City Council Communication

Department: Community Development Department Case #MIS-23-007	Resolution No._____	City Council: 7-24-23

Subject/Title

A resolution to approve a revised plan for water service to Heartland Ridge Subdivision to be built along Pioneer Trail, pursuant to the urban renewal joint agreement with Pottawattamie County.

Background/Discussion

On April 21, 2021, the City of Council Bluffs and Pottawattamie County entered into an Urban Renewal Joint Agreement (Resolution No. 21-110) to facilitate the development of a new residential subdivision to be known as Heartland Ridge Subdivision, located along Pioneer Trail. The agreement was necessary because a portion of the subdivision is located within the City of Council Bluffs two-mile extraterritorial jurisdiction and State law requires Counties to obtain consent to utilize its Urban Renewal powers within two miles of a City's corporate boundary. An element of the joint Agreement addressed how water service would be provided to the new subdivision. The alternatives were private wells, a source in Mills County or an otherwise approved alternative by the City and County. The Mills County water source was evaluated by the subdivision's developer and Pottawattamie County, but was determined to be cost prohibitive and not practicable at this time.

In March 2022 (Resolution 22-92), staff with the Council Bluffs Community Development, Public Works, and Mayor's offices met with staff from Council Bluffs Water Works (CBWW), Regional Water Rural Water Association (RWRWA), and Pottawattamie County Planning to review other water source alternatives for the Heartland Ridge subdivision. An agreement was reached however it was determined this route required a lift station. In July 2023, staff again met with CBWW and RWRWA to determine a route alternative that may provide additional county residents access to regional water. The joint staff concluded the new proposed route is acceptable to all parties.

Recommendation

The Community Development Department recommends approval to support the extension of water service to a residential subdivision (Heartland Ridge) along Pioneer Trail, pursuant to the urban renewal joint agreement between the City of Council Bluffs and Pottawattamie County based on reasons stated above.

Attachments

Exhibit A: Water main extension map

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