

Pleasant Hill, Missouri
Community Development Department



Pleasant Hill, MO
 Cass County



Location:

Pleasant Hill is located on Missouri Highway 7, 6 miles south of U.S. 50. Easy access via Highways 58, 7, or Missouri 150.

Business Climate:

A progressive city government makes doing business in Pleasant Hill easy. Expedited permitting brings projects to a quick completion. Pleasant Hill is actively seeking quality businesses to grow along with the community's rapidly expanding population.

Police and Fire departments provide exemplary service assuring a safe environment for business and residents.

Contact

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Demographic Information

Population

	2000	2004	2010
Population:	5,582	6,509	8,113
Labor Market Population:	1,303,317	1,369,863	1,397,971

Data Source: U. S. Census 2010 (SF1)

Households

	2010
Total Number of Households:	2,959
Average Household Size:	2.71
Median Household Income:	\$0.00

Educational Attainment: Population - Age 25 Plus

	2009
Associate Degree:	8 %
Bachelor's Degree:	11 %
Graduate or Professional Degree:	4 %

Metro Area Distances

City	Driving Distance (miles)	Flight Time	Days by Truck	Days by Rail
Atlanta	800		0	0
Chicago	480		0	0
Dallas	593		0	0
Houston	768		0	0
Kansas City, MO	35		0	0
Little Rock	330		0	0
Los Angeles	1,739		0	0
Memphis	400		0	0
Minneapolis	466		0	0
New Orleans	797		0	0

Labor Force Characteristics

Leading Employers

	Product or Service	Employees
A. Pleasant Hill School District	elementary and secondary education	250
B. Pleasant Hill Health and Rehabilitation	Long term care and physical rehabilitation	119
C. Cosentino's Price Chopper	Supermarket/Pharmacy	97
D. ICF Industries, Inc.	Custom job shop fo metal fabrication	90
E. National Oceanic and Atmospheric Administration - NOAA	Weather and river forcasting	50
F. City of Pleasant Hill	City government	37
G. Pleasant Hill Bank	Banking	30
H. Dogwood Energy	Wholesale Electricity	25
I. HQP Plastics	Injection Molded Plastics	23
J. Midwest True Value	Lumber and Home Improvement Store	21

General Comments

Pleasant Hill has a perfect balance of employers. A mix of office, commercial, service and industrial jobs provide job opportunities for all and a pool of trained workers for employers. Pleasant Hill School district is the largest employer with 250 employees. The Fall 2007 opening of ICF Industries brought 90 quality jobs to the community. Employers find the workers they need in the rapidly growing labor pool.

Local Government

Type of Government:	Mayor/City Council
Comprehensive City Plan:	Yes
Year Plan Completed:	2004
Strategic City Plan:	Yes
Year Plan Completed:	2004
City Zoning Ordinance in Effect:	Yes
County Zoning Ordinance in Effect:	No
Percent of Streets Paved:	100.0

Local Government Services

Pleasant Hill Fire Protection District	EMS with paramedic staffed ambulances & Fire Protection
Pleasant Hill Police Department,	Law enforcement, animal control, nuisance codes enforcement, communications
Pleasant Hill Facilities Management	Parks & Recreation and building & grounds maintenance
Pleasant Hill Parks and Recreation	Administration of Parks and Recreation programs
Pleasant Hill Community Development Department	Planning, zoning, building codes enforcement
Pleasant Hill Administration	Finance, water billing, permits, coordination of departments
Pleasant Hill Public Works	Public Water, Wastewater & Streets

Utilities

Water

Provider Name:	City of Pleasant Hill
Rated Capacity (mgd):	0
Average Capacity (mgd):	440,000
Peak Demand (mgd):	750,000
Storage Capacity (gallons):	2,500,000

Sewer

Provider Name:	Middle Big Creek Sewer District
Rated Capacity (mgd):	750,000
Average Daily Demand (mgd):	360,000
Peak Demand (mgd):	0

Electric

Provider Name:	KCP&L
Peak Demand (kW):	0
Generation Capacity (MW):	0
Customers Served (state):	0
Customers Served (system):	0

Natural Gas

Provider Name:	Missouri Gas Energy
Pipeline Source:	Investor-Owned
Customers Served (state):	0
Customers Served (system):	0

Telecommunications

Provider Name:	CenturyLink
Service Type:	Investor owned telecommunications company
DSL:	Yes
Fiber Optics:	Yes
Switch Services:	
Customers Served (state):	0
Customers Served (system):	0

Transportation

Interstates and Highways

Pleasant Hill is located at the junctions of Mo. 7 and Mo. 58 Highways and is 8 miles south of 4 lane U.S. 50. Interstate 70 is just 15 miles to the north

Motor Freight

Motor Carriers:	6
Local Terminals:	0

Railroads

Pleasant Hill is located at the junctions of the Missouri Northern Arkansas Railroad and the Union Pacific Main line between Kansas City and St. Louis. Rail spurs serve industry.

Piggyback Ramp Available:	No
Distance to Nearest Piggyback:	13
Intermodal Services Available:	No

Airport

Lee's Summit Airport is just 10 miles away. Kansas City International Airport (KCI) provides nationwide and international flights as well as freight services, a quick 45 minutes north of Pleasant Hill.

Waterway

The Missouri River is located 30 miles to the north.

Public Transportation Network

Amtrak goes through Pleasant Hill.

General Comments

A solid infrastructure system in Pleasant Hill gives a variety of options for transportation choices. MO Highway 7 runs through the community connecting to US 50, eight miles to the north, and MO Highway 58, along the south side of town. The Union Pacific Railroad main line passes through Pleasant Hill with spurs available for industry.

Taxation Structure

Actual Valuation (2007):	\$86,323,210.00
Bond Indebtedness (2007)	
General Obligation:	\$ 8,795,000.00
Revenue:	\$ 6,201,500.00
County:	
School:	

General Comments:

Quality of Life

Commercial Services

Number of Hotels and Motels:	1
Number of Rooms Available:	0
Number of Conference Centers:	0
Capacity of Largest Conference Center:	0

Financial Institutions

Number of Banks:	3
Number of Savings and Loans:	0
Number of Credit Unions:	0

Religious Institutions

Nineteen churches serve the Pleasant Hill area.

Education

Elementary and Secondary Education Overview

Higher Education Overview

Pleasant Hill is located within minutes of the Kansas City metro area and is well within driving distance of all higher educational facilities in the metroplex. This includes University of Missouri Kansas City (UMKC); Rockhurst, University of Central Missouri (UCMO)Warrensburg and Lee's Summit, Longview Community College and Penn Valley Community College.

Health Facilities and Personnel

Number of Hospitals:	0
Total Number of Beds:	0
Number of Outpatient Clinics:	1
Number of Medical Doctors:	1
Number of Dentists:	3
Number of Registered Nurses:	0
Number of Practical Nurses:	0