design, and sourcing of funds. This project will result in an efficient, direct access corridor connecting downtown Des Moines to US Highway 65. Initial grading work for the portion in Pleasant Hill began in 2025, and completion is anticipated in 2028.



Planning Ahead

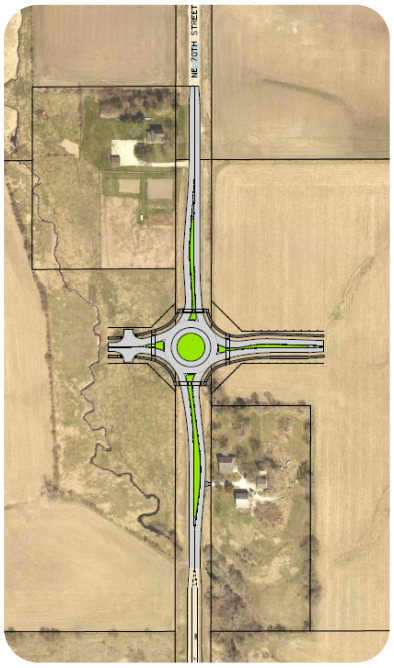
With guidance and direction from City leadership, projects continue to progress into the 2026 calendar year. In addition to the notable projects listed on the previous page, the City is planning ahead by proactively identifying public improvements that will be needed in the future. The stages of these projects vary in that some are in preliminary concept or study phase while some are in design. The snapshots provided below highlight the potential, forthcoming public improvement projects that will leave a lasting impact on our community:



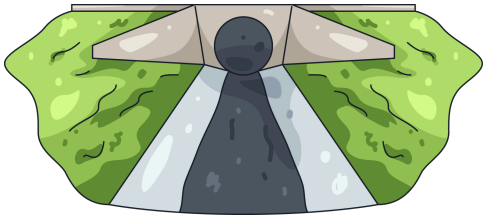
Shadyview and University Intersection Improvements Project



Copper Creek Drive, Little Fourmile Creek Drive, and Gay Lea Wilson Trail Intersection Review



NE 70th Street Intersection Improvement Project



Culvert Installations Under the Gay Lea Wilson Trail



Fourmile Creek Pedestrian Bridge Study

Building Permits and 2025 Valuations

The City issues permits for a variety of new construction and remodeling projects. During the 2025 calendar year, the City reviewed and issued 54 residential permits which included 36 new construction projects, 3 industrial permits including one new construction project, and 5 commercial permits that included three remodels and two fire restorations. In total, these 62 building permits resulted in a total valuation of improvements of **$14,432,646.65.**

Additionally, the City issues separate permits for a variety of electric, plumbing, heating and air conditioning work that may or may not be tied to a larger project. Other permit types issued include decks, sheds, garages, signs, pools and solar arrays. The total valuation for all miscellaneous permits issued in 2025 was **$997,993.23**.

Building division staff led customers through a first-rate customer service experience throughout the construction process. Through the use of the online permitting portal, CitizenServe, individuals are able to apply for, provide attachments, and complete payment for all building permit applications. A kiosk is also available at the entry desk to assist customers wishing to apply for permits in person with staff assistance. Ultimately, building division staff inspected and shepherded each project through the building phase to reach successful completion.

New Construction Quantity & Valuation

Type	Qty	Valuation
Residential		
Addition	2	$ 130,000.00
Remodel	17	$ 731,090.00
New SF Home	32	$ 10,146,244.00
New Townhome	2	$ 750,000.00
Fire Restoration	1	$ 300,000.00
Residential Total	**54**	**$ 12,057,334.00**
Industrial		
Addition	1	$ 1,534,000.00
Remodel	2	$ 258,044.65
Industrial Total	**3**	**$ 1,792,044.65**
Commercial		
Remodel	3	$ 412,268.00
Fire Restoration	2	$ 171,000.00
Commercial Total	**5**	**$ 583,268.00**
Total New Construction Permits	**62**	**$ 14,432,646.65**

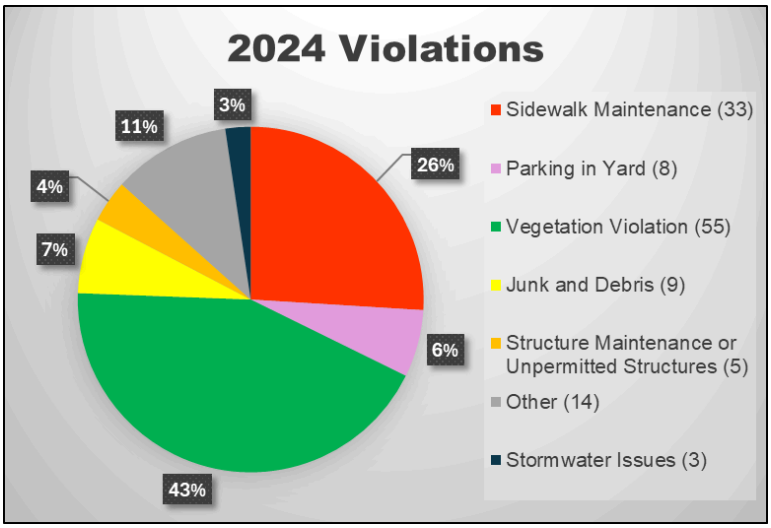
Miscellaneous Permits

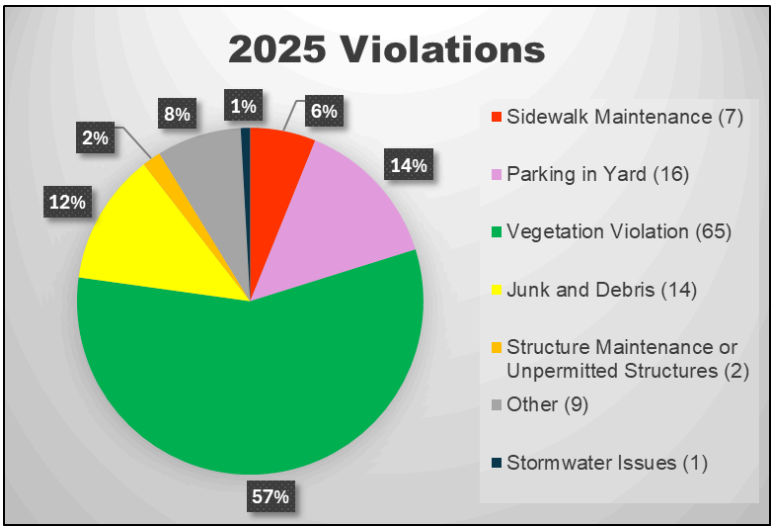
Type	Qty	Valuation
Electrical	72	--
Mechanical	72	--
Plumbing	78	--
Addition	1	$ 30,000.00
Accessory Buildings	18	$ 42,480.00
Basement	0	$ -
Deck/Porch	32	$ 261,938.00
Fence	49	--
Garage	6	$ 136,500.00
Pool	10	$ 260,480.00
Sign	27	$ 2,253.00
Remodel	0	$ -
ROW	49	--
Sidewalk	15	--
Approach	9	--
Solar Array	11	$ 192,583.23
Other	13	$ 71,759.00
Total Miscellaneous Permits	**462**	**$ 997,993.23**

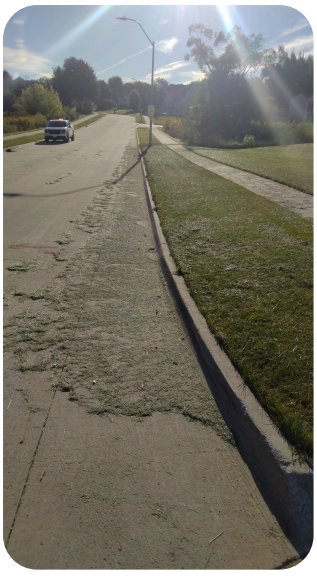
Code Enforcement

The City received 114 founded code enforcement complaints in 2025 through the online CitizenServe portal that was implemented in 2022. By utilizing this software, it offers a streamlined approach for conducting research, responding, and resolving nuisance issues in a more efficient manner as opposed to the previous model of phone calls and notices.

Complaints received in 2025 involved snow and ice removal, vegetation overgrowth, sidewalk deficiencies, parking violations, junk and debris accumulation, dilapidated structures, and stormwater concerns. All complaints are investigated and appropriate enforcement action(s) are pursued. City Staff aims to act with empathy and flexibility as opposed to immediate enforcement and penalty. Typically, this translates to “tagging” a property with a notice pertaining to the violation and a reminder to the property owner that it is their responsibility to maintain. Then a follow-up review is scheduled a few days later. The ultimate goal of code enforcement is to keep Pleasant Hill beautiful, and the process oftentimes results in an opportunity for education and trust in local government.











Stormwater Management and MS4 Permit

The City of Pleasant Hill became an MS4 City (Municipal Separate Storm Sewer System) in 2004. Cities regulated under an MS4 Permit are required to maintain a National Pollutant Discharge Elimination System (NPDES) Permit issued by the Iowa Department of Natural Resources (IDNR). The City of Pleasant Hill MS4 NPDES permit regulates the management of stormwater in the City, and a renewal issuance of this permit is anticipated in 2026. To comply with federal regulations, the City is required to implement a stormwater management program. A review of this program can be found in the latest copy of the Annual Stormwater Report. A few of the requirements include:

- The inspection of construction sites and post construction stormwater facilities to reduce sediment loss:
  - **Staff completed a total of 71 construction site inspections and 46 stormwater management facility inspections in 2025.**

- Provide opportunities for public involvement and participation to as well as public education and outreach on stormwater impacts and water quality management:
  - **In 2025, the Community Development Department facilitated a rain barrel giveaway promotion, participated in regional water quality monitoring events, offered free resources such as prairie grass seed packets and informational handouts, and approved 8 best management practice (BMP) reimbursements.**

- Enforce a discharge detection and elimination program to allow only unpolluted stormwater to enter the municipal storm sewer system:
  - **The Community Development Department documented and responded to four cases of illicit discharges in 2025.**

- Maintain a pollution prevention and good housekeeping program aimed at preventing or reducing pollutant runoff from municipal operations:
  - **City Staff from Community Development, including the Parks and Recreation Division, and Public Works collaborate on annual basis to ensure compliance with the City's MS4 Permit requirements. These efforts include, but are not limited to, a Pesticide and Fertilizer Management Program, Trailside Cleanups, and ongoing maintenance of 12 City-owned BMP facilities.**

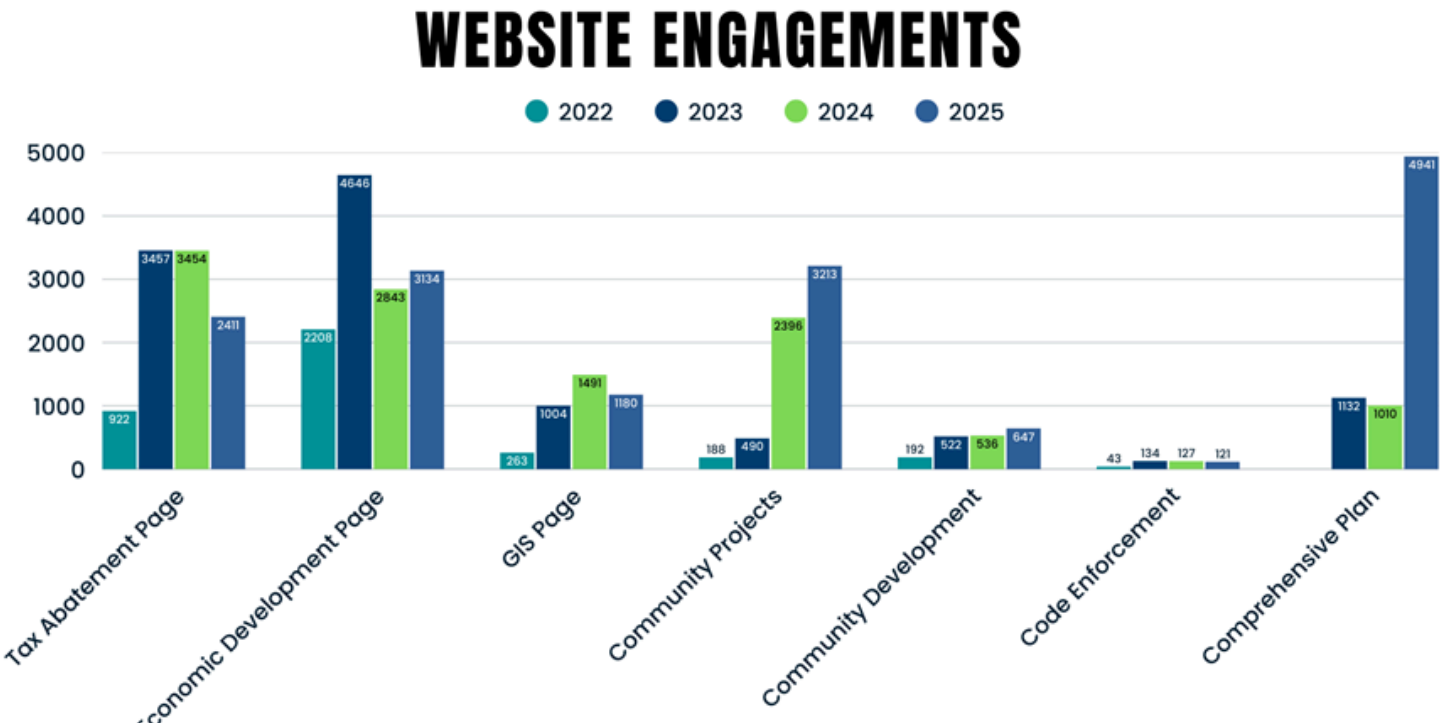






Website Analytics and Growth

A key ingredient to establish and maintain public trust in local government is the commitment to transparency. One method that the City of Pleasant Hill utilizes to remain as transparent as possible is the use of our City website. Staff from the Community Development Department updates and manages much of the content that is shared with the public with oversight handled by the Communications Specialist. The bar chart presented below offers a look into website engagement on specific pages featuring content such as tax abatement, economic development and more.



Website engagements have generally increased over the past four years. The most dramatic change was realized on the Comprehensive Plan page, as Pleasant Hill adopted its new plan in December 2024. Other webpages such as the Community Projects page also experienced a notable increase. Staff will continue to seek out innovative methods to ensure the City website remains a resource for our community.



Comprehensive Plan Update

A comprehensive plan is a guiding document that provides a roadmap for long-range growth and development within a community. Two key components of a comprehensive plan are a thorough analysis of existing conditions to explain where the community is currently, and the creation of a community vision through public engagement to understand where the community wants to be in the future. Once these pieces are identified, the focus is redirected to developing the strategies, policies, and action items it will take to accomplish the community vision.

The Pleasant Hill City Council selected Confluence (a private consulting firm) to lead a steering committee comprised of community stakeholders to develop the plan with assistance from City staff. Over the course of approximately 18 months, a variety of public input opportunities were offered including stakeholder interviews, a visioning workshop, special event booths, open houses, facilitated discussions with City boards, commissions and the project steering committee, and online participation.

This collective planning effort resulted in deliberate and authentic recommendations for the City of Pleasant Hill and its future. City Council adopted the new comprehensive plan, *Pleasant Hill 2050*, on December 10, 2024. City staff continues to lay the foundation for achieving the goals and priorities outlined in the new plan. Such efforts include:

- Prioritizing the development of multi-family housing to increase the availability of units and respond to housing demands (such as the Bur Oak Apartments project),
- Partnering with local organizations on employer attraction, business retention, and workforce development (such as the Pleasant Hill Chamber of Commerce),
- Preserving, protecting, and expanding tree cover in Pleasant Hill (such as the Tree Initiative led by Parks and Recreation staff in the spring of 2025),



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Follow us on social media:
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